

*Jazmynn B. Pok is a member of Parsons' Real Estate practice team where she serves a variety of clients in matters relating to land use, entitlements, leasing, real property and renewable energy transactions.*



## Jazmynn B. Pok

Associate | Salt Lake City

### Biography

Jazmynn's practice focuses on transactional work related to land use, zoning, leasing, real estate, and renewable energy. Jazmynn assists clients with land acquisition, new developments, commercial and residential property, and tenant-in-common, 1031 exchange, purchase and sale transactions, and renewable energy development projects.

Jazmynn earned her Juris Doctorate with High Honors from the University of Utah, S.J. Quinney College of Law. While in law school, Jazmynn externed for the Honorable Utah Supreme Court Chief Justice Matthew Durrant. Prior to law school, Jazmynn earned a Master of Strategic Communication degree and bachelor's degree in Environmental Studies from Westminster College.

### Experience

#### Land Acquisition and Joint Use Agreements

Represented six property owners in acquiring additional parcels of land for joint use, and preparing tenancy in common, land management, and reciprocal and restrictive easement agreements.

#### Retailer Land Use, Entitlement Analysis, Approvals and Expansions

Represented one of the nation's top retailers and analyzed title commitments, recorded exceptions, surveys, engineering reports, and local zoning and land use codes to determine whether the client is permitted to construct certain improvements to their existing property, and assists with drafting and negotiating agreements with neighboring landowners to facilitate the client's plans and entitlements.

### Contact information

801.536.6792

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### Capabilities

Real Estate

Resorts & Recreation

Trusts, Wills & Estates

Renewables

### Licensed/Admitted

Utah

Montana

Wyoming

**Solar Energy Acquisition**

Represented buyer in land acquisition of multiple utility scale solar project involving private, state, and BLM land, and including land acquisition, title, leasing, and entitlements.

**Renewable Energy**

Represented lender in financing of multiple utility scale solar project including land acquisition, title, leasing, and entitlements.

**Entitlement and Development of Mixed-use Project**

Lead counsel on 89-acre mixed-use development in Summit County, including residential, workforce housing, office, retail and hotel space.

**ASJ Ventures, LLC Acquisition**

Counseled the client on the acquisition and \$3 million financing of 250 units of a partially completed subdivision near Wye, Montana with significant upzoning potential.

**111X Pacific, LLC - Acquisition and Financing**

Represented the developer in the near-simultaneous \$46M acquisition of three adjacent properties in the core of downtown Tacoma, Wash. in reliance on the opportunity zone incentive, and the associated syndication and financing for the development of a mixed-use integrated project.

**Entitlement and Development of Major Retail and Hotel Development**

Lead counsel in the entitlement and development of an 89-acre mixed-use development in Park City and Deer Valley, Utah which includes a combined 1,086 units and 311,000 square feet of retail and hotel development.

**Accomplishments****Academic**

University of Utah, S.J. Quinney College of Law, Juris Doctorate, 2021

Westminster College, Master of Strategic Communication, 2015

Westminster College, Environmental Studies, 2009

**Associations****Professional**

Utah State Bar, Real Estate Practice Group

Member, Women Lawyers of Utah

**Community**

Executive Board Member, Neighborhood House

Past president, Attorneys of Color Affinity Group, Parsons Behle & Latimer

Mentor, UCLI

Member, Women's Leadership Initiative, Urban Land Institute – Utah

## **Presentations**

“Unlocking Montana Real Estate Law: Transactional Necessities and Must-Haves,” National Business Institute, Feb. 12, 2025

## **Articles**

Pass-Through Entities Considering Conservation Easements—Beware!, Oct. 16, 2024

Final Rule Regarding Transparency in Residential Real Estate Transfers, Sept. 5, 2024

Lithium Mining in Nevada: The White Gold Rush? June 8, 2021