



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

Date: July 30, 2025	REQUESTS: The applicant is submitting a request for a Basic Use Permit for a short-term rental for the property located at 525 E Simpson Ave. PIDN: 22-41-16-34-1-19-008 For questions, please call Katelyn Page at 733-0440 x 1302 or email the address shown. Thank you.
Item #: P25-144	
Planner: Katelyn Page Phone: 733-0440 ext. 1302 Email: kpage@jacksonwy.gov	
Owner Elizabeth Barrett PO Box 4519 Jackson, WY 83001 Applicant Same	
Please respond by August 20, 2025 (with Comments)	

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

Narrative Description of use for STR Application with the Town of Jackson


525 E. Simpson Avenue

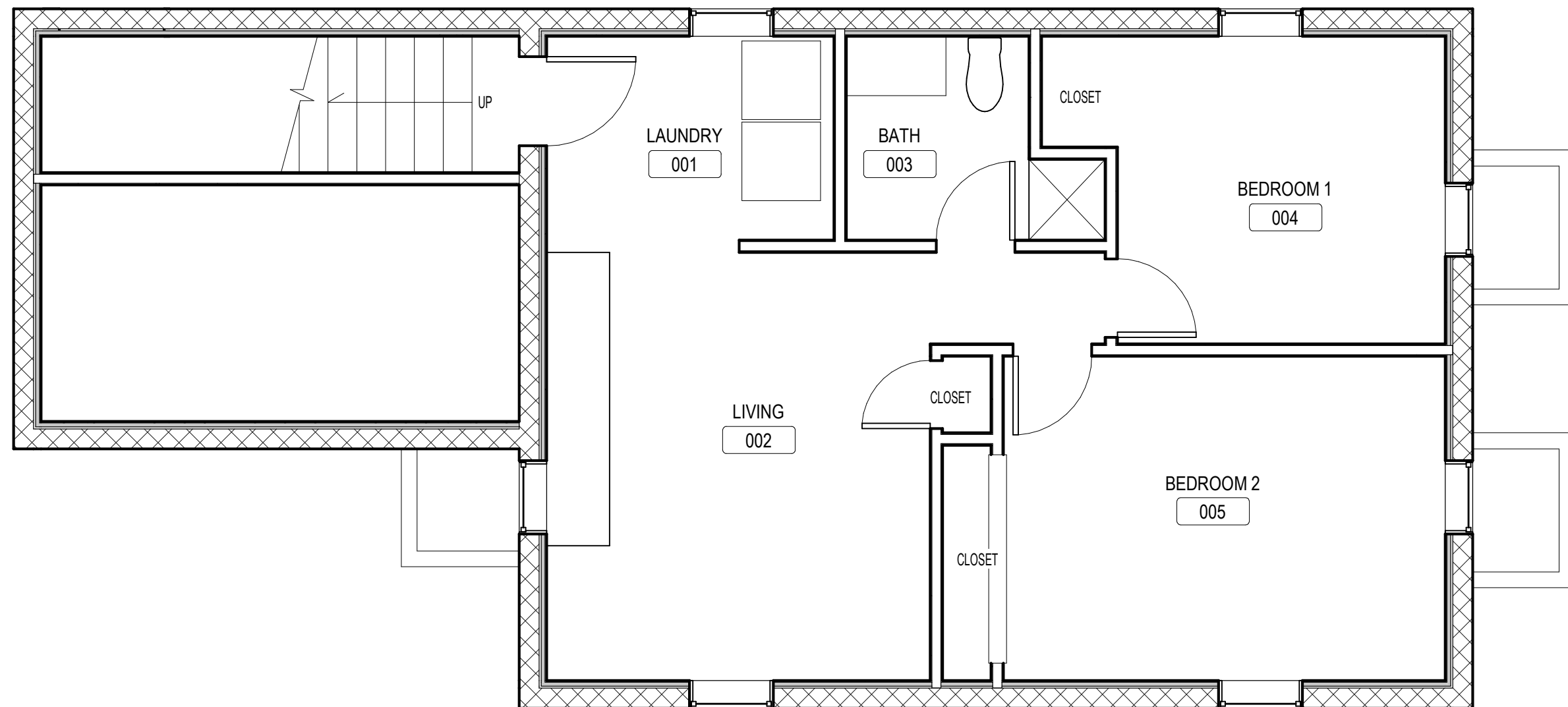
I am the owner of 525 E. Simpson Avenue and am interested in securing a STR Permit so that I can have flexibility in rental terms for the 1550 SF 2BR / 1.5 Bath residency when I am not using it. The home is set back from the street with a private gravel driveway along the side boundary of the property which will facilitate plenty of parking space.



Main Level Floor Plan

525 E Simpson Ave
Jackson, WY 83001

N 
SCALE: 1/4" = 1'-0"



SCALE: 1/4" = 1'-0"

Lower Level Floor Plan

525 E Simpson Ave
Jackson, WY 83001

SHORT-TERM RENTAL NEIGHBORHOOD NOTICE

****Required for all STRs *outside* the Lodging Overlay****

Per the Town of Jackson Land Development Regulations, property owners or their agents must provide notice to the owners of neighboring parcels within 200 feet of the short-term rental property. **The Town of Jackson Planning Department must be a recipient of this notice.** A copy of the notice and a list of the recipients must be included in the application and submitted using Smartgov.

Rental Physical Address: 525 E SIMPSON AVE, JACKSON, WY 83001

Bldg./Apt: _____ City: _____ State: _____ Zip Code: _____

For questions or concerns regarding rental operations for this property please contact:

Owner or Managing Agent (Required to be on call 24/7 and located within Teton County, WY)

Name: LIZ BARRETT

Post Office Box: PO BOX 4519 City: JACKSON State: WY Zip Code: 83001

Phone Number: (704) 654-5114

Fax/email address: ELIZ.BARRETT@GMAIL.COM

For more information regarding residential short-term rentals ***outside*** the Lodging Overlay, within The Town of Jackson, please see the Town of Jackson website at:

<https://www.jacksonwy.gov/335/Short-Term-Rentals>.



JACKSON HOLE
TITLE & ESCROW

255 Buffalo Way/PO Box 921, Jackson, WY 83001
Phone (307)733-3153 - Fax (307)733-9534

To: **Jackson Hole Real Estate Associates, LLC**
Attention: **John M. Scott**

Order No.: **679609JAC**

JH Sotheby's International Realty
Attention: **Brett McPeak**

Reference: **Delaney - Barrett**

Property: **Lot 9 of Block 2 of the John D. Hall Plat, Teton County, Wyoming.**

ENCLOSED please find the following:

- Title Commitment
- Hyperlinked Title Excepotions

Thanks for choosing Jackson Hole Title & Escrow for your transaction, we look forward to working with you. Please feel free to contact me directly if you have any questions.

Sincerely,

Nancy Hughes, Manager
nhughes@jhtitle.com

enc.

File No.: 679609JAC

Commitment for Title Insurance

Issued By Old Republic National Title Insurance Company

Old Republic National Title Insurance Company, a Minnesota corporation ("Company"), for a valuable consideration, commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the Proposed Insured named in Schedule A, as owner or mortgagee of the estate or interest in the land described or referred to in Schedule A, upon payment of the premiums and charges and compliance with the Requirements; all subject to the provisions of Schedules A and B and to the Conditions of this Commitment.

This Commitment shall be effective only when the identity of the Proposed Insured and the amount of the policy or policies committed for have been inserted in Schedule A by the Company.

All liability and obligation under this Commitment shall cease and terminate six (6) months after the Effective Date or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue the policy or policies is not the fault of the Company.

The Company will provide a sample of the policy form upon request.

IN WITNESS WHEREOF, Old Republic National Title Insurance Company has caused its corporate name and seal to be affixed by its duly authorized officers on the date shown in Schedule A.

Issued through the Office of:

Jackson Hole Title & Escrow
255 Buffalo Way/PO Box 921, Jackson, WY 83001

Authorized Signature

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
A Stock Company
400 Second Avenue South, Minneapolis, Minnesota 55401
(612) 371-1111

By  President

Attest  Secretary

CONDITIONS

1. The Term Mortgage, when used herein, shall include deed of trust, trust deed, or other security instrument.
2. If the proposed Insured has or acquired actual knowledge of the defect, lien, encumbrance, adverse claim or other matter affecting the estate or interest or mortgage thereon covered by this Commitment other than those shown in Schedule B hereof, and shall fail to disclose such knowledge to the Company in writing, the Company shall be relieved from liability for any loss or damage resulting from any act of reliance hereon to the extent the Company is prejudiced by failure to so disclose such knowledge. If the proposed Insured shall disclose such knowledge to the Company, or if the Company otherwise acquires actual knowledge of any such defect, lien, encumbrance, adverse claim or other matter, the Company at its option may amend Schedule B of this Commitment accordingly, but such amendment shall not relieve the Company from liability previously incurred pursuant to paragraph 3 of these Conditions and Stipulations.
3. Liability of the Company under this Commitment shall be only to the named proposed Insured and such parties included under the definition of Insured in the form of policy or policies committed for and only for actual loss incurred in reliance hereon in undertaking in good faith (a) to comply with the requirements hereof, or (b) to eliminate exceptions shown in Schedule B, or (c) to acquire or create the estate or interest or mortgage thereon covered by this Commitment. In no event shall such liability exceed the amount stated in Schedule A for the policy or policies committed for and such liability is subject to the insuring provisions and Conditions and Stipulations and the Exclusions from Coverage of the form of policy or policies committed for in favor of the proposed Insured which are hereby incorporated by reference and are made a part of this Commitment except as expressly modified herein.
4. This Commitment is a contract to issue one or more title insurance policies and is not an abstract of title or a report of the condition of title. Any action or actions or rights of action that the proposed Insured may have or may bring against the Company arising out of the status of the title to the estate or interest or the status of the mortgage thereon covered by this Commitment must be based on and are subject to the provisions of this Commitment.
5. The policy to be issued contains an arbitration clause. All arbitrable matters when the amount of Insurance is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties.
You may review a copy of the arbitration rules at: <http://www.alta.org/>.

FILE NO.: 679609JAC**COMMITMENT****SCHEDULE A**

1. Effective Date: April 19, 2018 at 8:00 AM

2. Policy or Policies to be issued:

Policy Amount Premium Amount

Policy or Policies to be issued:

ALTA Owner's Policy (6/17/06) ORT Form 4309
(Premium amount reflects no available credit)**\$780,000.00 \$2,150.00**

Proposed Insured:

Elizabeth Barrett and/or assigns

Policy or Policies to be issued:

ALTA Loan Policy (6/17/06) ORT Form 4310
(Premium Amount reflects 50% credit)**\$TBD \$TBD**

Proposed Insured:

To be determined, its successors and/or assigns, as their interests may appear.Endorsements: **Lender to Advise****\$TBD**

3. Title to the fee simple estate or interest in the land described or referred to in this commitment is at the effective date vested in:

Phillip T. Delaney and Dinah R. Delaney, husband and wife

4. The Land referred to in this Commitment is described as follows:

Lot 9 of Block 2 of the John D. Hall Plat, Teton County, Wyoming, according to that plat recorded in the Office of the Teton County Clerk on August 12, 1947 as Plat Number [131](#).

Schedule B-I

Requirements

1. Pay the full consideration to, or for the account of, the Grantors and/or Mortgagees for the estate or interest to be insured.
2. Proper instrument(s) creating the estate or interest to be insured must be executed and duly filed for record, to-wit:

a. **Warranty Deed**

From Phillip T. Delaney and Dinah R. Delaney
Vesting fee simple title in Elizabeth Barrett

A Statement of Consideration is required with each transfer of title in the State of Wyoming per Wyoming Statute 34-1-142.

b. **Mortgage**

Executed by: Elizabeth Barrett
in favor of: To be determined
To secure a loan of: \$TBD

All Grantors/Mortgagors must cite marital status and their spouses, if any, must join in the execution of the Deed and/or Mortgage for the purpose of waiving any homestead rights they may have.

3. Pay all taxes, charges and assessments levied and assessed against the subject premises which are due and payable as follows:

Tax ID#	Tax Year	1st Half Tax Status	2nd Half Tax Status
OJ-000069	2017	\$1,093.16 is PAID	\$1,093.15 is PAID

2018 taxes are an accruing lien not yet due or payable.

We recommend that the person responsible for closing this transaction verify this tax information prior to closing.

*Real Estate Taxes are payable as follows

*If making one payment: Due on or before December 31.

*If making two payments: First half payable September 1 and delinquent November 10; second half due March 1 and delinquent May 10.

4. Lien Coverage: To remove Exception(s) 4 shown in Schedule B, Section 2, hereof from the Policy when issued, the following document(s) must be provided to us:

Owner's Affidavit executed by: Phillip T. Delaney and Dinah R. Delaney

Borrower's Affidavit executed by: Elizabeth Barrett

Affidavits shall serve as satisfactory evidence that any improvements and/or repairs or alterations thereto are completed; that any contractors, sub-contractors, laborers and materialmen are all paid; and have released of record all liens or notice of intent to perfect a lien for labor or material.

5. In order to remove Exception number **10** please provide a **Cancellation, Satisfaction or Release of Mortgage.**
6. In order to remove Exception number **11** please provide a **Cancellation, Satisfaction or Release of Mortgage.**

Schedule B-II

Exceptions

Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:

1. Any facts, rights, interest or claims which are not shown by the public records but which could be ascertained by an inspection of the land or which may be asserted by persons in possession, or claiming to be in possession, thereof.
2. Easements, liens, encumbrances, or claims thereof, which are not shown by the public records.
3. Any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the Land and that is not shown by the public records.
4. Any lien, or right to a lien, imposed by law for services, labor or material heretofore or hereafter furnished, which lien, or right to a lien, is not shown by the public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; or (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.
6. Any right, title or interest in any minerals, mineral rights, or related matters, including but not limited to oil, gas, coal, and other hydrocarbons, whether or not shown by the public record.
7. (a) Taxes, assessments or special levies which are not now payable or which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.

Real Property Taxes for the year 2018 and subsequent years. (See Schedule B, Section 1, Number 3 for tax status)

(b) Any service, installation, connection, maintenance or construction charges for sewer, water, electricity or garbage collection or disposal or other utilities unless shown as an existing lien by the public records.

8. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the Effective Date but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.

Schedule B-II

Exceptions

Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:

9. Covenants, conditions, restrictions, reservations, easements, encroachments, ditches, roadways, rights-of-way, common areas and building set back requirements as delineated on the recorded Plat Number [131](#), records of Teton County, Wyoming.
10. **Mortgage** dated March 26, 1999, to secure an original indebtedness of \$144,000.00, and any other amounts and/or obligations secured thereby.
Recorded: 04/05/99, as Book 374 of Photo, Page(s) 393-398.
Mortgagor: Phillip T. Delaney and Dinah R. Delaney, husband and wife
Mortgagee: All American Liberty Mortgage, Inc.

Assigned to Standard Federal Bank, a Federal Savings Bank, by instrument recorded 04/05/99, as Book 374 of Photo, Page(s) 399-400.

NOTE: There appears that there may have been an attempt to release this Mortgage. However, the release recorded in Book 494 of Photo, Page 92 references the incorrect recording information for the Mortgage and therefore is defective.

11. **Mortgage** dated October 10, 2012, to secure an original indebtedness of \$200,000.00, and any other amounts and/or obligations secured thereby.
Recorded: 10/10/12, in Book 821 of Photo, Page(s) 977-995
Mortgagor: Phillip T. Delaney and Dinah R. Delaney, husband and wife, as tenants by the entirety
Mortgagee: Mortgage Electronic Registration Systems, Inc. as nominee for Quicken Loans Inc.

INFORMATIONAL NOTES

- Exception(s) **1 through 4** will be deleted from the Loan Policy to be issued upon our satisfactory receipt of all Requirements.
- Exception(s) **4** will be deleted from the Owner's Policy to be issued upon our satisfactory receipt of all Requirements.
- The following property address and PIDN Number are provided for informational purposes only:

525 East Simpson Avenue Jackson, WY 83001

PIDN Number: 22-41-16-34-1-19-008

- Other than as shown in Schedule B; we find no Judgment Liens, State Tax Liens, Federal Tax Liens or Child Support Liens of record which attach to the name(s) or interest of the vested owner and/or proposed insured owner/borrower.

FACTS
**WHAT DOES OLD REPUBLIC TITLE
DO WITH YOUR PERSONAL INFORMATION?**

Why?	Financial companies choose how they share your personal information. Federal law gives consumers the right to limit some but not all sharing. Federal law also requires us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand what we do.		
What?	<p>The types of personal information we collect and share depend on the product or service you have with us. This information can include:</p> <ul style="list-style-type: none">• Social Security number and employment information• Mortgage rates and payments and account balances• Checking account information and wire transfer instructions <p>When you are <i>no longer</i> our customer, we continue to share your information as described in this notice.</p>		
How?	All financial companies need to share customers' personal information to run their everyday business. In the section below, we list the reasons financial companies can share their customers' personal information; the reasons Old Republic Title chooses to share; and whether you can limit this sharing.		
Reasons we can share your personal information		Does Old Republic Title share?	Can you limit this sharing?
For our everyday business purposes — such as to process your transactions, maintain your account(s), or respond to court orders and legal investigations, or report to credit bureaus		Yes	No
For our marketing purposes — to offer our products and services to you		No	We don't share
For joint marketing with other financial companies		No	We don't share
For our affiliates' everyday business purposes — information about your transactions and experiences		Yes	No
For our affiliates' everyday business purposes — information about your creditworthiness		No	We don't share
For our affiliates to market to you		No	We don't share
For non-affiliates to market to you		No	We don't share

Questions

Go to www.oldrepublictitle.com (Contact Us)

Who we are

Who is providing this notice?

Companies with an Old Republic Title name and other affiliates. Please see below for a list of affiliates.

What we do

How does Old Republic Title protect my personal information?

To protect your personal information from unauthorized access and use, we use security measures that comply with federal law. These measures include computer safeguards and secured files and buildings. For more information, visit <http://www.OldRepublicTitle.com/newnational/Contact/privacy>.

How does Old Republic Title collect my personal information?

We collect your personal information, for example, when you:

- Give us your contact information or show your driver's license
- Show your government-issued ID or provide your mortgage information
- Make a wire transfer

We also collect your personal information from others, such as credit bureaus, affiliates, or other companies.

Why can't I limit all sharing?

Federal law gives you the right to limit only:

- Sharing for affiliates' everyday business purposes - information about your creditworthiness
- Affiliates from using your information to market to you
- Sharing for non-affiliates to market to you

State laws and individual companies may give you additional rights to limit sharing. See the "Other important information" section below for your rights under state law.

Definitions

Affiliates

Companies related by common ownership or control. They can be financial and nonfinancial companies.

- *Our affiliates include companies with an Old Republic Title name, and financial companies such as Attorneys' Title Fund Services, LLC, Lex Terrae National Title Services, Inc., Mississippi Valley Title Services Company, and The Title Company of North Carolina.*

Non-affiliates

Companies not related by common ownership or control. They can be financial and non-financial companies.

- *Old Republic Title does not share with non-affiliates so they can market to you*

Joint marketing

A formal agreement between non-affiliated financial companies that together market financial products or services to you.

- *Old Republic Title doesn't jointly market.*

Other Important Information

Oregon residents only: We are providing you this notice under state law. We may share your personal information (described on page one) obtained from you or others with non-affiliate service providers with whom we contract, such as notaries and delivery services, in order to process your transactions. You may see what personal information we have collected about you in connection with your transaction (other than personal information related to a claim or legal proceeding). To see your information, please click on "Contact Us" at www.oldrepublictitle.com and submit your written request to the Legal Department. You may see and copy the information at our office or ask us to mail you a copy for a reasonable fee. If you think any information is wrong, you may submit a written request online to correct or delete it. We will let you know what actions we take. If you do not agree with our actions, you may send us a statement.

Affiliates Who May be Delivering This Notice

American First Abstract, LLC	American First Title & Trust Company	American Guaranty Title Insurance Company	Attorneys' Title Fund Services, LLC	Compass Abstract, Inc.
eRecording Partners Network, LLC	Genesis Abstract, LLC	Kansas City Management Group, LLC	L.T. Service Corp.	Lenders Inspection Company
Lex Terrae National Title Services, Inc.	Lex Terrae, Ltd.	Mara Escrow Company	Mississippi Valley Title Services Company	National Title Agent's Services Company
Old Republic Branch Information Services, Inc.	Old Republic Diversified Services, Inc.	Old Republic Exchange Company	Old Republic National Title Insurance Company	Old Republic Title and Escrow of Hawaii, Ltd.
Old Republic Title Co.	Old Republic Title Company of Conroe	Old Republic Title Company of Indiana	Old Republic Title Company of Nevada	Old Republic Title Company of Oklahoma
Old Republic Title Company of Oregon	Old Republic Title Company of St. Louis	Old Republic Title Company of Tennessee	Old Republic Title Information Concepts	Old Republic Title Insurance Agency, Inc.
Old Republic Title, Ltd.	Republic Abstract & Settlement, LLC	Sentry Abstract Company	The Title Company of North Carolina	Title Services, LLC
Trident Land Transfer Company, LLC				