



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
- 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 2, 2024

Item #: P24-104

Planner: Tyler Valentine

Phone: 733-0440 ext. 1305

Email: tvalentine@jacksonwy.gov

Owner

Mogul Hospitality Partners-Jackson, LLC
PO Box 998
Midway, UT 84049

Applicant

Summit Consulting Grp.
Randy Schrauder, PE
PO Box 6482
Jackson, WY 83002

REQUESTS:

The applicant is submitting a request for a Boundary Adjustment for the properties located at 1050, 1060 and 1080 South Park Loop Road, legally known as:

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

Respective PIDNs:
22-40-16-06-1-00-010
22-40-16-06-1-00-011
22-40-16-06-1-00-012

For questions, please call Tyler Valentine at 733-0440, x1305 or email to the address shown below. Thank you.

Please respond by: July 23, 2024 (with Comments)

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



BOUNDARY ADJUSTMENT (BDJ)

MOGUL HOSPITALITY PARTNERS – THE LOOP, LLC

Location:

PT LOT 1 & LOT 2, NE1/4 NE1/4, SEC. 6, TWP. 40, RNG. 116
PIDN: 22-40-16-06-1-00-010, 011 & 012
1050, 1060 & 1080 South Park Loop Road
Town of Jackson, Wyoming

Prepared For:

Mogul Hospitality Partners – The Loop, LLC
c/o Rachel Lambert, VP of Construction
PO Box 998
Midway, UT 84049-0998
rachell@mogulcapital.com
(602) 885-2342

SCG Project No. 164211

Delivered: June 17, 2024



June 17, 2024

Town of Jackson Planning and Building
 PO Box 1687
 150 E Pearl Street
 Jackson, WY 83001
 (Ph) [307-733-0440](tel:307-733-0440)
planning@jacksonwy.gov

RE: BOUNDARY ADJUSTMENT (BDJ)
Property Owner - Mogul Hospitality Partners – The Loop, LLC
Town of Jackson, Wyoming

Hello,

–
 Please accept this boundary adjustment (BDJ) request package on behalf of the property owner, Mogul Hospitality Partners – The Loop, LLC (Mogul). Rachel Lambert, VP of Construction for Mogul, is the owners' designated contact. Please copy Rachel (rachell@mogulcapital.com, 602.885.2342) on all correspondences regarding this application.

This submittal includes the following files:

1. Planning Permit Application for Boundary Adjustment (BDJ)
2. Letter of Authorization
3. Quitclaim Deed (3 tracts into 1 tract)
4. Exhibit A to the Quitclaim – Legal Description of Combined Tract
5. Map of Survey for the Boundary Adjustment

The permit application fee will be paid via phone, upon confirmation of receipt from TOJ.

The subject property addresses are 1050, 1060 and 1080 South Park Loop Road and are under Mogul Hospitality Partners – The Loop, LLC ownership. The three (3) properties are not within a subdivision and not subject to HOA and, therefore, are exempt from the standards of Section 8.5.4. – Subdivision Plat. The properties are between Middle School Road to the west and Gregory Lane to the east.

A ZCV for Boundary Adjustment has been submitted to the Town of Jackson (TOJ) Planning Department (P24-059). The TOJ Planning Director found the property, portion of property or attribute of the property in question to comply with all relevant standards of the LDRs, other Town Ordinances and is in substantial conformance with all standards or conditions of approval.



Following the approval of the ZCV - BDJ, please find attached a new map of survey (T-map) and a conveyance instrument (Quit Claim Deed) which legally merges the three (3) adjoining lots into one (1) lot. The newly created single property will remain unplatted and in private ownership by Mogul. Proposed utility easements are shown on the new map of survey. Existing utility easements will be vacated by separate documents.

We appreciate the opportunity to work with you on this project.

Sincerely,

Summit Consulting Group, LLC

A handwritten signature in black ink, appearing to read 'Randy Schrauder, P.E.' The signature is fluid and cursive.

Randy Schrauder, P.E.

Attachments:



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: _____

Physical Address: _____

Lot, Subdivision: _____ PIDN: _____

PROPERTY OWNER.

Name: _____ Phone: _____

Mailing Address: _____ ZIP: _____

E-mail: _____

APPLICANT/AGENT.

Name: _____ Phone: _____

Mailing Address: _____ ZIP: _____

E-mail: _____

DESIGNATED PRIMARY CONTACT.

_____ Property Owner _____ Applicant/Agent

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



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: 6/18/24

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 - The Loop, LLC, James Bradley Wagstaff (Manager)

Mogul Hospitality Partners -

Being duly sworn, deposes and says that The Loop, LLC is the owner in fee of the premises located at:

Name of property owner as listed on deed

Address of Premises: 1050, 1060, 1080 South Park Loop Road, Jackson, WY

Legal Description: PIDN: 22-40-16-06-1-00-010 / 22-40-16-06-1-00-011 / 22-40-16-06-1-00-012

Please attach additional sheet for additional addresses and legal descriptions

And, that the person named as follows: Name of Applicant/agent: Randy Schrauder / Summit Consulting Group

Mailing address of Applicant/agent: PO Box 6482, Jackson, WY 83002

Email address of Applicant/agent: randy@scgengineering.com

Phone Number of Applicant/agent: 307-413-4399

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 Demolition Permit

Other (describe) BDT 17CV

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.

James Bradley Wagstaff
Property Owner Signature
MANAGER

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 Wasatch)

)

The foregoing instrument was acknowledged before me by James Bradley Wagstaff this 18th day of June 2024. WITNESS my hand and official seal.

Notary Public



JULIE C GILES
Notary Public
State Of Utah
My Commission Expires 11-22-2026
COMMISSION NO. 728066

My commission expires: 11-22-2026

QUITCLAIM DEED

1050, 1060 & 1080 SPLR

Mogul Hospitality Partners – The Loop, LLC, GRANTOR for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, remises, releases and forever quitclaims unto **Mogul Hospitality Partners – The Loop, LLC, GRANTEE**, with mailing address of 376 E Gateway Drive Suite 201, Heber City UT 84032-4616, all right, title, interest, claim and demand that the Grantor has or ought to have, in and to all of the following described real property situated in Teton County, Wyoming, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Together with and including all improvements thereon and all appurtenances and hereditaments thereunto belonging. Subject to all covenants, conditions, restrictions, easements, reservations and rights-of-way of sight and/or record.

1050 SPLR PIDN 22-40-16-06-1-00-010

1060 SPLR PIDN 22-40-16-06-1-00-011

1080 SPLR PIDN 22-40-16-06-1-00-012

All as shown on that Map recorded this same date as Map T _____.

Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming.

[signature page to follow]

GRANTOR

Mogul Hospitality Partners – The Loop, LLC
By: Brad Wagstaff, Manager

STATE OF UTAH)
COUNTY OF _____)
) SS

On this _____ day of June, 2024, before me, the undersigned Notary Public, personally appeared Brad Wagstaff for Mogul Hospitality Partners – The Loop, LLC, a Delaware limited liability company, and known to me, or proven by satisfactory evidence, to be the Manager of the company that executed the foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of the company, by authority of Statute, its articles of organization or its operating agreement, for the uses and purposes therein mentioned, and on oath stated that such person is authorized to execute said instrument on behalf of the limited liability company.

Notary Public

Exhibit A
Legal Description of Combined Tract

A parcel of land located within the Government Lots 1 and 2 of Section 6, T. 40 N., R. 116 W., 6th P.M., Teton County, Wyoming, being more particularly described by the following metes and bounds:

BEGINNING at a point on the south right-of-way line of South Park County Road No. 22-1, being coincident with the northeast corner of Parcel 2 as shown on Map T-311F recorded in the Office of the Clerk of Teton County, Wyoming, and marked by a 2.5-inch diameter aluminum cap inscribed "PLS 3831";

THENCE N 81°49'54" E, 281.15 feet, along said right-of-way line to a point marked by a 1-inch diameter iron pipe;

THENCE N 64°57'07" E, 134.01 feet, continuing along said right-of-way line to a point marked by steel T-stake with a chrome cap inscribed "PE & LS 2612";

THENCE N 64°53'52" E, 81.85 feet, continuing along said right-of-way line to a point marked by a 1-inch diameter iron pipe;

THENCE N 50°29'02" E, 20.37 feet, continuing along said right-of-way line to a point marked by a steel T-stake with a chrome cap inscribed "PE & LS 2612";

THENCE S 26°55'20" E, 3.41 feet, departing said right-of-way line and along the line common to those tracts labeled "42P93 & 94" as shown on Map T-311D recorded in said Office, to a point marked by a steel T-stake with a chrome cap inscribed "PE & LS 2612";

THENCE S 26°55'20" E, 145.93 feet, continuing along said common line to a point marked by a 5/8-inch diameter rebar with a 2-inch diameter aluminum cap inscribed "PLS 16012" set this survey;

THENCE S 57°06'43" W, 89.24 feet, along the south line of the westerly tract labeled "42P93 & 94" as shown on Map T-311D, to a point marked by a 24-inch long, 5/8-inch diameter rebar with a 2-inch diameter aluminum cap inscribed "PLS 16012" set this survey;

THENCE S 57°23'05" W, 50.22 feet, along the south line of that tract labeled "105P749-751" to a point marked by a steel T-stake with a chrome cap inscribed "PE & LS 2612";

THENCE S 66°01'26" W, 68.79 feet, continuing along said south line to a point marked by a steel T-stake with a chrome cap inscribed "PE & LS 2612";

THENCE S 74°18'24" W, 78.52 feet, continuing along said south line to a point marked by a 24-inch long, 5/8-inch diameter rebar with a 2-inch diameter aluminum cap inscribed "PLS 16012" set this survey;

THENCE S 74°29'23" W, 21.50 feet, along the south line of that tract labeled "Edward J. & Margaret E Feuz" as shown on Map T-312A recorded in said Office, to a point marked by a 24-inch long, 5/8-inch diameter rebar with a 2-inch diameter aluminum cap inscribed "PLS 16012" set this survey;

THENCE S 71°16'36" W, 166.93 feet, continuing along said south to a point marked by a 24-inch long, 5/8-inch diameter rebar with a 2-inch diameter aluminum cap inscribed "PLS 16012" set this survey;

THENCE S $71^{\circ}38'31''$ W, 92.38 feet, continuing along said south to a point marked by a 24-inch long, 5/8-inch diameter rebar with a 2-inch diameter aluminum cap inscribed "PLS 16012" set this survey;

THENCE N $9^{\circ}45'35''$ W, 187.99 feet, along the line common to said tract labeled "Edward J. & Margaret E Feuz" and Parcels 3 and 2 as shown on said Map T-311F, to a point marked by a 1-inch diameter iron pipe

THENCE N $9^{\circ}45'35''$ W, 9.42 feet, continuing along said common line to a point marked by a 2.5-inch diameter aluminum cap inscribed "PLS 3831";

THENCE N $9^{\circ}45'35''$ W, 7.59 feet, continuing along said common line to the **POINT OF BEGINNING**.

Said parcel encompasses 2.09 acres, more or less.

The basis of bearings for this description is S $9^{\circ}45'35''$ E along the line common to that tract labeled "Edward J. & Margaret E Feuz" as shown on Map T-312A and Parcels 3 and 2 as shown on said Map T-311F, recorded in said Office.

All in accordance with that Map of Survey Boundary Line Adjustment prepared for Mogul Hospitality Partners – The Loop, LLC.

NOTES

Measured bearings and distances shown hereon were determined from found survey monuments and boundary resolution principles. Record bearings and distances shown hereon are derived from Map T-311D and Map T-312A, recorded in the Office of the Clerk of Teton County, Wyoming. Adjoining properties are shown hereon for reference only.

This survey is based on the notes and data of field surveys conducted during December of 2022, January and May of 2023, and April and May of 2024, and will not reflect any changes to site conditions occurring after field work was completed.

The basis of bearings for this survey is N 81°49'54" E as measured along the north line of Parcel 3 described in Document No. 1081855, and shown as that Feuz Tract on Map T-312A.

All horizontal ground measurements are in units of US Survey Feet.

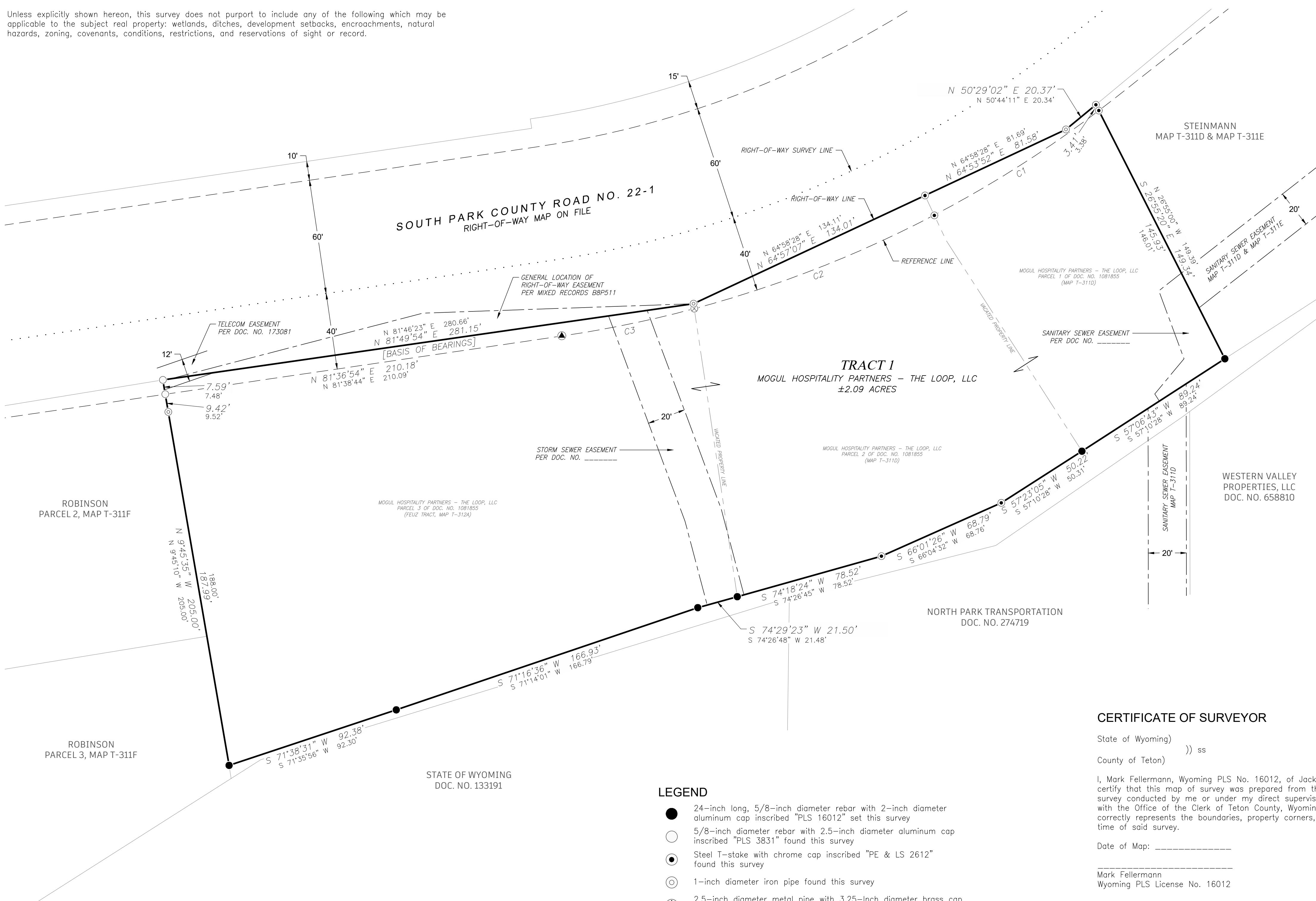
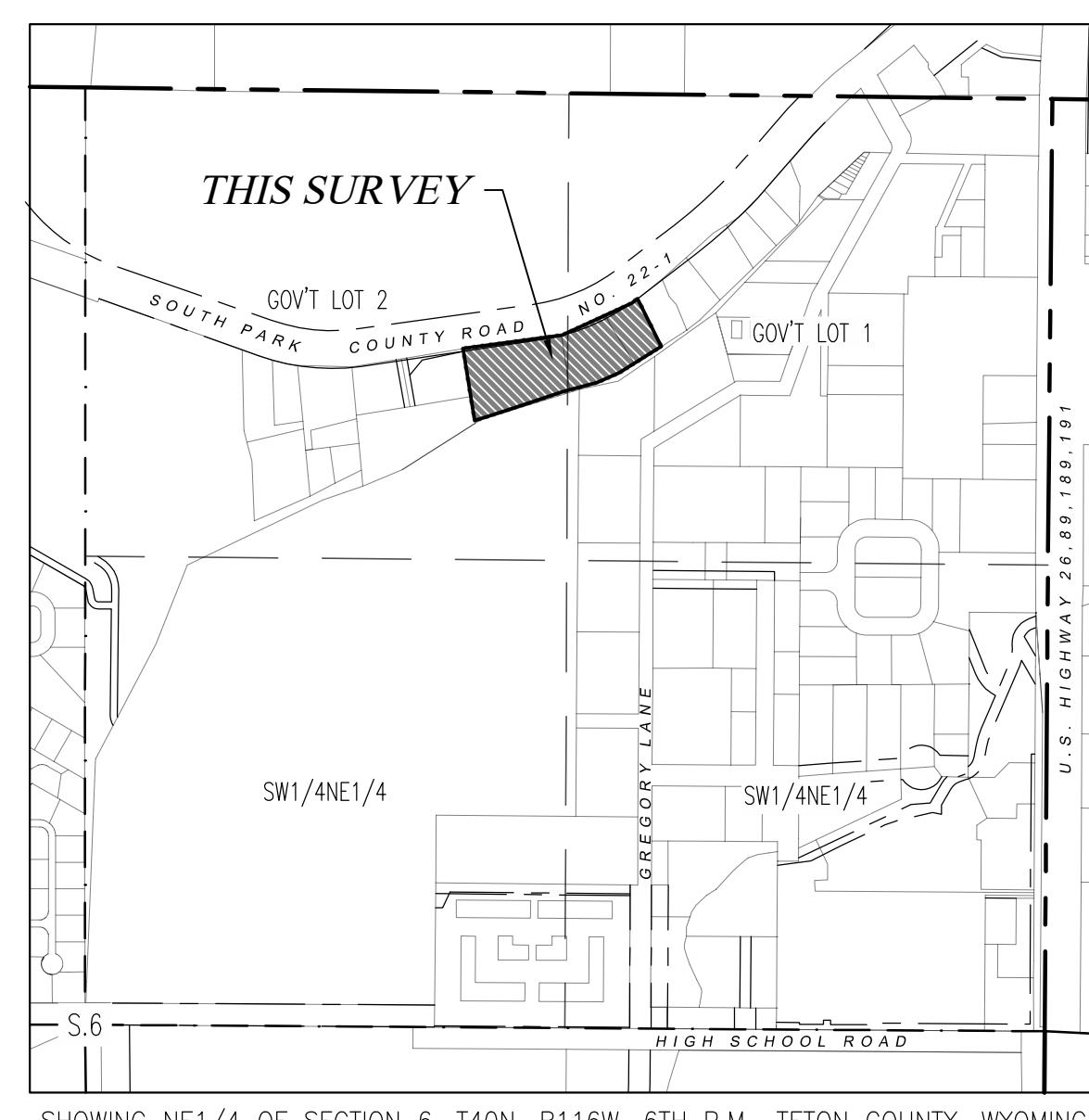
Unless explicitly shown hereon, this survey does not purport to include any of the following which may be applicable to the subject real property: wetlands, ditches, development setbacks, encroachments, natural hazards, zoning, covenants, conditions, restrictions, and reservations of right or record.

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	102.37'	612.96'	9°34'08"	S 57°37'10" W	102.25'
C1 REC	102.41'	612.96'	9°34'23"	S 57°35'46" W	102.29'
C2	135.30'	612.96'	12°38'49"	N 68°43'38" E	135.02'
C2 REC	135.54'	612.96'	12°40'09"	N 68°43'02" E	135.26'
C3	70.94'	612.96'	6°37'52"	N 78°21'58" E	70.90'
C3 REC	70.55'	612.96'	6°35'41"	N 78°20'57" E	70.51'

VICINITY MAP

SCALE: 1" = 500'



CERTIFICATE OF OWNERS

State of Wyoming) ss
County of Teton)

The undersigned hereby certifies that this Boundary Line Adjustment of those unplatued parcels conveyed by Document No. 1081855 and situated within Government Lots 1 and 2 of Section 6, T. 40 N., R. 116 W., Teton County, Wyoming, as shown hereon, is with the free consent and in accordance with the desires of the owner and proprietor of said lands.

SIGNATURE BY SEPARATE AFFIDAVIT
Mogul Hospitality Partners - The Loop, LLC

LEGEND

- 24-inch long, 5/8-inch diameter rebar with 2-inch diameter aluminum cap inscribed "PLS 16012" set this survey
- 5/8-inch diameter rebar with 2.5-inch diameter aluminum cap inscribed "PLS 3831" found this survey
- Steel T-stake with chrome cap inscribed "PE & LS 2612" found this survey
- 1-inch diameter iron pipe found this survey
- ▲ 2.5-inch diameter metal pipe with 3.25-inch diameter brass cap inscribed "PE & LS 2612" found this survey
- ⊗ Point of record - nothing found or set this survey

- Measured Property Boundary
- Adjoining Property Boundary
- Vacated Property Boundary
- Easement Line
- Right-of-Way Survey Line
- Right-of-Way Reference Line

ACKNOWLEDGEMENT

The foregoing instrument was acknowledged before me by Mark Fellermann on this _____ day of _____, 20____.

Witness my hand and official seal.

Notary Public

My commission expires:

MAP OF SURVEY
BOUNDARY LINE ADJUSTMENT
Prepared for
MOGUL HOSPITALITY PARTNERS -
THE LOOP, LLC
Showing
TRACT 1
Located within
GOVERNMENT LOTS 1 & 2 OF SECTION 6
T. 40 N., R. 116 W., 6TH P.M.
Teton County, Wyoming