


TITLE, RESTRICTIONS, & RESERVATIONS





- √ The CBJ received final plat approval from the Planning Commission in August 2015.
- √ The Renninger lots will be conveyed by a quitclaim deed.
- √ Questions about water rights can be answered by Alaska Department of Natural Resources (DNR) staff at (907) 586-3400.
- √ The CBJ will convey its property subject to all existing reservations of record.
- √ Purchasers of CBJ land are required to obtain title insurance. The City will provide a list of title insurance companies upon a successful bid.

IMPROVEMENTS



 Purchasers are responsible for properly locating improvements on their property and obtaining all necessary permits. Improvements must comply with all building setback requirements and all other applicable federal, state, and local regulations and permit requirements. Contact the CBJ's Community Development Department at (907) 586-0715 for information about setbacks and zoning regulations that apply to individual parcels.

 Portions of the subdivision may encompass areas with steep slopes. Some parts of individual lots may not be suitable for development.

 Potential bidders should physically inspect the property, prior to placing their bids, to ensure the property satisfactorily meets their needs and development goals.

WETLANDS



- √ Many lots within this subdivision include areas identified as wetlands under the jurisdiction of the U.S. Army Corps of Engineers (Corps). Dredging or filling of these wetlands requires a Corps permit.
- √ The CBJ received a Corps fill permit, POA-2013-695, for the Renninger Subdivision lots. The permit allows fill to be placed in certain wetland areas in order to accommodate development except for Lot 4. In accordance with the permit, the quantity of fill that can be placed on wetlands varies from lot to lot. The quantity of fill permitted for each lot is specified in the “Parcel Descriptions and Maps” section of this brochure. The Corps permit also specifies where fill may be placed on each lot. The permit is available online at www.juneau.org/lands, under “Land Sales.” Purchasers will be given a copy of the permit at closing and asked to sign an acknowledgement and release related to the development of wetlands. The current fill permit is valid until **June 30, 2020** and may be extended with Corps approval.
- √ Purchasers have the choice of filling their lots in accordance with the conditions of Corps permit POA-2013-695, or independently seeking their own permit from the Corps. Purchasers who elect to develop their lots, based on the stipulations of POA-2013-695, must strictly adhere to the permit conditions. Violation of the permit conditions will be deemed to be wetland fill activity performed without a Corps permit, and may be prosecuted and/or subject to federal enforcement actions.
- √ Property owners whose development plans call for placing more wetland fill than permitted for their lot, or placing fill in an alternate location or configuration than provided for in Corps permit POA-2013-695, must apply to the Corps and receive a separate permit prior to commencing any fill activities.

As part of this subdivision’s development, the CBJ installed water, electric, sewer, cable, and telephone utilities to each lot.

**WATER,
ELECTRIC,
SEWER,
CABLE &
TELEPHONE**



SPECIAL CONDITIONS

In addition to the General Conditions that apply to the lots offered for sale, there are also Special Conditions that apply. The CBJ has made its best effort to include descriptions of conditions and restrictions that might be of interest to potential bidders. There might be other restrictions and conditions not included in the list below that apply to these Renninger subdivision lots. Potential bidders are encouraged to consult title and legal specialists for any advice on these matters.

Lot 4: There is a small confined drainage on the southeast portion of the property. The crossing of this drainage has been permitted by the US Army Corps of Engineers.

Lot 5: The southeastern portion of this lot has a no-disturbance preservation easement. This easement was a stipulation of the Corps Permit and protects the valuable habitat closest to Switzer Creek. The southwestern portion of this lot has storm drainage and trail and sewer easements. The US Army Corps permit for this lot allows filling 0.28 acres of the lot near the Jackie Street cul-de-sac. A new fill permit would probably be required to achieve maximum density.