



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: November 1, 2023 | REQUESTS: The applicant is submitting a request for a Pre-Application Conference for a Development Plan at the property located at 380 S. Highway 89 legally known as LOT 2, MACINTYRE SUBDIVISION1PIDN: 22-41-16-32-4-19-003 For questions, please call Tyler Valentine at 307-733-0440 x1305, or email to the address shown to the left. Thank you. |
| Item #: P23-189 | |
| Planner: Tyler Valentine | |
| Phone: 733-0440 ext. 1305 | |
| Email: tvalentine@jacksonwy.gov | |
| Owners: Zions Bank 1 S. Main Street SLC, UT 84133 | |
| Applicant: Prescott Muir Architects 171 W. Pierpont Ave. SLC, UT 84101 | |
| Please respond by: November 22, 2023 (with Comments) | |

RESPONSE: For Departments not using SmartGov, please send responses via email to:
planning@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: Zions Bank Financial Center

Physical Address: 380 S Highway 89 Jackson, Wyoming 83001

Lot, Subdivision: _____

PIDN: 22-41-16-32-4-19-003

PROPERTY OWNER.

Name: Zions Bank

Phone: 801.419.1475

Mailing Address: 1 South Main Street, Salt Lake City

ZIP: 84133

E-mail: delon.askvig@zionsbank.com

APPLICANT/AGENT.

Name, Agency: Prescott Muir Architects

Phone: 801.521.9111

Mailing Address: 171 W Pierpont Avenue, Salt Lake City, Ut

ZIP: 84101

E-mail: jay@prescottmuir.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:

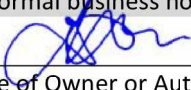
☒ Required
☐ Optional
☐ For an Environmental Analysis
☐ For grading

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) 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

Prescott Muir

Name Printed

10.17.23

Date

Architect

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

Being duly sworn, deposes and says that ZIONS BANCORPORATION, N.A. is the owner in fee of the premises located at:
Name of property owner as listed on deed

Address of Premises: 380 S HIGHWAY 89, JACKSON WY 83001

Legal Description: LOT 2, MACINTYRE SUBDIVISION

Please attach additional sheet for additional addresses and legal descriptions

And, that the person named as follows: Name of Applicant/agent: PRESCOTT MUIR ARCHITECTS, ATTN: JAY LEMS

Mailing address of Applicant/agent: 171 W PIERPONT AVENUE, SALT LAKE CITY, UT 84101

Email address of Applicant/agent: jay@prescottmuir.com

Phone Number of Applicant/agent: 801 521.9111

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) _____

Under penalty of perjury, the undersigned swears that the foregoing is true and, if signing on behalf of a corporation, partnership, limited liability company or other entity, the undersigned swears that this authorization is given with the appropriate approval of such entity, if required.

[Signature]
Property Owner Signature

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

STATE OF UTAH)
COUNTY OF Salt Lake) SS.

The foregoing instrument was acknowledged before me by Delon Askug this 3rd day of August 2025. WITNESS my hand and official seal.

[Signature]
Notary Public

My commission expires: 6/11/2025



MEMO

DATE: 10.17.23

TO: Town of Jackson Planning and Zoning Department

PROJECT: Zions Bank Jackson Wyoming
Financial Center
380 S Highway 89
Jackson, Wyoming 83001

RE: Land Development Regulation Compliance and Narrative Project Description

Land Development Regulation Compliance

Zoning: Section 2.2.13 CR-3 Commercial Residential-3

2.2.13.B.1 Lot Standards

ITEM 1: Building Setbacks:

1.1 Highway 89/191:

1.1.A Primary street setback range:

i. Required:

- Property Line (min.): 20'
- Back of curb (min.): 30'
- Property line (max.): 85'

ii. Provided:

- Property Line: 50'
- Back of curb: 65'

1.1.B Side interior:

i. Required (min.): 5'

ii. Provided:

- North: 5'-8"
- South: 58'6"

1.1.C Rear:

i. Required (min.): 10'

ii. Provided: 42'-7"

- ITEM 2: Landscaping Area:
- 2.1 Landscape Surface Ratio:
- 2.1.A Required (min): 10% = 3,717 SF
- 2.1.B Provided: 16.5% = 6,136 SF
- 2.2 Highway 89 Streetscape Standards:
- 2.2.A Landscape Strip Required: 20'
- 2.2.B Landscape Strip Provided: 20'

ITEM 3: Plant Units: Noted

- ITEM 4: Parking Setbacks:
- 4.1 Highway: Primary Street:
- 4.1.A Required (min): 20'
- 4.1.B Provided: 20'

- ITEM 5: Access:
- 5.1 Existing to remain.

2.2.13.B.2 Bulk Standards

- ITEM 6: Street Façade:
- 6.1 Width of ground and second story in primary street setback range:
- 6.1.A Required: 50% of lot width (min.)
- i. Lot width along Highway 89:
- 123' (excludes 30-foot right-of-way easement)
 - $123' \times 0.5 = 61.5'$ min.
- 6.1.B Provided:
- i. Level 1: 71'-0"
- ii. Level 2: 74'-0"

ITEM 7: Building Height:

7.1 Required:

- 7.1.A Height (max.) roof pitch < 5/12: 42'
- 7.1.B Height fronting Highway 89/191 (min.): 24'
- 7.1.C Stories (max.): 3

7.2 Provided:

7.2.A Height:

- i. Upper roof: 39'-0"
- ii. Lower volume coping height: 30'-0"

7.2.B Stories: 2

ITEM 8: Building Stepback:

8.1 Required:

- 8.1.A Stepback for any 3rd story street façade or street façade over 30' (min.): 10'
- 8.1.B Encroachment in stepback (max. % of overall façade width): 60%

8.2 Provided:

8.2.A Upper roof: 39'-0"

- i. Encroachment in stepback:
 - Level 2 width: 74'-0"
 - $74'-0" \times 0.6 = 44'-5"$
 - Width of level 2 façade that exceeds 30-feet in height: 31'-0"

8.2.B Lower volume coping height: 30'-0"

ITEM 9: Scale of Development:

9.1 Required (max.):

9.1.A Floor area ratio (FAR max.): 0.40

- i. Total site area: 37,173 SF
- ii. $0.40 \times 37,173 \text{ SF} = 14,869 \text{ SF}$

9.2 Provided:

9.2.A Current Design Floor Area (measured to the exterior face of structural walls):

- i. L1: 6,102 SF
- ii. L2: 6,264 SF
- iii. Total: 12,557 SF
- iv. $12,366 \text{ SF} / 37,173 \text{ SF} = 33.2\%$

2.2.13.B.3 Form Standards

ITEM 10: Pedestrian Frontage Options: Noted

ITEM 11: Building Frontage Options: Highway 2.2.1.6:

11.1 Story Height:

11.1.A Required:

- i. Ground story height (min.): 12'
- ii. Upper story height (min.): 9'
- iii. Ground floor elevation (min.-max): 0' - 5'

11.1.B Provided:

- i. Ground story height: 12'
- ii. Upper story height: 9'
- iii. Ground floor elevation: 0' – 6"

11.2 Transparency:

11.2.A Required:

- i. Ground story, primary street (min.): 40%
- ii. Upper story, primary street (min.): 20%

11.2.B Provided:

- i. Ground story, primary street: 57.8%
- ii. Upper story, primary street: 53.9%

11.3 Pedestrian access:

11.3.A Entrance facing primary street:

- i. Not provided.
- ii. Pursuant with prior discussions and email dated 06.27.23 with Tyler Valentine of the Town of Jackson Planning Department:

The Town is "...supportive of not requiring an entrance facing the highway provided the parking is shifted to the back and the 2-way circulation in the front goes to a one-way exit."

- iii. The above requested site modifications have been implemented in the current site plan design.

ITEM 12: Parking Type Options: Surface parking

2.2.13.B.4 Fencing: Noted, N/A

2.2.13.B.5 Environmental Standards: Noted, N/A

2.2.13.B.6 Scenic Standards: Noted

2.2.13.B.7 Natural Hazards to Avoid: Noted, N/A

2.2.13.B.8 Signs: Noted

2.2.13.B.9 Grading, Erosion Control, Stormwater: Noted

2.2.13.B.10 Physical Development Permits Required

ITEM 13: 9,750 SF – 19,500 SF:

13.1 Required:

- 13.1.A Development Plan
- 13.1.B Building Permit
- 13.1.C DRC Review

2.2.13.C Allowed Uses and Use Standards

ITEM 14: Allowed Uses:

14.1 Commercial Uses:

14.1.A Service (permitted):

- i. Banks, Saving and loans, and credit unions

ITEM 15: Use Requirements:

15.1 Parking (min.):

15.1.A Required:

i. Service:

- Parking Requirement: 2.25/1,000 SF

ii. Level 1: Service

- Building Area (Exterior face of structure): 6,102 SF
- 6,102 SF x 2.25/1,000 SF = 13.72 stalls

iii. Level 2: Service

- Building Area (Exterior face of structure): 6,264 SF
- 6,264 SF x 2.25/1,000 SF = 14.09

iv. Total L1 and L2 parking required: 27.81 ~ 28 stalls total

15.1.B Provided:

- i. 25 stalls on-site (2 accessible stalls, 2 EV stalls, 7 EV future)
- ii. 4 stalls off-site (shared parking agreement)
- iii. 29 stalls total

15.2 Affordable Workforce Housing Units (min.):

15.2.A Existing building:

i. Use: Restaurant

- Building Area (exterior face of structure): 4,632 SF
- Affordable Workforce Housing Requirement: 0.000599 (restaurant)
- $4,632 \text{ SF} \times 0.000599 = 2.774568$ (credit)

15.2.B Proposed new building:

i. Use:

- L1: Service
- L2: Service

ii. Building Area (exterior face of structure):

- L1: 6,102 SF
- L2: 6,264 SF

iii. Affordable Workforce Housing (AWH) Requirement: 0.000216 (service)

iv. Required:

- $L1: 6,102 \text{ SF} \times 0.000216 = 1.318032$
- $L2: 6,264 \text{ SF} \times 0.000216 = 1.353024$
- Total L1 and L2 AWH Units required: 2.671056

15.2.C Existing building AWH credit compared to proposed new service building AWH unit requirement:

- i. Restaurant 2.774568 (credit) – New Service Building 2.671056 = 0.103512 credit remaining

Project Narrative

Existing Site, Building and Use:

The 0.85-acre site consists of a relatively flat site with an existing single-story wood framed building constructed in 1996 that is unoccupied. The existing building area totals 4,632 square feet. The existing building's use was a restaurant use. The remaining area of the site is comprised of asphalt paved parking and drive aisles with site lighting poles, and landscaping at the site perimeter. The west portion of the site was used as an exterior dining area.

The existing building, site lighting, paving and select landscaping is to be demolished to allow for the proposed new site development. A demolition permit has been granted by the Town of Jackson dated October 11th, 2023.

Proposed New Site Development and Use:

The proposed new site development involves redeveloping the site to include a new two-story financial center with an attached three-lane drive-in facility for Zions Bank. The site and building are designed to front Highway 89. Land Development Regulations for this site require a 20-foot minimum building setback from the property line fronting Highway 89, however several other existing utility easements along the highway frontage require the building to be setback 50-feet from the property line.

The south portion of the site contains a 30-foot right-of-way easement for the full length of the lot in the east-west direction. The northeast portion of the site has an existing curb cut allowing for vehicular circulation in the east-west direction to-and-from the east neighboring lot. Adjacent to the northeast neighboring access point, on the neighboring property, is a shared parking easement between Zions Bank and the Jackson Hotel, totaling (4) parking stalls. Both the northeast site access to the neighboring site and the shared parking are proposed to be maintained as part of the new development. The site contains other utility easements along the west frontage, south portion of the lot (north of the ROW), and along the east boundary. All easements encumbering the site are identified on the Alta Survey.

The proposed new two-story financial center building contains a total building area for both floors of 12,366 square feet. The first floor is 6,102 square feet, and will accommodate (9) enclosed offices, open office workstations, teller line and transaction area, seating area, employee work room, breakroom, restrooms, (2) public entries with vestibule/foyer functions, (2) stairs and (1) elevator. The second floor is 6,264 square feet and will accommodate (1) conference room, (1) large meeting room, catering kitchen, electrical, mechanical and IT rooms, storage rooms, restrooms, (2) stairs and (1) elevator.

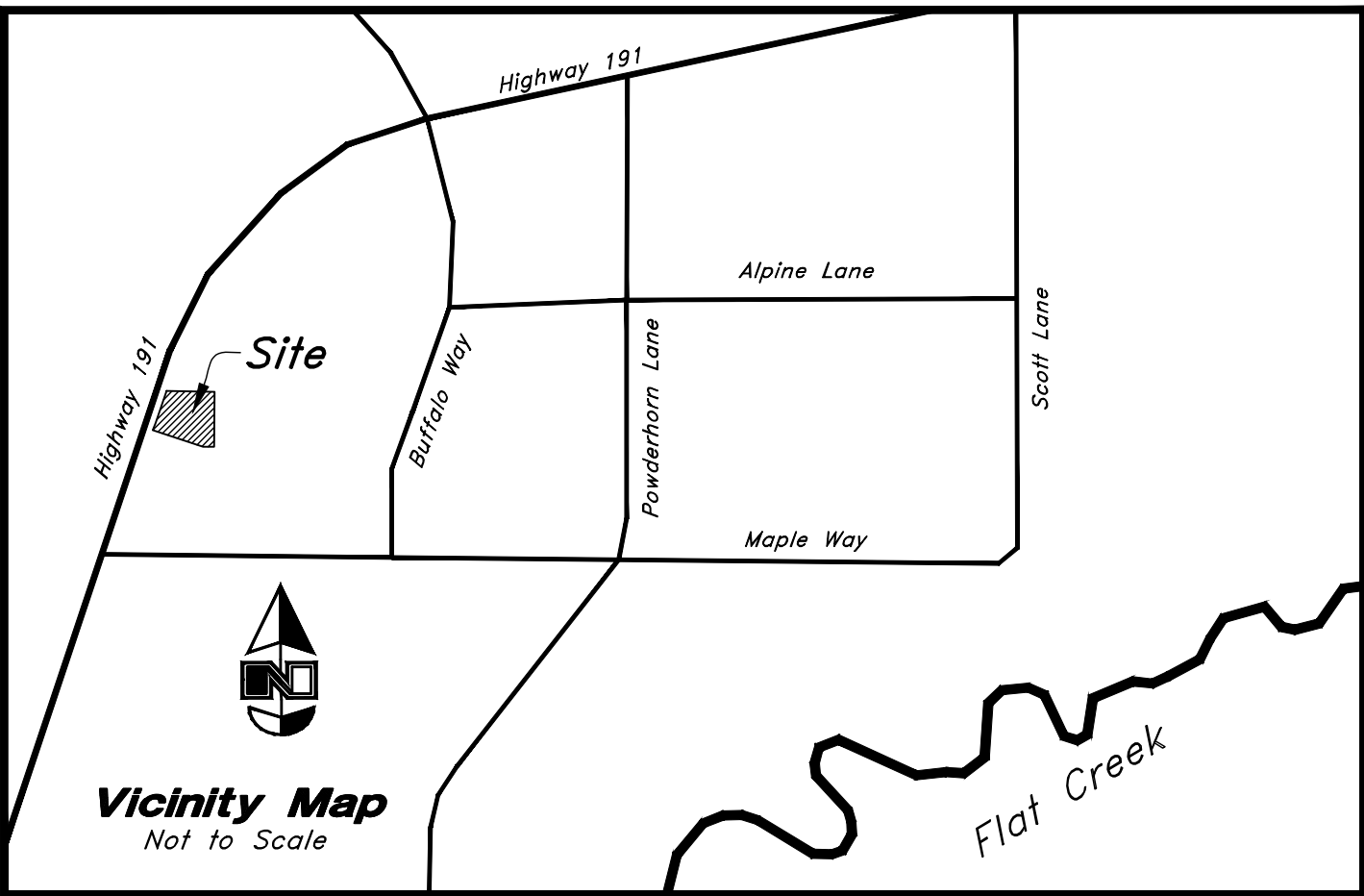
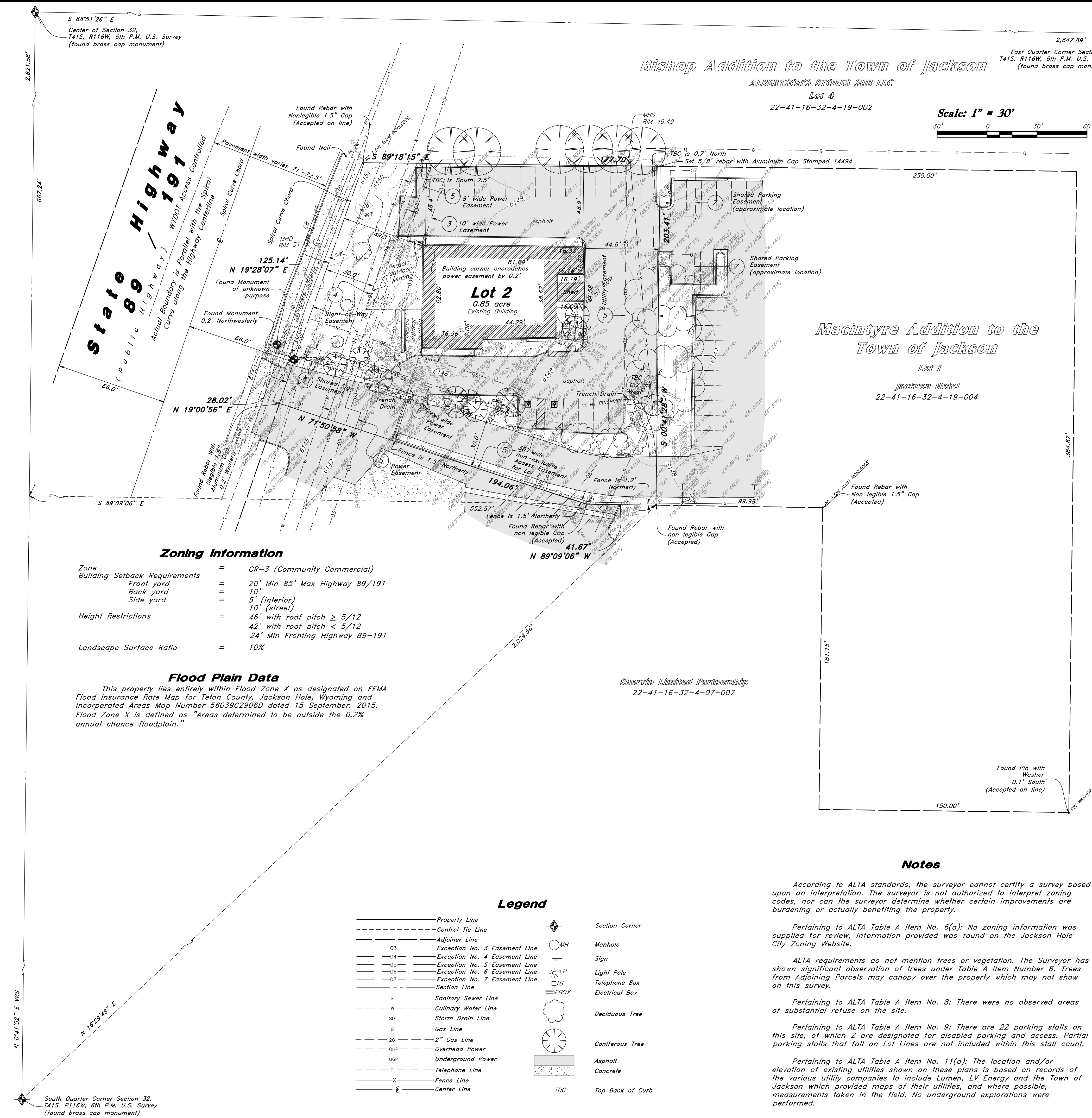
The second floor conference room will be used on a daily basis by Zions Bank employees for typical small meeting room functions. The second floor larger meeting room will serve Zions Bank organized functions such as employee training sessions, regional executive meetings, and on occasion other banking functions with catered food service during either breakfast, lunch, or dinner. The meeting room is designed to accommodate up to (96) attendees in a table and chair setting, with perimeter circulation and presenter areas. The meeting room is not available to the general public for rent. The meeting room may be used by Zions Bank for gatherings as much as 3-times a week, but more likely 2 – 4-times per month. The food service will be catered by local vendors who will deliver food to the financial center. Zions Bank currently has two other similar large meeting room spaces at other regional financial centers located in Boise Idaho and Provo Utah that serve the same function as is proposed for this project.

As described above, both the first floor and second floor are classified as Bank use, or Service use as defined by the Land Development Regulations. With the total building area at 12,366 square feet, the resulting parking requirement totals (28) stalls, and the affordable workforce housing (AWH) requirement totals 2.671056 units. The current site design allows for (25) on-site parking stalls plus (4) off-site shared parking stalls, totaling (29) stalls combined. As demolition of the existing restaurant building provides an AWH credit of 2.774568 units, and the new development totals an AWH requirement of 2.671056 units, the project results in a remaining AWH credit of 0.103512. Thus, both parking and affordable workforce housing requirements for the proposed new site development are in compliance with the Land Development Regulations.

Architecture:

The new Zions Bank building is proposed as a two-story building, comprised of four stone masonry volumes at each building corner, with bronze aluminum anodized metal paneling below each volume at the exterior ground level, and curtain wall fenestration systems between each of the four volumes extending to the upper roof structure. A continuous clerestory curtain wall system wraps around the building above the stone masonry volumes and below the wood-framed roof structure, providing daylighting into the second floor from all sides of the building. The upper wood framed roof structure floats over the stone masonry volumes below and is supported by wood clad steel columns at the building exterior and interior.

The building fronting Highway 89 consists of an expansive curtain wall system between the two stone masonry volumes, allowing passers by a glimpse into the building's interior, and offering the building occupants with a visual connection to mountain and street views of the exterior. The south façade incorporates one of the two main entries for the building, with a projected entry canopy leading to a two-story entry foyer with an open stair to the second level and access to the bank's ground floor open lobby area. The east façade includes the second main entry to the building with a two-story entry portico and canopy allowing for direct access to the bank's lobby. The drive-in facility and canopy is located to the north of the building, away from pedestrian access, and set back from the west face of the building to limit its exposure from the street.



Narrative

This Survey was requested by Zions Bank prerequisite to the development of this property.

This Survey retraces and honors the underlying Macintyre Addition to the Town of Jackson Subdivision recorded May 9, 1991 as Document No. 309346 in Book 1 Map at Page 0214 Plat No. 722 as it is staked on the ground however Right-of-Way monuments were located 0.25' Northwesterly from calculated location.

Field measurements were collected on the VRS to place this Survey on the NAD 1983 Wyoming West Zone State Plane Datum and record bearings must be rotated 31'41" clockwise to match State Plane Datum.

A line between monuments found for the South Quarter Corner and the Center of Section 32 was assigned the VRS bearing of North 0'41'52" East as the Basis of Bearings to place the Survey on the NAD 1983 Wyoming West Zone State Plane Datum.

Property Corners were placed with this Survey.

Title Information

This survey was completed using Title Report Policy No. 5011456-0007401e dated September 7, 2021 from Wyoming Title & Escrow, Inc. issued by First American Title Insurance Company:

The following survey related items circled (Solid) from Schedule B - Part II of the title report are plotted on the survey:

The following survey related items circled (Dashed) from Schedule B - Part II of the title report blanket all or a portion of this site but contain nothing to plot:

The following survey related items not circled from Schedule B - Part II of the title report could not be plotted:

- 10' wide Easement over electric distribution circuits and incidental purposes to Lower Valley Power and Light, Inc., recorded June 19, 1978, as instrument No. 184641 in Book 71 at Page 590 Official Records.
- 30' wide Right-of-Way Easement to the Town of Jackson in a document recorded April 1, 1982, as instrument No. 233278 in Book 124 at Page 230 Official Records:
- All matters as delineated on the Official Plat of Macintyre Addition to the Town of Jackson, on file and of record with the Teton County Clerk, Official Records of Teton County, State of Wyoming, Plat No. 722 location of the power easement described in Exception 3 above and the power easement shown on the plat are in two different locations as show hereon.
- 16' wide Easement to Lower Valley Power and Light, Inc., recorded June 17, 1996, as instrument No. 0419084 in Book 321 at Page 421 Official Records.
- Shared Parking and Signage Easement Agreement between Bistro Investments, LLC and Jackson Hotel, LLC recorded September 14, 2011, as instrument No. 0801197 in Book 789 at Page 381 Official Records shared parking stalls are plotted approximately per Exhibit.

Description

Lot 2 of the Macintyre Addition to the Town of Jackson, Teton County, Wyoming, according to that plat recorded in the Office of the Teton County Clerk on May 9, 1991 as Plat No. 722.

Certification

To Zions Bancorporation, N.A, a national banking association, Wyoming Title & Escrow, Inc. and First American Title Insurance Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 2, 3, 4, 6(a), 7(a), 8, 9 and 11(a) of Table A thereof. The fieldwork was completed on August 4, 2022.

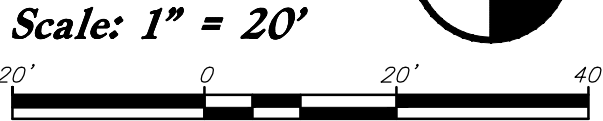
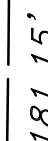
Date: _____

Andy Hubbard
Wyoming PLS No. 14494
For and on behalf of Anderson Wahlen & Associates

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 321-8529 - nwaengineering.net

ALTA / NSPS Land Title Survey
Zions Bank
380 South Highway 89
Jackson Hole, Teton County, Wyoming
A Part of the Southeast Quarter of Section 32, T41N, R116W, 6th P.M. U.S. Survey

8 Sep, 2022
SHEET NO. **1**
of 1



General Grading Notes:

1. All grading shall be in accordance with the project geotechnical study.
 2. Cut slopes shall be no steeper than 3 horizontal to 1 vertical.
 3. Fill slopes shall be no steeper than 3 horizontal to 1 vertical.
 4. Fills shall be compacted per the recommendations of the geotechnical report prepared for the project and shall be certified by a Geotechnical Engineer.
 5. Areas to receive fill shall be properly prepared and approved by a Geotechnical Engineer prior to placing fill.
 6. Fills shall be benched into competent material as per specifications and geotechnical report.
 7. All trench backfill shall be tested and certified by a Geotechnical Engineer.
 8. A geotechnical engineer shall perform periodic inspections and submit a complete report and map upon completion of the rough grading.
 9. The final compaction report and certification from a Geotechnical Engineer shall contain the type of field testing performed. Each test shall be identified with the method of obtaining the in-place density, whether sand cone or drive ring and shall be so noted for each test. Sufficient maximum density determinations shall be performed to verify the accuracy of the maximum density curves used by the field technician.
 10. Dust shall be controlled by watering.
 11. The location and protection of all utilities is the responsibility of the permittee.
 12. Approved protective measures and temporary drainage provisions must be used to protect adjoining properties during the grading process.
 13. All public roadways must be cleared daily of all dirt, mud and debris deposited on them as a result of the grading operation. Cleaning is to be done to the satisfaction of the City Engineer.
 14. The site shall be cleared and grubbed of all vegetation and deleterious matter prior to grading.
 15. The contractor shall provide shoring in accordance with OSHA requirements for trench walls.
 16. Aggregate base shall be compacted per the geotechnical report prepared for the project.
 17. The recommendations in the following Geotechnical Engineering Report by _____ are included in the requirements of grading and site Preparation. The Report is titled "_____".
- Project No.: _____
Dated: _____
18. As part of the construction documents, owner has provided contractor with a topographic survey performed by manual or aerial means. Such survey is prepared for project design purposes and is provided to the contractor as a courtesy. It is expressly understood that such survey may not accurately reflect existing topographic conditions.
19. If Contractor observes evidence of hazardous materials or contaminated soils he shall immediately contact the project engineer to provide notification and obtain direction before proceeding with disturbance of said materials or contaminated soil.

Curb and Gutter Construction Notes:

1. Open face gutter shall be constructed where drainage is directed away from curb.
- ① 2. Open face gutter locations are indicated by shading and notes on the grading plan.
3. It is the responsibility of the surveyor to adjust top of asphalt grades to top of curb grades at the time of construction staking.
4. Refer to the typical details for standard and open face curb and gutter dimensions.
- ② 5. Transitions from open face to standard curb and gutter are to be smooth. Hand form these areas if necessary.
6. Spot elevations are shown on this plan with text masking. Coordinate and verify site information with project drawings.

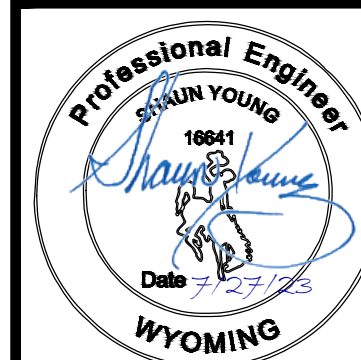
Sidewalk Construction Notes:

1. Concrete sidewalk shall be constructed with a cross slope of 1.5% unless shown otherwise on plan.
2. Running slope of sidewalks shall be built per grades shown on the plan; where grades are not provided, sidewalks shall be constructed with a maximum running slope of 4.5%.
3. Refer to the Site Plan for sidewalk dimensions.

Grading Plan

Zions Bank

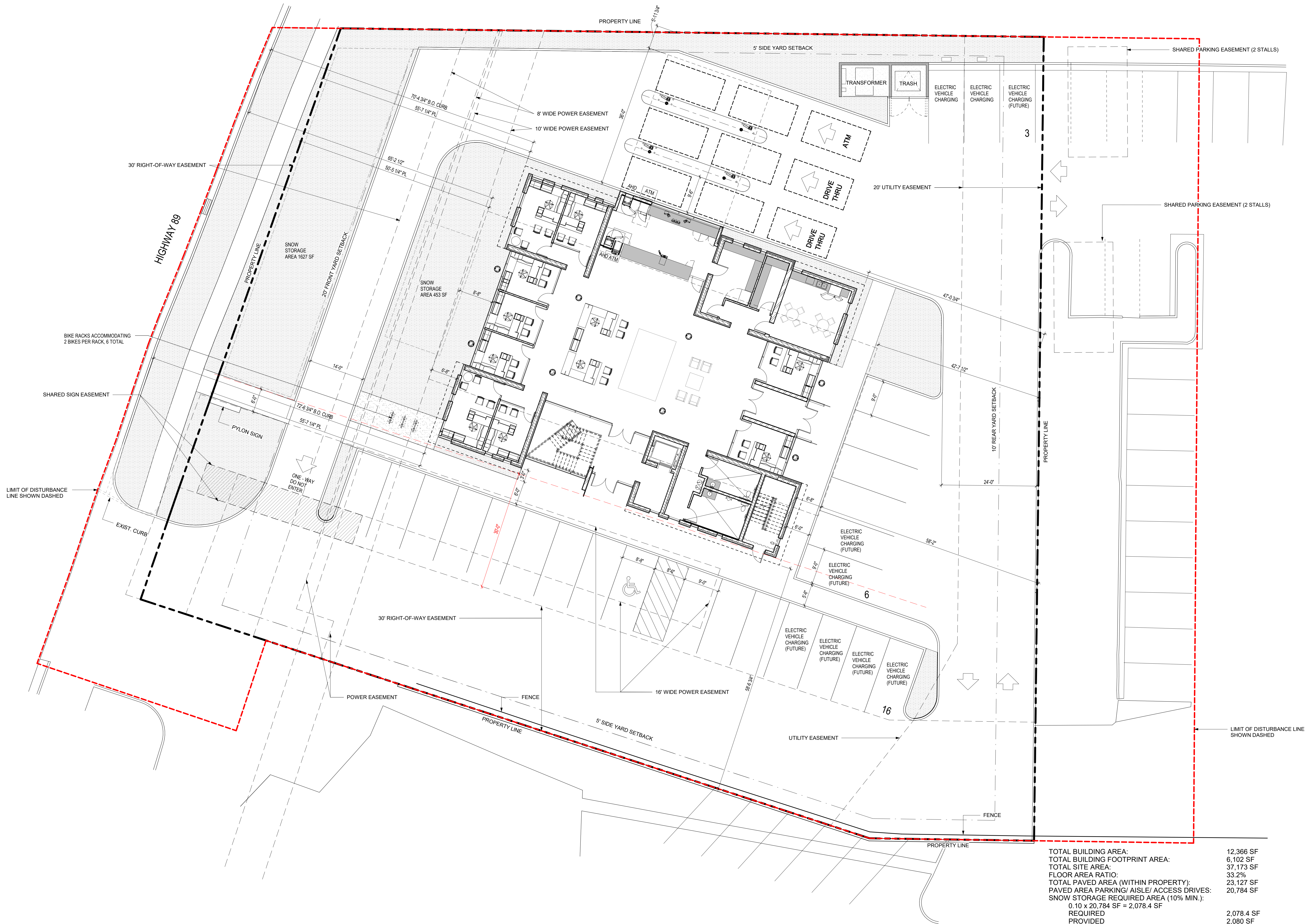
0 South Highway 8
Jackson, Wyoming



26 Jul, 2023

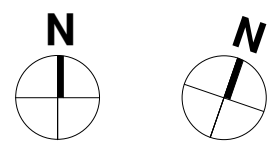
SHEET NO.

C2.1



ARCHITECTURAL SITE
PLAN

1" = 10'-0"



TRUE PLAN
NORTH

| | |
|---|---|
| TOTAL BUILDING AREA: | 12,366 SF |
| TOTAL BUILDING FOOTPRINT AREA: | 6,102 SF |
| TOTAL SITE AREA: | 37,173 SF |
| FLOOR AREA RATIO: | 33.2% |
| TOTAL PAVED AREA (WITHIN PROPERTY): | 23,127 SF |
| PAVED AREA PARKING/ AISLE/ ACCESS DRIVES: | 20,784 SF |
| SNOW STORAGE REQUIRED AREA (10% MIN.): | |
| 0.10 x 20,784 SF = 2,078.4 SF | |
| REQUIRED | 2,078.4 SF |
| PROVIDED | 2,080 SF |
| LANDSCAPED AREA (WITHIN PROPERTY): | 6,136 SF |
| LANDSCAPED PERCENTAGE OF SITE AREA: | |
| REQUIRED | 10% |
| PROVIDED | 16.5% |
| TOTAL REQUIRED PARKING STALLS: | 27.81 ~ 28 STALLS (2 ACCESSIBILITY STALL) |
| L1 (SERVICE - 2.25 STALLS PER 1,000 SF) | |
| 6,102 SF X 2.25/1000 = 13.72 STALLS | |
| L2 (SERVICE - 2.25 STALLS PER 1,000 SF) | |
| 6,264 SF X 2.25/1000 = 14.09 STALLS | |
| TOTAL PROVIDED PARKING STALLS: | |
| ONSITE: | 25 STALLS |
| | (2 ACCESSIBILITY STALLS, 2 EV, 7 EV FUTURE) |
| SHARED OFFSITE: | 4 STALLS |
| TOTAL PARKING STALLS: | 29 STALLS |
| BIKE PARKING: | |
| REQUIRED | 3 |
| PROVIDED | 6 |

PRESCOTT MUIR ARCHITECT

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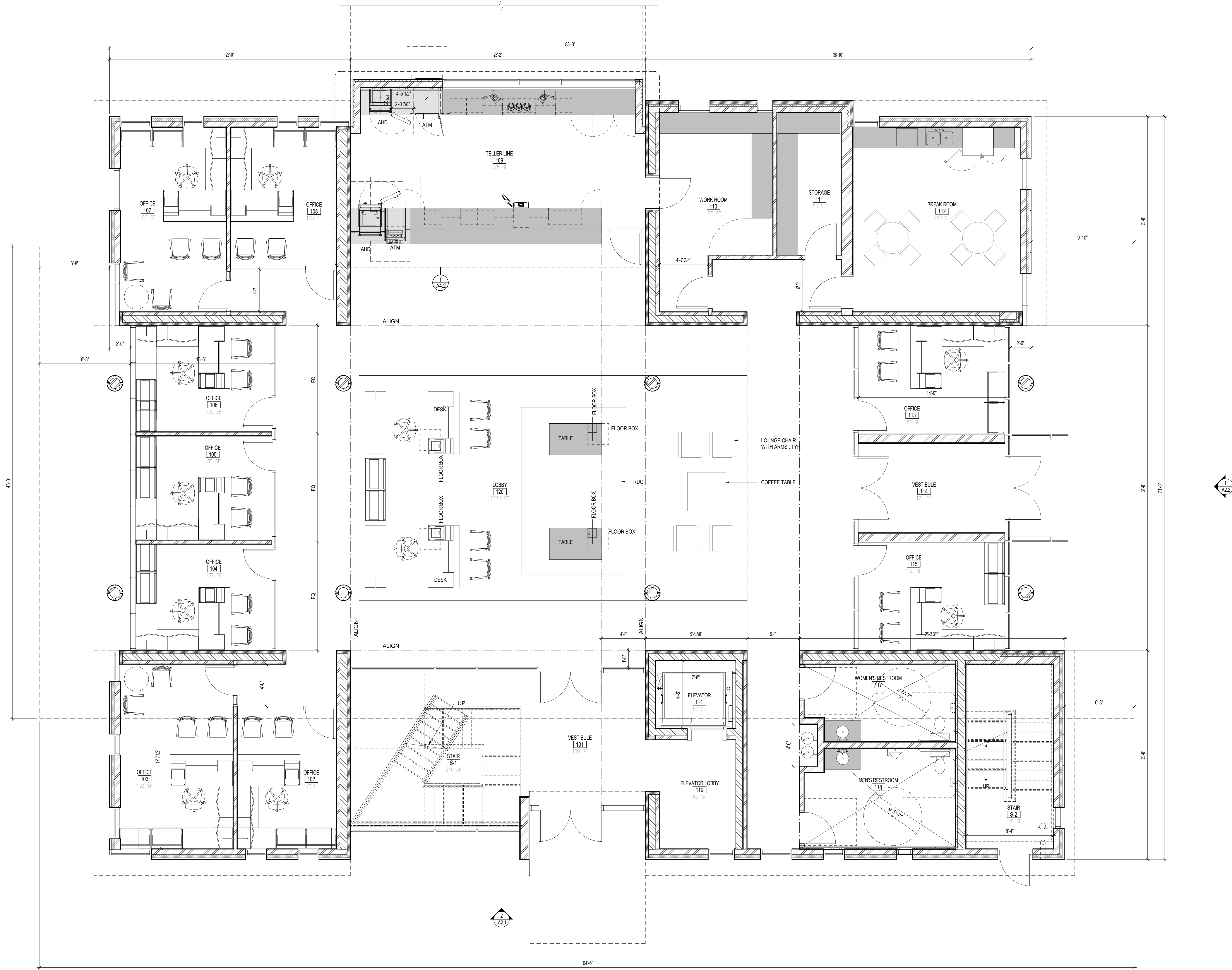
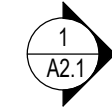
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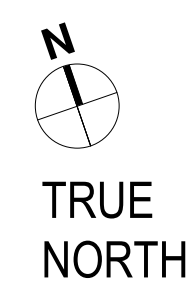
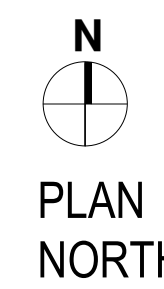
ARCHITECTURAL SITE PLAN

NOT FOR CONSTRUCTION



FIRST FLOOR
REFERENCE PLAN

1/4" = 1'-0"
FIRST FLOOR: 6,187 S.F.



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A1.1

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10.17.23

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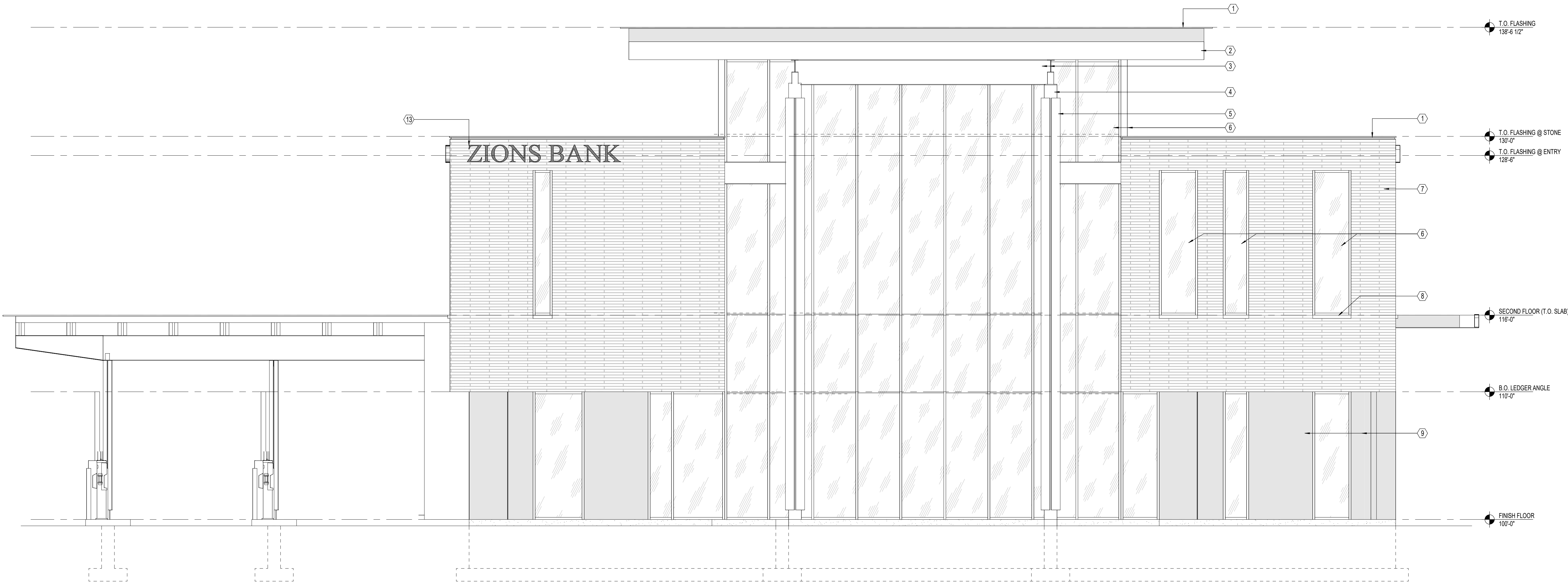
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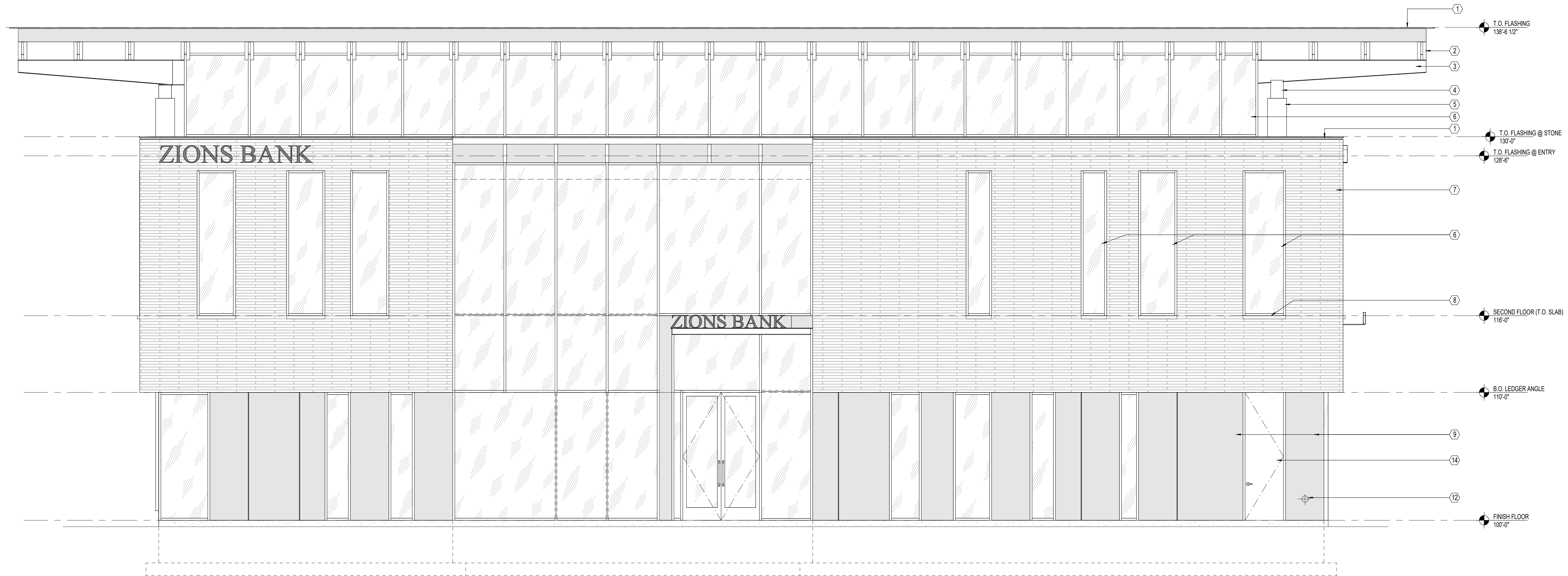
FIRST FLOOR REFERENCE PLAN

NOT FOR CONSTRUCTION





① WEST ELEVATION
SCALE: 1/4" = 1'-0"



② SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

- ELEVATION KEYED NOTES
- 1 COLOR ANODIZED ALUMINUM SHEET METAL KNIFE EDGE, COLOR TO MATCH EXTERIOR GLAZING SYSTEM
 - 2 WOOD JOISTS
 - 3 PAINTED STRUCTURAL STEEL BEAM
 - 4 PAINTED STEEL COLUMN
 - 5 WOOD WRAPPED @ STEEL COLUMN
 - 6 COLOR ANODIZED ALUMINUM GLAZING SYSTEM
 - 7 DIMENSIONAL STONE VENEER, SIZE: 2 1/4" H X 3 1/2" D X 36" L, COLOR: NAIROBI GRAY LIME STONE
 - 8 DIMENSIONAL STONE SILL, COLOR: NAIROBI GRAY LIMESTONE
 - 9 ACM PANELING, COLOR TO MATCH EXTERIOR CURTAIN WALL STOREFRONT SYSTEM, BASIS OF DESIGN: ALPOLIC MATERIALS, COLOR ANODIZED CHAMPAGNE, THICKNESS 4MM
 - 10 AFTER HOURS DEPOSIT (AHD) BY OWNER'S EQUIPMENT CONTRACTOR
 - 12 FIRE DEPARTMENT CONNECTION, STAINLESS STEEL FINISH
 - 13 COLOR ANODIZED ALUMINUM SIGNAGE BY OWNER'S SIGNAGE CONTRACTOR
 - 14 PAINTED HOLLOW METAL DOG AND FRAME

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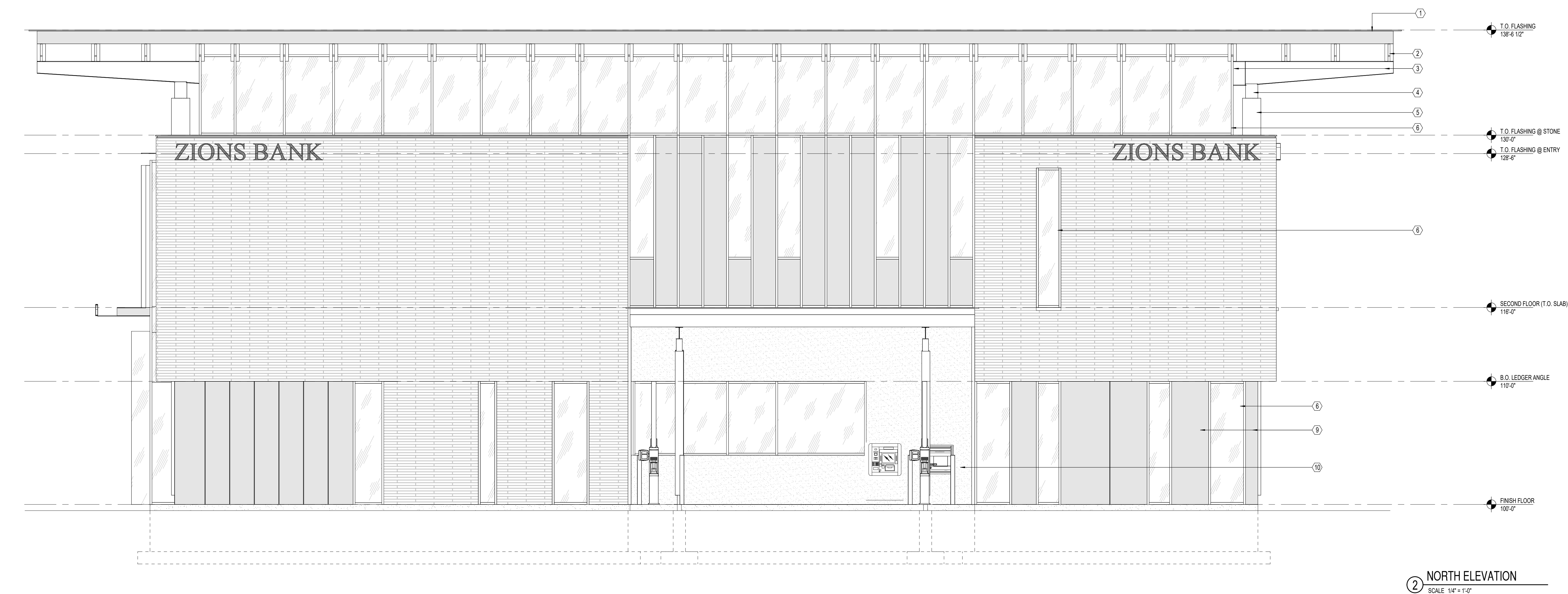
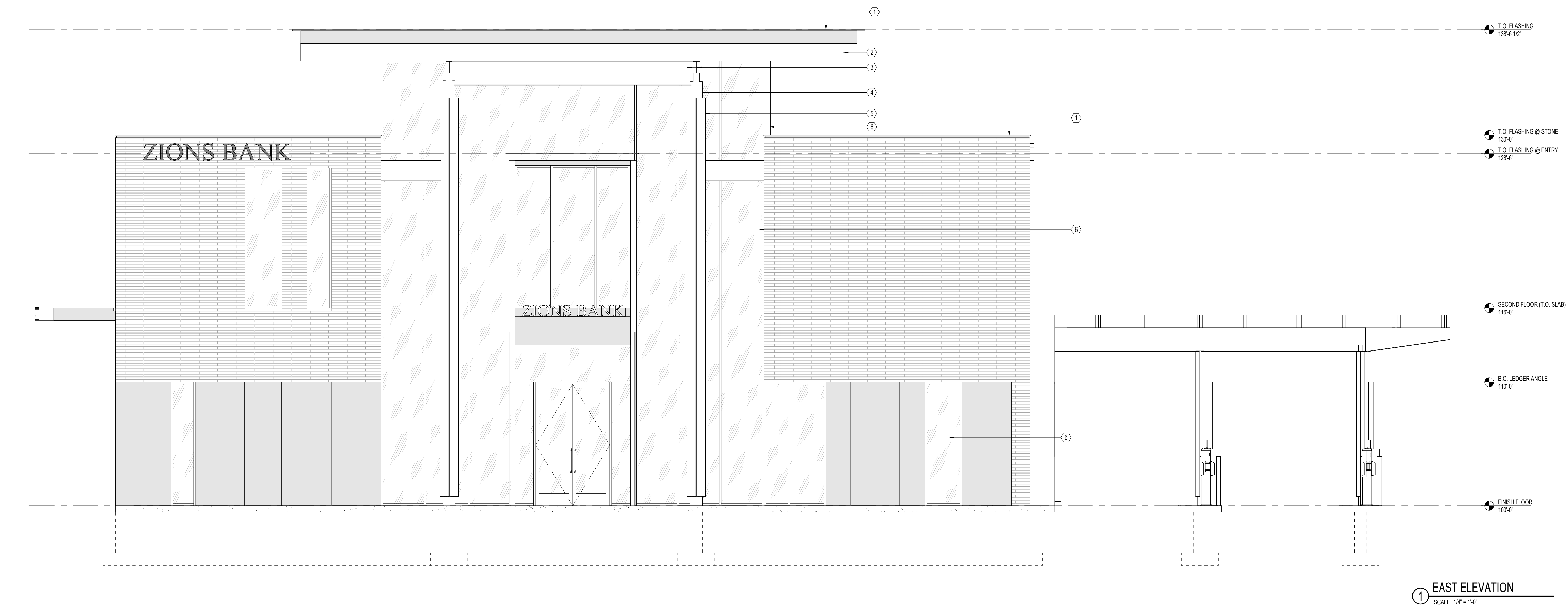
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
DATE:
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SHEET NO.
A2.1

EXTERIOR ELEVATIONS

NOT FOR CONSTRUCTION



- |  | ELEVATION KEYED NOTES |
|---|---|
| | COLOR ANODIZED ALUMINUM SHEET METAL |
| | KNIFE EDGE, COLOR TO MATCH EXTERIOR GLAZING SYSTEM |
| 2 | WOOD JOISTS |
| 3 | PAINTED STRUCTURAL STEEL BEAM |
| 4 | PAINTED STEEL COLUMN |
| 5 | WOOD WRAP@ STEEL COLUMN |
| 6 | COLOR ANODIZED ALUMINUM GLAZING SYSTEM |
| 7 | DIMENSIONAL STONE VENEER, SIZE 2 1/4" H X 3 1/2" W X 3/4" D, COLOR: NAIROBI GRAY LINE |
| 8 | DIMENSIONAL STONE SILL, COLOR: NAIROBI GRAY LINESTONE |
| 9 | ACM PANELING, COLOR TO MATCH EXTERIOR CURTAIN WALL STOREFRONT SYSTEM, BASIS OF DESIGN: POLYIC MATERIALS, COLOR: ANODIZED CHAMPAGNE, THICKNESS 4MM |
| 10 | AFTER HOURS DEPOSIT (AHD) BY OWNERS |
| 11 | BURIED IN CONCRETOR |
| 12 | FIRE DEPARTMENT CONNECTION, STAINLESS STEEL FINISH |
| 13 | COLOR ANODIZED ALUMINUM SIGNAGE BY OWNER'S SIGNAGE CONTRACTOR |
| 14 | PAINTED HOLLOW METAL DOOR AND FRAME |



ZIONS BANK JACKSON FINANCIAL CENTER
WEST VIEW

PRESCOTT MUIR ARCHITECTS



ZIONS BANK JACKSON FINANCIAL CENTER
SOUTHWEST VIEW

PRESCOTT MUIR ARCHITECTS



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SOUTH VIEW

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