



# DEVELOPMENT PERMIT APPLICATION

**NOTE: Development Permit Application forms must accompany all other Community Development Department land use applications. This form and all documents associated with it are public record once submitted.**

<b>PROPERTY LOCATION</b>	
Physical Address <b>17125 Glacier Highway, Juneau, Alaska 99801</b>	
Legal Description(s) (Subdivision, Survey, Block, Tract, Lot) <b>Lena Cove Condominiums 3&amp;4 Plat 2017-40 US Survey 3267</b>	
Parcel Number(s) <b>Lot 51B1 Sunshine Subdivision tax id: 8B3401020015</b>	
<input type="checkbox"/> This property is located in the downtown historic district <input type="checkbox"/> This property is located in a mapped hazard area, if so, which <b>N/A</b>	
<b>LANDOWNER/ LESSEE</b>	
Property Owner <b>John &amp; Caren Yerkes</b>	Contact Person <b>John Yerkes</b>
Mailing Address <b>17125 Glacier Highway, Juneau Ak 99801</b>	Phone Number(s) <b>503-385-3377</b>
E-mail Address <b>johncyerkes@gmail.com</b>	
<b>LANDOWNER/ LESSEE CONSENT</b>	
Required for Planning Permits, not needed on Building/ Engineering Permits.	
Consent is required of all landowners/ lessees. If submitted with the application, alternative written approval may be sufficient. Written approval must include the property location, landowner/ lessee's printed name, signature, and the applicant's name.	
I am (we are) the owner(s) or lessee(s) of the property subject to this application and I (we) consent as follows:	
A. This application for a land use or activity review for development on my (our) property is made with my complete understanding and permission.	
B. I (we) grant permission for the City and Borough of Juneau officials/employees to inspect my property as needed for purposes of this application.	
<b>John C. Yerkes</b>	<b>landowner</b>
Landowner/Lessee (Printed Name)	Title (e.g.: Landowner, Lessee)
<i>[Signature]</i>	<b>1/31/23</b>
X Landowner/Lessee (Signature)	Date
<b>Caren E. Yerkes</b>	<b>landowner</b>
Landowner/Lessee (Printed Name)	Title (e.g.: Landowner, Lessee)
<i>[Signature]</i>	<b>1/31/23</b>
X Landowner/Lessee (Signature)	Date
NOTICE: The City and Borough of Juneau staff may need access to the subject property during regular business hours. We will make every effort to contact you in advance, but may need to access the property in your absence and in accordance with the consent above. Also, members of the Planning Commission may visit the property before a scheduled public hearing date.	
<b>APPLICANT</b> <span style="float: right;">If same as LANDOWNER, write "SAME"</span>	
Applicant (Printed Name) <b>John C. Yerkes</b>	Contact Person <b>John C. Yerkes</b>
Mailing Address <b>17125 Glacier Highway, Juneau, Ak 99801</b>	Phone Number(s) <b>503-385-3377</b>
E-mail Address <b>johncyerkes@gmail.com</b>	
<i>[Signature]</i>	<b>1/31/2023</b>
X Applicant's Signature	Date of Application

To be completed by Applicant

-----DEPARTMENT USE ONLY BELOW THIS LINE-----

**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED**

For assistance filling out this form, contact the Permit Center at 586-0770.

	Intake Initials <b>JLS</b>
Case Number <b>MIP23-002</b>	Date Received <b>2-1-23</b>



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	Legal Description(s) (Subdivision, Survey, Block, Tract, Lot) <b>Lena Cove Condominiums 3&amp;4 Plat 2017-40 US Survey 3267</b>								
	Parcel Number(s) <b>Lot 51B2 Sunshine Subdivision</b> Tax ID: <b>8B3401020016</b>								
	<input type="checkbox"/> This property is located in the downtown historic district <input type="checkbox"/> This property is located in a mapped hazard area, if so, which <b>N/A</b>								
	<b>LANDOWNER/ LESSEE</b>								
	Property Owner <b>Len &amp; Patricia Ceder</b>	Contact Person <b>Len Ceder</b>							
	Mailing Address <b>17105 Glacier Highway, Juneau Ak 99801</b>	Phone Number(s) <b>503-720-2742</b>							
	E-mail Address <b>lcceder@gmail.com</b>								
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DEPARTMENT USE ONLY BELOW THIS LINE

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Case Number <b>MIP23-002</b>	Date Received <b>2-1-23</b>
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# SUBDIVISION AND DEVELOPMENT PLAN APPLICATION

See subdivision hand-outs for more information regarding the permitting process and the materials required for a complete application.

**NOTE: Must be accompanied by a DEVELOPMENT PERMIT APPLICATION form.**

## PROJECT SUMMARY

Number of Existing Parcels 2      Total Land Area .24      Number of Resulting Parcels 2

## HAS THE PARCEL BEEN CREATED BY A MINOR SUBDIVISION IN THE PRECEDING 24 MONTHS

NO       YES Case Number \_\_\_\_\_

## TYPE OF SUBDIVISION OR PLATTING APPROVAL REQUESTED

### MINOR DEVELOPMENT

(changing or creating 13 or fewer lots)

- Preliminary Plat (MIP)
- Final Plat (MIF)
- Panhandle Subdivision
- Accretion Survey
- Boundary Adjustment
- Lot Consolidation (SLC)
- Bungalow Lot Subdivision
- Common Wall/Zero Lot Subdivision
- Other REMOVE PLAT NOTE - #10

### MAJOR DEVELOPMENT

(changing or creating 14 or more lots)

- Preliminary Plat (SMP)
- Final Plat (SMF)
- Preliminary Development Plan – PUD (PDP)
- Final Development Plan – PUD (PDF) Preliminary
- Development Plan – ARS (ARP) Final
- Development Plan – ARS (ARF)
- Bungalow Lot Subdivision
- Common Wall/Zero Lot Subdivision
- Other \_\_\_\_\_

## ALL REQUIRED DOCUMENTS ATTACHED

- Pre-application conference notes
- Narrative including:
  - Legal description(s) of property to be subdivided
  - Existing structures on the land
  - Zoning district
  - Density
  - Access
  - Current and proposed use of any structures
  - Utilities available
  - Unique characteristics of the land or structure(s)

Preliminary Plat checklist

DEPARTMENT USE ONLY BELOW THIS LINE

SUBDIVISION/PLATTING FEES	Fees	Check No.	Receipt	Date
Application Fees	\$ <u>160.00</u>			
Admin. of Guarantee	\$ _____			
Adjustment	\$ _____			
<b>Total Fee</b>	<b>\$ <u>160.00</u></b>			

For assistance filling out this form, contact the Permit Center at 586-0770.

**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED**

Case Number <u>MIP23-002</u>	Date Received <u>2-1-23</u>
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John and Caren Yerkes  
17125 Glacier Hwy  
Juneau, Alaska 99801

January 28, 2023

Jill Maclean, CDD Director  
Community Development Department  
230 S Franklin Street 4<sup>th</sup> Floor Marine View Bldg.  
Juneau, Alaska 99801

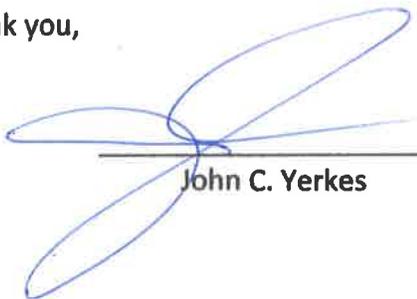
Re: Plat Note Removal

Jill,

Attached are the applications for removal of the deed restrictions on the referenced lots. The single most important reason for this request is the fact that financial institutions will not lend on the property with these restrictions in place. This effectively removes the right of ownership. Refinancing, equity extraction and sale are all restricted or eliminated entirely. This can result in financial hardship and an inability to make improvements to the property. Existing permitting and zoning regulations seem to provide significant oversight of property use.

Your assistance in removing these plat notes is appreciated. There are pending financial transactions that are on hold as a result of these restrictions. If possible, please expedite this process.

Thank you,



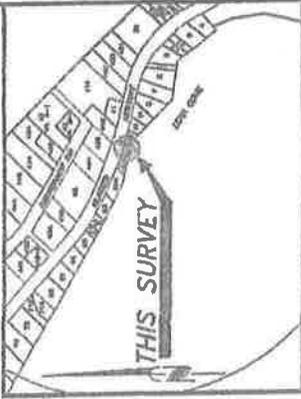
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John C. Yerkes



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Caren E. Yerkes



VICINITY MAP

SOURCE: C.B.J. ALTAS  
SCALE: 1"=1000'

GENERAL NOTES

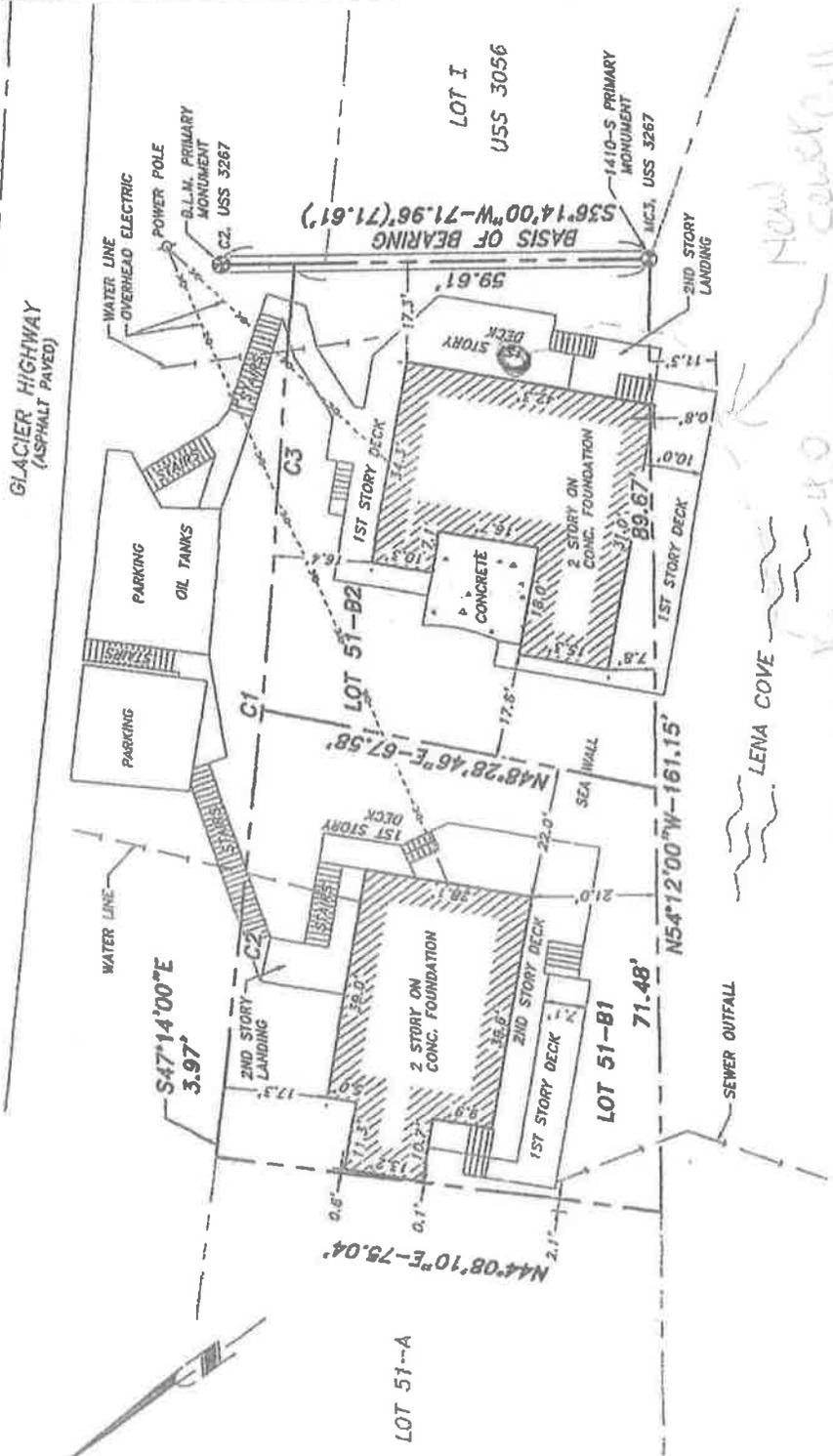
- 1.) THE BASIS OF BEARING FOR THIS SURVEY WAS BETWEEN RECOVERED PRIMARY MONUMENT FOR M.C.S. USS 3267 AND RECOVERED B.L.M. MONUMENT FOR C2, USS 3267, HAVING A RECORD BEARING OF  $S36^{\circ}14'00''W$ .
- 2.) THE PLATS USED FOR THIS SURVEY WERE PLAT #538-SUNSHINE SUB. & PLAT #91-33 LENA COVE RESIDENTIAL CONDOMINIUMS ON FILE IN THE JUNEAU RECORDING DISTRICT.
- 3.) WHERE RECORD SURVEY COURSES (BEARINGS AND/OR DISTANCES) DIFFER FROM MEASURED AND/OR COMPUTED COURSES BY THIS SURVEY, RECORD SURVEY COURSE IS SHOWN IN PARENTHESES AND THE FIELD MEASURED AND/OR COMPUTED COURSE IS SHOWN WITHOUT PARENTHESES, THUSLY:  $S28^{\circ}36'45''W-674.21'$  ( $S28^{\circ}37'00''W-673.89'$ ).
- 4.) DOMESTIC WATER IS PROVIDED BY CITY & BOROUGH OF JUNEAU PUBLIC UTILITIES AND SANITARY SEWER DISPOSAL IS PROVIDED BY AN ON LOT TREATMENT SYSTEM.

AN AS-BUILT SURVEY OF PROPOSED

LOT 51-B1 AND LOT 51-B2

WITHIN U.S. SURVEY 3267 CITY AND BOROUGH OF JUNEAU, ALASKA

DATE	11/26/2012	SCALE	1"=20'	DESIGNED BY	C.C.	PROJECT NO.	121824	DRAWN BY	J.L.F.	DATE	1-1
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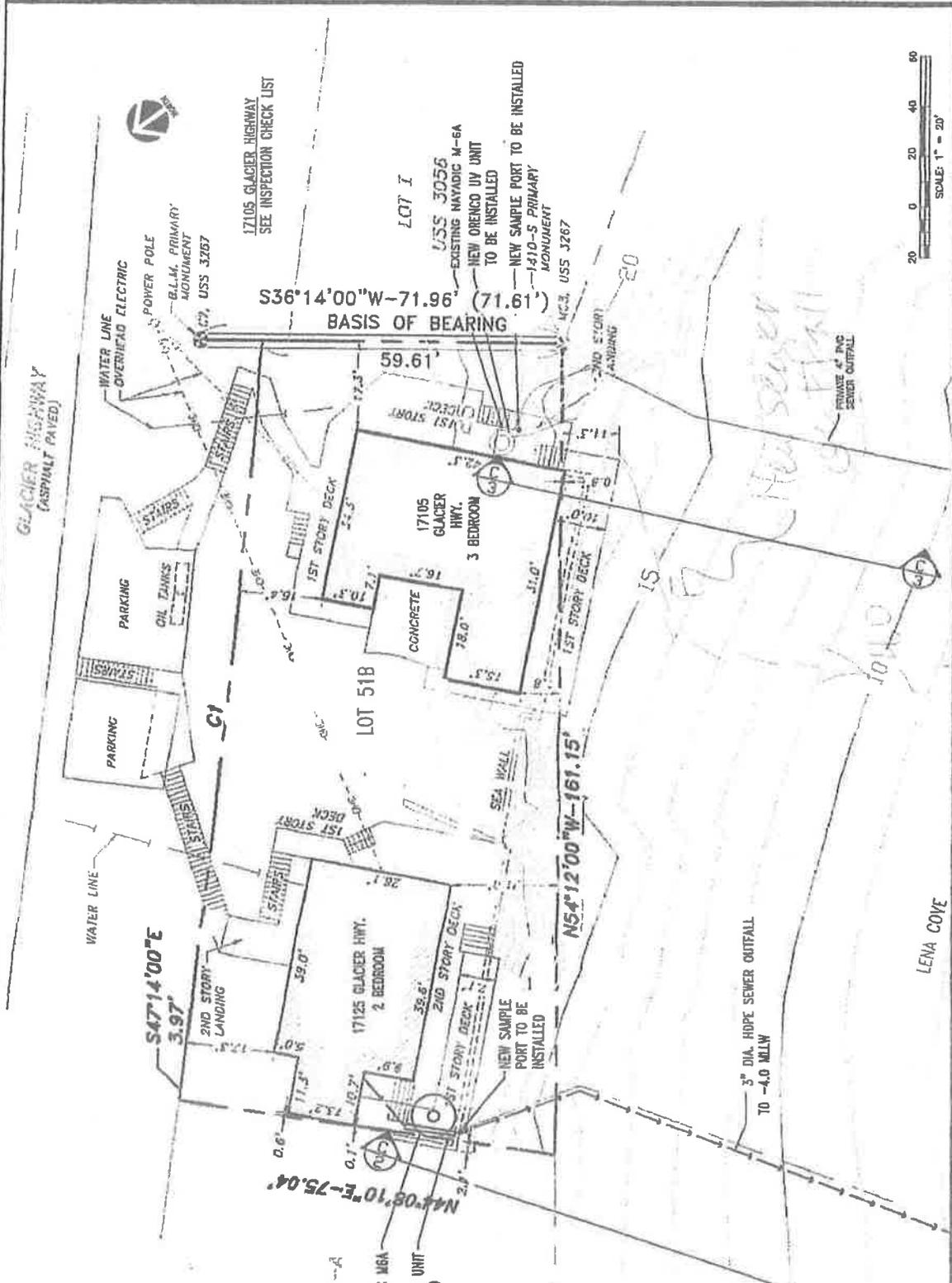
**CURVE TABLE**

NUMBER	DELTA ANGLE	RADIUS	TANGENT	ARC LENGTH	CHORD
C1	$02^{\circ}53'56''$	2914.79	73.75	147.47	$S48^{\circ}41'27''E-147.46'$
C2	$01^{\circ}24'49''$	2914.79	35.96	71.91	$S47^{\circ}56'53''E-71.91'$
C3	$01^{\circ}29'07''$	2914.79	37.78	75.56	$S49^{\circ}23'52''E-75.56'$



**NOTE:**  
UNDER NO CIRCUMSTANCES SHOULD ANY DATA HEREON BE USED FOR CONSTRUCTION OR FOR ESTABLISHING BOUNDARY OR FENCE LINES.

**SURVEYOR'S CERTIFICATE**  
HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT PLAT OF LOT 51-B1, U.S. SURVEY 3267, AND THAT ALL WALKS, ROADS, ENCLOSURES AND IMPROVEMENTS APPEARING ON THE LAND ARE AS SHOWN, AND THERE ARE NO ENCROACHMENTS OR OVERLAPS OF IMPROVEMENTS EXCEPT AS SHOWN.



DRAWING  
C-1  
SHEET NO.  
1 OF 3

ON SITE TREATMENT SYSTEM  
FOR  
LOT 51B, U.S.S. 3267



**Carson Dorn Inc.**  
712 WEST 12TH STREET  
ANCHORAGE, ALASKA 99501  
(907) 565-1447

OWNER:  
LEAHUT C. EIDER RECREABLE TRUST  
15333 HIGHLAND ROAD  
OREGON CITY, OR 97145

SOIL	DATE
DESIGNED BY	DATE
CHECKED BY	DATE
DATE	DATE

DATE: 10/1/2014





CC-02

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2017-004732-0

Recording District 101 Juneau

10/19/2017 11:05 AM

Page 1 of 3



**JUNEAU RECORDING DISTRICT  
NOTICE OF AGREEMENT OF RESTRICTION ON  
USE OF PROPERTY**

APN: 8B3401020013/8B3401020014

**PROPERTY INVOLVED:**

Lots 51B1 and 51B2, (Lena Cove Condos 3 and 4) Sunshine, 17105 and 17125 Glacier Highway, Juneau, Alaska, located in the Juneau Recording District, State of Alaska.

**PARTIES TO THIS AGREEMENT OF RESTRICTION:**

Alaska Community Property Trust with Lenart and Patricia Ceder as Trustees, property owners, whose mailing address is 17105 Glacier Highway, Juneau, AK 99801 or other owners or parties that have security interest in the real property described above; and the City and Borough of Juneau (CBJ), Community Development Department, of 155 South Seward Street, Juneau, Alaska 99801 all agree to this restriction and the conditions for releasing the restriction.

**AGREEMENT OF RESTRICTION:**

A variance, VAR20120025, was granted in 2012 for the property:

Variance to D-1 zone standards for minimum lot depth, width, area, front and side setbacks, and combined access to roadway to allow a two-lot sub-division.

The variance was approved with the following condition:

1. At the time of final plat, a plat note and deed restriction will be recorded stating that no additional dwellings, including accessory apartments, will be allowed on these two parcels.

No transfer, sale, or encumbrance of Lots 51B1 and 51B2, Sunshine, Juneau, Alaska is allowed unless a new agreement of restriction is executed with the City and Borough of Juneau.

This agreement is perpetual and runs with the property, and is binding upon the heirs and assigns of the owner.

**CONDITIONS FOR RELEASE OF RESTRICTION:**

This Deed Restriction can be released with approval from the City and Borough of Juneau Planning Commission/Board of Adjustment.

Dated this 17 day of October, 2017.

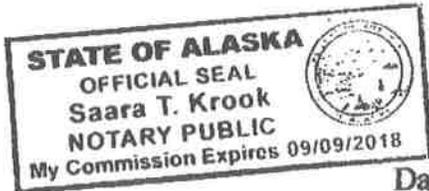
Lenart Ceder Trustee

Lenart Ceder, Trustee

STATE OF ALASKA )  
 ) : SS.  
FIRST JUDICIAL DISTRICT )

THIS IS TO CERTIFY that on this 17 day of OCTOBER, 2017, before me, a Notary Public in and for the State of Alaska duly commissioned and sworn, personally appeared Lenart Ceder, to me known and known to me to be the person whose name is subscribed to the foregoing instrument freely and voluntarily for the stated purposes and reasons set forth therein on the 17 day of OCTOBER, 2017.

AND



[Signature]  
Notary Public in Alaska;  
My commission expires 09/09/2018

Dated this 18 day of Oct, 2017.

Patricia Ceder, trustee  
Patricia Ceder, Trustee

STATE OF ALASKA )  
 ) : SS.  
FIRST JUDICIAL DISTRICT )

THIS IS TO CERTIFY that on this 18 day of October, 2017, before me, a Notary Public in and for the State of Alaska duly commissioned and sworn, personally appeared Patricia Ceder, to me known and known to me to be the person whose name is subscribed to the foregoing instrument freely and voluntarily for the stated purposes and reasons set forth therein on the 18 day of October, 2017.



AND

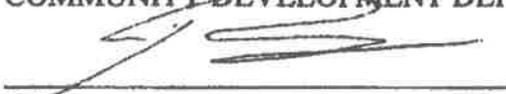
[Signature]  
Notary Public in Alaska;  
My commission expires 11.2020



AND

Dated: 9/28/17

CITY AND BOROUGH OF JUNEAU  
COMMUNITY DEVELOPMENT DEPARTMENT

  
\_\_\_\_\_  
Rob Steedle, Director  
Community Development Department

When recorded return to:

Allison Eddins  
City and Borough of Juneau  
Community Development Department  
155 South Seward Street  
Juneau, AK 99801

