



TOWN OF JACKSON PLANNING & BUILDING DEPARTMENT

TRANSMITTAL MEMO

Town of Jackson

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

Joint Town/County

- ☒ Parks and Recreation
- ☒ Pathways
- ☒ Joint Housing Dept

Teton County

- ☐ Planning Division

- ☐ Engineer
- ☐ Surveyor- *Nelson*
- ☐ Assessor
- ☐ Clerk and Recorder
- ☐ Road and Levee

State of Wyoming

- ☐ Teton Conservation
- ☐ WYDOT
- ☐ TC School District #1
- ☐ Game and Fish
- ☐ DEQ

Federal Agencies

- ☐ Army Corp of Engineers

Utility Providers

- ☐ Qwest
- ☐ Lower Valley Energy
- ☐ Bresnan Communications

Special Districts

- ☒ START
- ☒ Jackson Hole Fire/EMS
- ☐ Irrigation Company

<p>Date: April 29, 2024</p> <p>Item #: P24-069</p> <p>Planner: Tyler Valentine</p> <p>Phone: 733-0440 ext. 1305</p> <p>Email: tvalentine@jacksonwy.gov</p> <p>Owner Mogul Hospitality Partners-Jackson, LLC PO Box 998 Midway, UT 84049</p> <p>Applicant Emma-Leigh Johnson (LIGHTBOX PZR) 1300 S Meridian Av. Suite 400 Oklahoma City, OK 73108</p>	<p style="text-align: center;">REQUESTS:</p> <p>The applicant is submitting a request for a Zoning Compliance Verification for the properties located at 1050, 1060 and 1080 South Park Loop Road, legally known as:</p> <p>PT NE1/4 NE1/4, SEC. 6, TWP. 40, RNG. 116 PT LOT 1 & PT. LOT 2, SEC. 6 TWP. 40, RNG. 116 PT LOT 2, SEC. 6, TWP. 40, RNG. 116</p> <p>Respective PIDNs: 22-40-16-06-1-00-010 22-40-16-06-1-00-011 22-40-16-06-1-00-012</p> <p>For questions, please call Tyler Valentine at 733-0440, x1305 or email to the address shown below. Thank you.</p>
<p>Please respond by: May 20, 2024 (with Comments)</p>	

RESPONSE: For Departments not using Trak-it, please send responses via email to: planning@jacksonwy.gov



The Planning & Zoning Resource Company

1300 South Meridian Avenue, Suite 400, Oklahoma City, OK 73108
Telephone (405) 840-4344 · Fax (405) 840-2608
Toll Free (800) 344-2944
Ext: 4378
Please fax to my direct fax number:

To: Zoning Compliance
Fax:
Email: planning@jacksonwy.gov
Date: 4/18/2024
Subject: Zoning Verification Letter and Associated Documents
Ref. Number 171917-1
RE: The Loop , 1050, 1060 and 1080 South Park Loop Road, Jackson, Wyoming
Add'l Info: Parcel: 22-40-16-06-1-00-011 Account: R0001141 1060 SOUTH PARK LOOP ROAD
Parcel: 22-40-16-06-1-00-010 Account: R0001140 1050 SOUTH PARK LOOP ROAD
Parcel: 22-40-16-06-1-00-012 Account: R0001142 1080 SOUTH PARK LOOP ROAD

Attached is our request for property information on the above-mentioned property. Please copy it onto your letterhead, provide the requested information, sign and return to me via either my direct fax, shown above, or via email to: Emma-Leigh.Johnson@pzs.com

It is my understanding that there will not be fees associated with this request. Please be advised that the total fees are not to exceed \$640.00 without my approval. If you should expect the fees to exceed this amount, please notify me as soon as possible. Furthermore, any additional costs associated with this request must be approved, in writing, prior to their incurrence.

Thank you in advance for your time and consideration on the above matter. If there are any questions you are unable to answer please let me know who I should contact. If you have any questions or concerns, do not hesitate to contact me at the toll free number 800-344-2944, extension 4378. You may also reach me by email at: Emma-Leigh.Johnson@pzs.com

Sincerely,
Emma-Leigh Johnson



PLANNING PERMIT APPLICATION
Planning & Building Department

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

For Office Use Only

Fees Paid _____ Date & Time Received _____
Application #s _____

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

PROJECT.

Name/Description: (PZR Ref# 171917-1)
Physical Address: 1050 South Park Loop Road
Lot, Subdivision: _____ PIDN: 22-40-16-06-1-00-010

PROPERTY OWNER.

Name: MOGUL HOSPITALITY PARTNERS - JACKSON, LLC Phone: _____
Mailing Address: PO BOX 998 MIDWAY, UT ZIP: 84049
E-mail: _____

APPLICANT/AGENT.

Name: Emma-Leigh Johnson Phone: 405-546-4378
Mailing Address: 1300 S. Meridian Ave, Suite 400; Oklahoma City, OK ZIP: 73108
E-mail: emma-leigh.johnson@pzs.com

DESIGNATED PRIMARY CONTACT.

_____ Property Owner ☒ Applicant/Agent

TYPE OF APPLICATION. Please check all that apply; review the type of application at www.townofjackson/200/Planning

Use Permit

☒ Basic Use
☒ Conditional Use
☒ Special Use

Relief from the LDRs

_____ Administrative Adjustment
☒ Variance
_____ Beneficial Use Determination
_____ Appeal of an Admin. Decision

Physical Development

_____ Sketch Plan
_____ Development Plan
_____ Design Review

Subdivision/Development Option

_____ Subdivision Plat
_____ Boundary Adjustment (replat)
_____ Boundary Adjustment (no plat)
_____ Development Option Plan

Interpretations

_____ Formal Interpretation
☒ Zoning Compliance Verification

Amendments to the LDRs

_____ LDR Text Amendment
_____ Map Amendment

Miscellaneous

_____ Other: _____
_____ Environmental Analysis

PRE-SUBMITTAL STEPS. To see if pre-submittal steps apply to you, go to www.townofjackson.com/200/Planning and select the relevant application type for requirements. Please submit all required pre-submittal steps with application.

Pre-application Conference #: _____ Environmental Analysis #: _____
Original Permit #: _____ Date of Neighborhood Meeting: _____

SUBMITTAL REQUIREMENTS. Please ensure all submittal requirements are included. The Planning Department will not hold or process incomplete applications. Partial or incomplete applications will be returned to the applicant. Go to www.townofjackson.com/200/Planning and select the relevant application type for submittal requirements.

Have you attached the following?

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

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

_____ **Response to Submittal Requirements.** The submittal requirements can be found on the TOJ website for the specific application. If a pre-application conference is required, the submittal requirements will be provided to applicant at the conference. The submittal requirements are at www.townofjackson.com/200/Planning under the relevant application type.

Note: Information provided by the applicant or other review agencies during the planning process may identify other requirements that were not evident at the time of application submittal or a Pre-Application Conference, if held. Staff may request additional materials during review as needed to determine compliance with the LDRs.

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

Signature of Property Owner or Authorized Applicant/Agent

Date

Name Printed

Title



PLANNING PERMIT APPLICATION
Planning & Building Department

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

For Office Use Only

Fees Paid _____ Date & Time Received _____
Application #s _____

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PROJECT.

Name/Description: (PZR Ref# 171917-1)
Physical Address: 1060 South Park Loop Road
Lot, Subdivision: LOT 1 & PT. LOT 2 PIDN: 22-40-16-06-1-00-011

PROPERTY OWNER.

Name: MOGUL HOSPITALITY PARTNERS - JACKSON, LLC Phone: _____
Mailing Address: PO BOX 998 MIDWAY, UT ZIP: 84049
E-mail: _____

APPLICANT/AGENT.

Name: Emma-Leigh Johnson Phone: 405-546-4378
Mailing Address: 1300 S. Meridian Ave, Suite 400; Oklahoma City, OK ZIP: 73108
E-mail: emma-leigh.johnson@pzs.com

DESIGNATED PRIMARY CONTACT.

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☒ Basic Use
☒ Conditional Use
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Relief from the LDRs

_____ Administrative Adjustment
☒ Variance
_____ Beneficial Use Determination
_____ Appeal of an Admin. Decision

Physical Development

_____ Sketch Plan
_____ Development Plan
_____ Design Review

Subdivision/Development Option

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

Emma-Leigh Johnson
Signature of Property Owner or Authorized Applicant/Agent

Emma-Leigh Johnson
Name Printed

4/18/2024
Date

Title



PLANNING PERMIT APPLICATION
Planning & Building Department

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

For Office Use Only

Fees Paid _____ Date & Time Received _____
Application #s _____

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

PROJECT.

Name/Description: (PZR Ref# 171917-1)
Physical Address: 1080 South Park Loop Road
Lot, Subdivision: PT LOT 2 PIDN: 22-40-16-06-1-00-012

PROPERTY OWNER.

Name: MOGUL HOSPITALITY PARTNERS - JACKSON, LLC Phone: _____
Mailing Address: PO BOX 998 MIDWAY, UT ZIP: 84049
E-mail: _____

APPLICANT/AGENT.

Name: Emma-Leigh Johnson Phone: 405-546-4378
Mailing Address: 1300 S. Meridian Ave, Suite 400; Oklahoma City, OK ZIP: 73108
E-mail: emma-leigh.johnson@pzs.com

DESIGNATED PRIMARY CONTACT.

_____ Property Owner ☒ Applicant/Agent

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_____ Sketch Plan
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_____ Subdivision Plat
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Signature of Property Owner or Authorized Applicant/Agent

Date

Name Printed

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: Mogul Hospitality Partners - Jackson, LLC Title: Brad Wagstaff - CEO

Being duly sworn, deposes and says that Mogul Hospitality Partners - Jackson, LLC is the owner in fee of the premises located at:
Name of legal property owner as listed on deed

Address of Premises: 1050, 1060 and 1080 South Park Loop Road, Jackson, Wyoming 83001

Legal Description: PT NE1/4 NE1/4, SEC. 6, TWP. 40, RNG. 116

Please attach additional sheet for additional addresses and legal descriptions

And, that the person named as follows: Name of Applicant/agent: Lightbox/PZR, Emma-Leigh Johnson

Mailing address of Applicant/agent: 1300 S. Meridian Ave, Suite 400; Oklahoma City, OK 73108

Email address of Applicant/agent: emma-leigh.johnson@pzs.com

Phone Number of Applicant/agent: 405-546-4378

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 ☐ Home Occupation ☐ 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.

Brad Wagstaff

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)
) SS.
COUNTY OF Wasatch)

The foregoing instrument was acknowledged before me by Jamies Wagstaff this 17
day of April, 2024. WITNESS my hand and official seal.

[Signature]

Notary Public



My commission expires: 07/31/2026

The Planning & Zoning Resource Company
1300 South Meridian Avenue, Suite 400
Oklahoma City, OK 73108

4/18/2024

ATTN: Emma-Leigh Johnson

Ref. No. 171917-1

RE: The Loop , 1050, 1060 and 1080 South Park Loop Road, Jackson, Wyoming

Add'l Info. Parcel: 22-40-16-06-1-00-011 Account: R0001141 1060 SOUTH PARK LOOP ROAD
Parcel: 22-40-16-06-1-00-010 Account: R0001140 1050 SOUTH PARK LOOP ROAD
Parcel: 22-40-16-06-1-00-012 Account: R0001142 1080 SOUTH PARK LOOP ROAD

The current zoning classification for the subject property is: _____

Adjacent property zoning designations:

North: _____

South: _____

East: _____

West: _____

Is the subject property part of a Planned Unit Development?

_____ Yes, part of a PUD (See comment)

_____ No, not part of a PUD

Comment: _____

Is the subject property part of an Overlay District?

_____ Yes, within an Overlay District

_____ No, not within an Overlay District

Comment: _____

The subject property is currently regulated by:

_____ Section _____ of the Zoning Ordinance

_____ Planned Unit Development Ordinance No. _____ (copy attached)

_____ Site Plan Approval Case No. _____ (copy of plan and case attached)

Comment: _____

According to the zoning ordinances and regulations for this district, the use of the subject property is a:

- ☐ Permitted Use by Right
- ☐ Permitted Use by Special/Specific Use Permit
- ☐ Copy Attached
- ☐ Copy Not Available (see comment)
- ☐ Legal Non-Conforming Use (no longer permitted by right due to amendments, re-zoning, variance granted or other changes. See comments)
- ☐ Non-Permitted Use

Comment: _____

The subject structure(s) was developed:

- ☐ In accordance with Current Zoning Code Requirements and is
- ☐ Legal Conforming
- ☐ Non-Conforming (see comments)
- ☐ In accordance with Previous Zoning Code Requirements (amendments, rezoning, variance granted) and is Legal
- ☐ Non-Conforming to current zoning requirements
- ☐ Prior to the adoption of the Zoning Code and is
- ☐ Grandfathered/Legal Non-conforming to current zoning requirements.
- ☐ In accordance with Approved Site Plan and is Legal Conforming to approved site plan. If any nonconforming issues exist with respect to current zoning requirement; the subject property would be considered legal non-conforming.

Comment: _____

Information regarding variances, special permits/exceptions, ordinances or conditions:

- ☐ There do not appear to be any variances, special permits/exceptions, ordinances or conditions that apply to the subject property
- ☐ The following apply to the subject property (see comments):
- ☐ Variance - Documentation attached or is otherwise, no longer available (see comment)
- ☐ Special Permit/Exception Documentation attached or is otherwise, no longer available (see comment)
- ☐ Ordinance Documentation attached or is otherwise, no longer available (see comment)
- ☐ Conditions Documentation attached or is otherwise, no longer available (see comment)

Comment: _____

Rebuild: In the event of casualty, in whole or in part, the structure located on the subject property:

- ☐ May be rebuilt in the current form (i.e. no loss of square footage, same footprint, with drive through(s), if applicable.
- ☐ May not be rebuilt in its current form, except upon satisfaction of certain conditions, limitations, or requirements. Please see section _____ of the current zoning code/ordinance for details.

Comment: _____

To the best of your knowledge, do your records show any unresolved zoning code violations?

- ☐ Yes, there are open violations on file in our records. (See attached list and/or copies/cases)
- ☐ No, there are no open violations on file in our records.

*Please note, this request is for open violations of which you are aware. PZR is not requesting an inspection be made

To the best of your knowledge, do your records show any unresolved building code violations and/or complaints?

- ☐ Yes, there are open violations on file in our records. (See attached list and/or copies/cases)
- ☐ No, there are no open violations on file in our records.

*Please note, this request is for open violations of which you are aware. PZR is not requesting an inspection be made

To the best of your knowledge, do your records show any unresolved fire code violations and/or complaints?

- ☐ Yes, there are open violations on file in our records. (See attached list and/or copies/cases)
- ☐ No, there are no open violations on file in our records.

*Please note, this request is for open violations of which you are aware. PZR is not requesting an inspection be made

Site Plan Information:

_____ The subject property was not subject to a site plan approval process.

_____ The subject property was subject to site plan approval: a copy of the approved site plan is attached.

_____ The subject property was subject to site plan approval, but a copy of the approved site plan is no longer in existence (was lost or destroyed). All other existing documents applicable to site plan approval for the site are attached if available.

_____ An approved site plan for the subject property is on file, but our office does not have the necessary resources to reproduce and distribute copies of the plan. All other existing documents applicable to site plan approval are attached if available.

_____ Other, (as noted here): _____

Were Certificates of Occupancy issued? If so, please provide all available copies. If copies are unavailable, please fill out our attached form letter.

Please call the undersigned at _____, extension _____ if you have questions or concerns.

Sincerely:

Name:

Department:

Title:

Email:

4/18/2024

ATTN: Emma-Leigh Johnson

Ref. No. 171917-1

RE: The Loop , 1050, 1060 and 1080 South Park Loop Road, Jackson, Wyoming

Add'l Info. Parcel: 22-40-16-06-1-00-011 Account: R0001141 1060 SOUTH PARK LOOP ROAD
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Parcel: 22-40-16-06-1-00-012 Account: R0001142 1080 SOUTH PARK LOOP ROAD

Based on our Records [Choose One]:

- ☐ A valid final certificate of occupancy has been issued and is in effect for the Project. To the best of our knowledge, all required Certificates of Occupancy have been issued. The absence of a certificate of occupancy for the Project is not a violation and will not give rise to any enforcement action affecting the Project. (See Attached Copy Issued)
- ☐ Certificates of Occupancy are not required. Final Building Permits have been issued and are now outstanding for the Project. (See Attached Copy Issued)
- ☐ Certificates of Occupancy for projects constructed prior to the year _____ are no longer on file with this office. The Project was constructed in _____. The absence of a certificate of occupancy for the Project is not a violation and will not give rise to any enforcement action affecting the Project. To the best of our knowledge, all required Certificates of Occupancy have been issued. A certificate of occupancy for the Project will only be required to the extent of any construction activity (such as restoring, renovating or expanding the Project or any part thereof).
- ☐ We are unable to locate a certificate of occupancy for the Project from our records. We have evidence in our records, however, one was issued and has been subsequently lost or misplaced. The absence of a certificate of occupancy for the Project is not a violation and will not give rise to any enforcement action affecting the Project. To the best of our knowledge, all required Certificates of Occupancy have been issued. A certificate of occupancy for the Project will only be required to the extent of any construction activity, restoring, renovating or expanding the Project or any part thereof.
- ☐ This site is still being constructed. The absence of a certificate of occupancy for the Project will not give rise to any enforcement action affecting the Project. A certificate of occupancy for the Project will be issued when all final inspections have been passed.
- ☐ There are no records of a certificate of occupancy in any of our files; however, we consider the structures to be legally occupied.

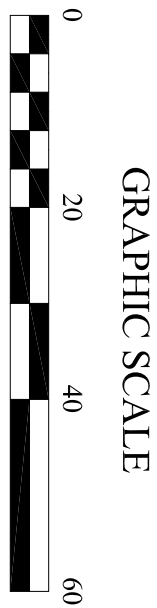
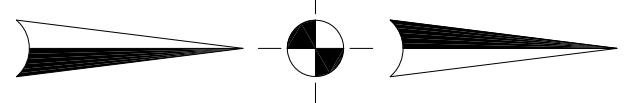
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Sincerely:

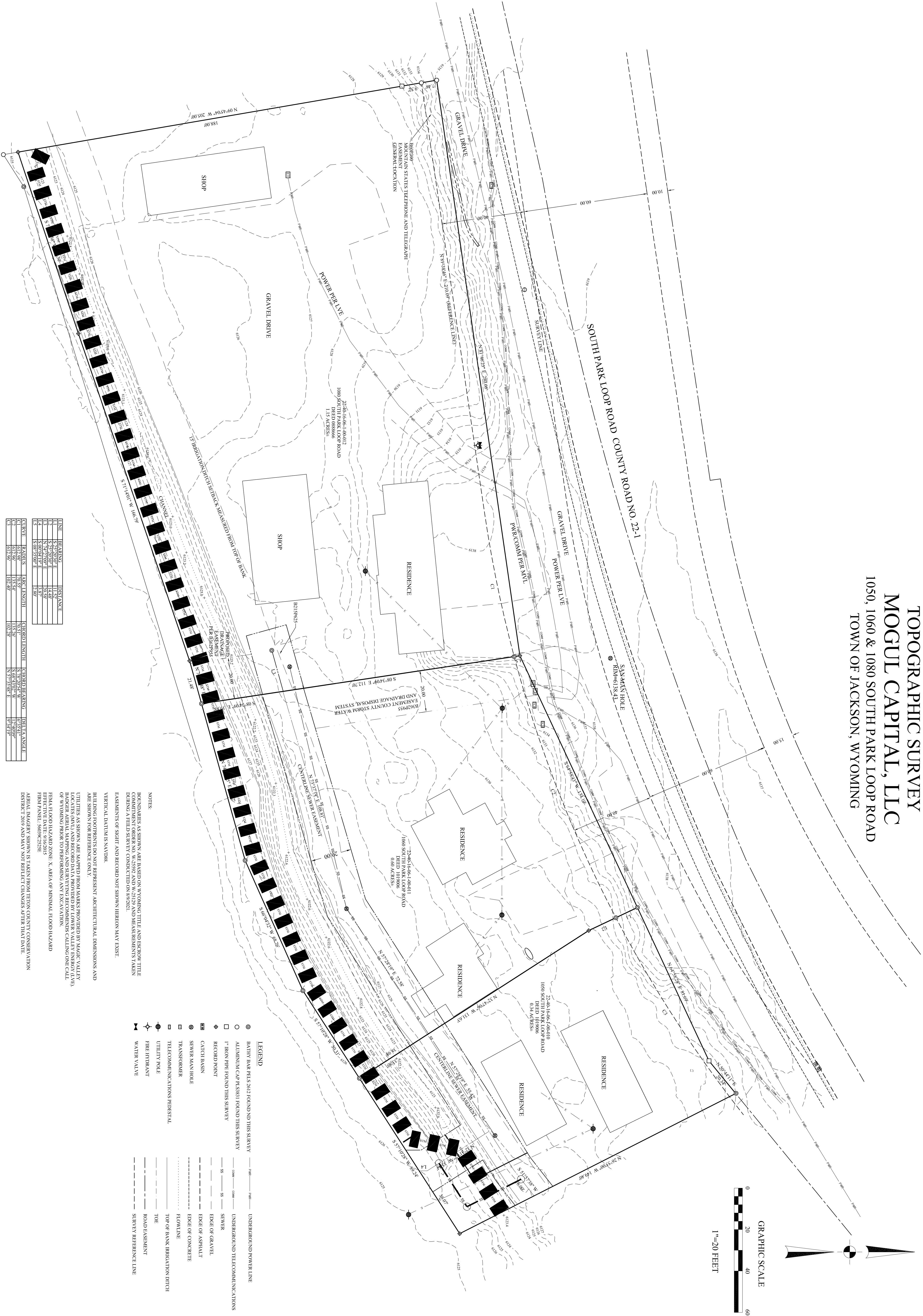
Name:

Title:

TOPOGRAPHIC SURVEY
MOGUL CAPITAL, LLC
1050, 1060 & 1080 SOUTH PARK LOOP ROAD
TOWN OF JACKSON, WYOMING



1"=20 FEET



LINE	BEARING	DISTANCE
1	S 89° 45' 04" E	188.00'
2	S 75° 30' 00" E	14.88'
3	S 70° 00' 00" E	3.38'
4	S 60° 00' 00" E	3.38'
5	S 08° 35' 00" E	3.30'

GRADE	BEADUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	CHORD ANGLE
C1	617.08'	10.58'	70.54'	S 78° 30' 04" W	6° 38' 41"
C2	617.08'	10.58'	70.54'	S 88° 53' 58" W	10° 38' 10"
C3	616.25'	10.54'	69.93'	S 73° 35' 38" E	10° 38' 10"

NOTES:

BOUNDARIES AS SHOWN ARE BASED ON WYOMING TITLE E AND RESROW TITLE COMMITMENT ORDER NO. W-25892 AND W-25129 AND MEASUREMENTS TAKEN DURING A FIELD SURVEY CONDUCTED ON 8/9/2021.

EXISTMENTS OF SIGHT AND RECORD NOT SHOWN HEREON MAY EXIST.

VERTICAL DATUM IS NAVD83.

BUILDING FOOTPRINTS DO NOT REPRESENT ARCHITECTURAL DIMENSIONS AND ARE SHOWN FOR REFERENCE ONLY.

UTILITIES AS SHOWN ARE MAPPED FROM MARKS PROVIDED BY MAGIC VALLEY LOCATES (MVL) AND RECORD DATA PROVIDED BY LOWER VALLEY ENERGY (LVE). BALKER AERIAL MAPPING AND SURVEYING RECOMMENDS CALLING ONE CALL OR WYOMING 800-TO-TERRAINING FOR ANY EXCAVATION.

FEMA FLOOD HAZARD ZONE: X, AREA OF MINIMAL FLOOD HAZARD

ERRATA: PLAN 16-02015
PLAN NUMBER: 56069-25253

AERIAL IMAGERY SHOWN IS TAKEN FROM TETON COUNTY CONSERVATION DISTRICT 2017 AND MAY NOT REFLECT CHANGES AFTER THAT DATE.

LEGEND	
⊙	BATHY BAR PELS 2012 FOUND ON THIS SURVEY
○	ALUMINUM CAP PLS 381 FOUND THIS SURVEY
□	1" IRON PIPE FOUND THIS SURVEY
⊕	RECORD POINT
⊕	CATCH BASIN
⊕	SEWER MAN HOLE
⊕	TRANSFORMER
⊕	TELECOMMUNICATIONS PEDISTAL
⊕	UTILITY POLE
⊕	FIRE HYDRANT
⊕	WATER VALVE
---	UNDERGROUND POWER LINE
---	UNDERGROUND TELECOMMUNICATIONS
---	SEWER
---	EDGE OF GRAVEL
---	EDGE OF ASPHALT
---	EDGE OF CONCRETE
---	FLOW LINE
---	TOP OF BANK
---	TOE
---	ROAD EASEMENT
---	SURVEY REFERENCE LINE