



# 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

Blacktail Mountain Estates Tract A Final Plat Approval

Number of Existing Parcels 1      Total Land Area 4.7551 acres      Number of Resulting Parcels 4

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

NO       YES Case Number Preliminary Plat Approved May 2022 SMP2021-07

## 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 \_\_\_\_\_

### 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

To be completed by Applicant

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

SUBDIVISION/PLATTING FEES	Fees	Check No.	Receipt	Date
Application Fees	\$ <u>280.00</u>			
Admin. of Guarantee	\$ <u>150.00</u>			
Adjustment	\$ _____			
<b>Total Fee</b>	<b>\$ <u>430.00</u></b>			

\$70 PER LOT CREATED  
49.85.100 (4)

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

**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED**

Case Number <u>SMP23-002</u>	Date Received <u>6/28/2023</u>
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# DEVELOPMENT PERMIT APPLICATION

**NOTE: Development Permit Application forms must accompany all other Community Development Department land use applications.**

To be completed by Applicant	<b>PROPERTY LOCATION</b>		
	Physical Address <b>N Douglas Hwy</b>		
	Legal Description(s) (Subdivision, Survey, Block, Tract, Lot) <b>BLACKTAIL MOUNTAIN ESTATES TR A</b>		
	Parcel Number(s) <b>6D0801110011</b>		
	<input type="checkbox"/> This property located in the downtown historic district <input type="checkbox"/> This property located in a mapped hazard area, if so, which _____		
	<b>LANDOWNER/ LESSEE</b>		
	Property Owner <b>Peter Peel</b>	Contact Person <b>Bruce Griggs</b>	
	Mailing Address <b>800 6th St Juneau AK</b>	Phone Number(s) <b>9073212074</b>	
	E-mail Address <b>pppeel84@gmail.com</b>		
	<b>LANDOWNER/ LESSEE CONSENT</b> <span style="float: right;">Required for Planning Permits, not needed on Building/ Engineering Permits</span>		
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 officials and employees of the City and Borough of Juneau to inspect my property as needed for purposes of this application.			
<input checked="" type="checkbox"/> <u><i>Peter Peel</i></u> Landowner/Lessee Signature		<u>06/28/2023</u> Date	
<input checked="" type="checkbox"/> _____ Landowner/Lessee Signature		_____ Date	
NOTICE: The City and Borough of Juneau staff may need access to the subject property during regular business hours and will attempt to contact the landowner in addition to the formal consent given above. Further, members of the Planning Commission may visit the property before the scheduled public hearing date.			
<b>APPLICANT</b> <span style="float: right;">If the same as OWNER, write "SAME"</span>			
Applicant <b>SAME</b>	Contact Person		
Mailing Address	Phone Number(s)		
E-mail Address			
<input checked="" type="checkbox"/> <u><i>Peter Peel</i></u> Applicant's Signature		<u>06/28/2023</u> Date of Application	

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

This form and all documents associated with it are public record once submitted.

**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED**

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

Intake Initials <i>[Signature]</i>	Date Received <i>6/28/23</i>
Case Number <i>SMF23-002</i>	Date Received <i>6/28/2023</i>

Tract A Final Plat Narrative

Legal Description per final plat tract A plat submission, attached. Property Zoned D3. The created 4 lots will be served by a private shared access easement. Water and Sewer Utilities have been installed per CBJ approval.

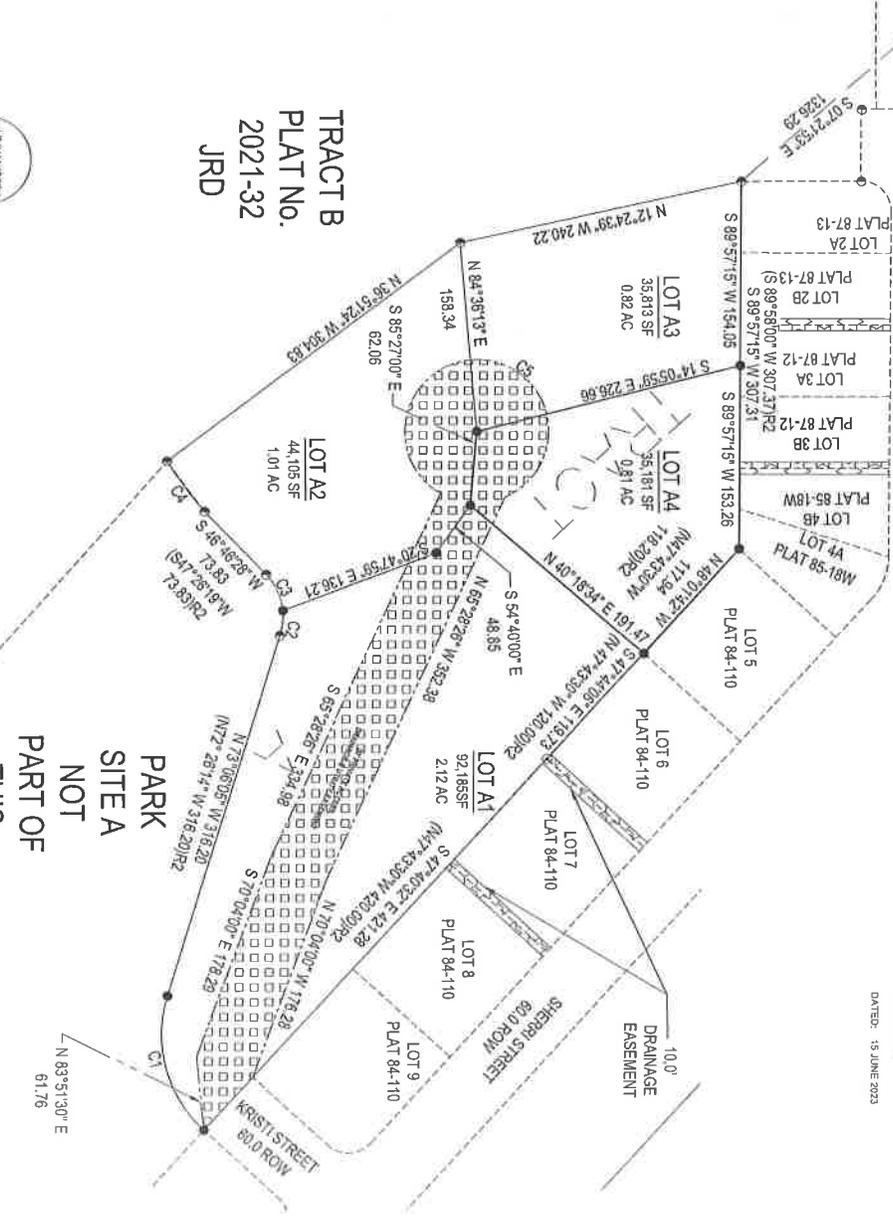
TYPICAL SET MONUMENT DETAIL  
N.T.S.



SPRINT CORPORATION  
ALL RIGHTS RESERVED

TRACT B  
PLAT No.  
2021-32  
JRD

PARK  
SITE A  
NOT  
PART OF  
THIS  
SURVEY



CURVE TABLE

CHORD BEARING	CHORD LENGTH	ARC LENGTH	ANGLE	CHORD BEARING	CHORD LENGTH
S 89°57'15" W	154.05	21.26	21.26	S 89°57'15" W	154.05
S 89°57'15" W	307.37	42.52	42.52	S 89°57'15" W	307.37
S 89°57'15" W	460.94	63.78	63.78	S 89°57'15" W	460.94
S 89°57'15" W	614.51	85.04	85.04	S 89°57'15" W	614.51
S 89°57'15" W	768.08	106.30	106.30	S 89°57'15" W	768.08
S 89°57'15" W	921.65	127.56	127.56	S 89°57'15" W	921.65
S 89°57'15" W	1075.22	148.82	148.82	S 89°57'15" W	1075.22
S 89°57'15" W	1228.79	170.08	170.08	S 89°57'15" W	1228.79
S 89°57'15" W	1382.36	191.34	191.34	S 89°57'15" W	1382.36
S 89°57'15" W	1535.93	212.60	212.60	S 89°57'15" W	1535.93
S 89°57'15" W	1689.50	233.86	233.86	S 89°57'15" W	1689.50
S 89°57'15" W	1843.07	255.12	255.12	S 89°57'15" W	1843.07
S 89°57'15" W	1996.64	276.38	276.38	S 89°57'15" W	1996.64
S 89°57'15" W	2150.21	297.64	297.64	S 89°57'15" W	2150.21
S 89°57'15" W	2303.78	318.90	318.90	S 89°57'15" W	2303.78
S 89°57'15" W	2457.35	340.16	340.16	S 89°57'15" W	2457.35
S 89°57'15" W	2610.92	361.42	361.42	S 89°57'15" W	2610.92
S 89°57'15" W	2764.49	382.68	382.68	S 89°57'15" W	2764.49
S 89°57'15" W	2918.06	403.94	403.94	S 89°57'15" W	2918.06
S 89°57'15" W	3071.63	425.20	425.20	S 89°57'15" W	3071.63
S 89°57'15" W	3225.20	446.46	446.46	S 89°57'15" W	3225.20
S 89°57'15" W	3378.77	467.72	467.72	S 89°57'15" W	3378.77
S 89°57'15" W	3532.34	488.98	488.98	S 89°57'15" W	3532.34
S 89°57'15" W	3685.91	510.24	510.24	S 89°57'15" W	3685.91
S 89°57'15" W	3839.48	531.50	531.50	S 89°57'15" W	3839.48
S 89°57'15" W	3993.05	552.76	552.76	S 89°57'15" W	3993.05
S 89°57'15" W	4146.62	574.02	574.02	S 89°57'15" W	4146.62
S 89°57'15" W	4300.19	595.28	595.28	S 89°57'15" W	4300.19
S 89°57'15" W	4453.76	616.54	616.54	S 89°57'15" W	4453.76
S 89°57'15" W	4607.33	637.80	637.80	S 89°57'15" W	4607.33
S 89°57'15" W	4760.90	659.06	659.06	S 89°57'15" W	4760.90
S 89°57'15" W	4914.47	680.32	680.32	S 89°57'15" W	4914.47
S 89°57'15" W	5068.04	701.58	701.58	S 89°57'15" W	5068.04
S 89°57'15" W	5221.61	722.84	722.84	S 89°57'15" W	5221.61
S 89°57'15" W	5375.18	744.10	744.10	S 89°57'15" W	5375.18
S 89°57'15" W	5528.75	765.36	765.36	S 89°57'15" W	5528.75
S 89°57'15" W	5682.32	786.62	786.62	S 89°57'15" W	5682.32
S 89°57'15" W	5835.89	807.88	807.88	S 89°57'15" W	5835.89
S 89°57'15" W	5989.46	829.14	829.14	S 89°57'15" W	5989.46
S 89°57'15" W	6143.03	850.40	850.40	S 89°57'15" W	6143.03
S 89°57'15" W	6296.60	871.66	871.66	S 89°57'15" W	6296.60
S 89°57'15" W	6450.17	892.92	892.92	S 89°57'15" W	6450.17
S 89°57'15" W	6603.74	914.18	914.18	S 89°57'15" W	6603.74
S 89°57'15" W	6757.31	935.44	935.44	S 89°57'15" W	6757.31
S 89°57'15" W	6910.88	956.70	956.70	S 89°57'15" W	6910.88
S 89°57'15" W	7064.45	977.96	977.96	S 89°57'15" W	7064.45
S 89°57'15" W	7218.02	999.22	999.22	S 89°57'15" W	7218.02
S 89°57'15" W	7371.59	1020.48	1020.48	S 89°57'15" W	7371.59
S 89°57'15" W	7525.16	1041.74	1041.74	S 89°57'15" W	7525.16
S 89°57'15" W	7678.73	1063.00	1063.00	S 89°57'15" W	7678.73
S 89°57'15" W	7832.30	1084.26	1084.26	S 89°57'15" W	7832.30
S 89°57'15" W	7985.87	1105.52	1105.52	S 89°57'15" W	7985.87
S 89°57'15" W	8139.44	1126.78	1126.78	S 89°57'15" W	8139.44
S 89°57'15" W	8293.01	1148.04	1148.04	S 89°57'15" W	8293.01
S 89°57'15" W	8446.58	1169.30	1169.30	S 89°57'15" W	8446.58
S 89°57'15" W	8600.15	1190.56	1190.56	S 89°57'15" W	8600.15
S 89°57'15" W	8753.72	1211.82	1211.82	S 89°57'15" W	8753.72
S 89°57'15" W	8907.29	1233.08	1233.08	S 89°57'15" W	8907.29
S 89°57'15" W	9060.86	1254.34	1254.34	S 89°57'15" W	9060.86
S 89°57'15" W	9214.43	1275.60	1275.60	S 89°57'15" W	9214.43
S 89°57'15" W	9368.00	1296.86	1296.86	S 89°57'15" W	9368.00
S 89°57'15" W	9521.57	1318.12	1318.12	S 89°57'15" W	9521.57
S 89°57'15" W	9675.14	1339.38	1339.38	S 89°57'15" W	9675.14
S 89°57'15" W	9828.71	1360.64	1360.64	S 89°57'15" W	9828.71
S 89°57'15" W	9982.28	1381.90	1381.90	S 89°57'15" W	9982.28
S 89°57'15" W	10135.85	1403.16	1403.16	S 89°57'15" W	10135.85
S 89°57'15" W	10289.42	1424.42	1424.42	S 89°57'15" W	10289.42
S 89°57'15" W	10442.99	1445.68	1445.68	S 89°57'15" W	10442.99
S 89°57'15" W	10596.56	1466.94	1466.94	S 89°57'15" W	10596.56
S 89°57'15" W	10750.13	1488.20	1488.20	S 89°57'15" W	10750.13
S 89°57'15" W	10903.70	1509.46	1509.46	S 89°57'15" W	10903.70
S 89°57'15" W	11057.27	1530.72	1530.72	S 89°57'15" W	11057.27
S 89°57'15" W	11210.84	1551.98	1551.98	S 89°57'15" W	11210.84
S 89°57'15" W	11364.41	1573.24	1573.24	S 89°57'15" W	11364.41
S 89°57'15" W	11517.98	1594.50	1594.50	S 89°57'15" W	11517.98
S 89°57'15" W	11671.55	1615.76	1615.76	S 89°57'15" W	11671.55
S 89°57'15" W	11825.12	1637.02	1637.02	S 89°57'15" W	11825.12
S 89°57'15" W	11978.69	1658.28	1658.28	S 89°57'15" W	11978.69
S 89°57'15" W	12132.26	1679.54	1679.54	S 89°57'15" W	12132.26
S 89°57'15" W	12285.83	1700.80	1700.80	S 89°57'15" W	12285.83
S 89°57'15" W	12439.40	1722.06	1722.06	S 89°57'15" W	12439.40
S 89°57'15" W	12592.97	1743.32	1743.32	S 89°57'15" W	12592.97
S 89°57'15" W	12746.54	1764.58	1764.58	S 89°57'15" W	12746.54
S 89°57'15" W	12899.11	1785.84	1785.84	S 89°57'15" W	12899.11
S 89°57'15" W	13052.68	1807.10	1807.10	S 89°57'15" W	13052.68
S 89°57'15" W	13206.25	1828.36	1828.36	S 89°57'15" W	13206.25
S 89°57'15" W	13359.82	1849.62	1849.62	S 89°57'15" W	13359.82
S 89°57'15" W	13513.39	1870.88	1870.88	S 89°57'15" W	13513.39
S 89°57'15" W	13666.96	1892.14	1892.14	S 89°57'15" W	13666.96
S 89°57'15" W	13820.53	1913.40	1913.40	S 89°57'15" W	13820.53
S 89°57'15" W	13974.10	1934.66	1934.66	S 89°57'15" W	13974.10
S 89°57'15" W	14127.67	1955.92	1955.92	S 89°57'15" W	14127.67
S 89°57'15" W	14281.24	1977.18	1977.18	S 89°57'15" W	14281.24
S 89°57'15" W	14434.81	1998.44	1998.44	S 89°57'15" W	14434.81
S 89°57'15" W	14588.38	2019.70	2019.70	S 89°57'15" W	14588.38
S 89°57'15" W	14741.95	2040.96	2040.96	S 89°57'15" W	14741.95
S 89°57'15" W	14895.52	2062.22	2062.22	S 89°57'15" W	14895.52
S 89°57'15" W	15049.09	2083.48	2083.48	S 89°57'15" W	15049.09
S 89°57'15" W	15202.66	2104.74	2104.74	S 89°57'15" W	15202.66
S 89°57'15" W	15356.23	2126.00	2126.00	S 89°57'15" W	15356.23
S 89°57'15" W	15509.80	2147.26	2147.26	S 89°57'15" W	15509.80
S 89°57'15" W	15663.37	2168.52	2168.52	S 89°57'15" W	15663.37
S 89°57'15" W	15816.94	2189.78	2189.78	S 89°57'15" W	15816.94
S 89°57'15" W	15970.51	2211.04	2211.04	S 89°57'15" W	15970.51
S 89°57'15" W	16124.08	2232.30	2232.30	S 89°57'15" W	16124.08
S 89°57'15" W	16277.65	2253.56	2253.56	S 89°57'15" W	16277.65
S 89°57'15" W	16431.22	2274.82	2274.82	S 89°57'15" W	16431.22
S 89°57'15" W	16584.79	2296.08	2296.08	S 89°57'15" W	16584.79
S 89°57'15" W	16738.36	2317.34	2317.34	S 89°57'15" W	16738.36
S 89°57'15" W	16891.93	2338.60	2338.60	S 89°57'15" W	16891.93
S 89°57'15" W	17045.50	2359.86	2359.86	S 89°57'15" W	17045.50
S 89°57'15" W	17199.07	2381.12	2381.12	S 89°57'15" W	17199.07
S 89°57'15" W	17352.64	2402.38	2402.38	S 89°57'15" W	17352.64
S 89°57'15" W	17506.21	2423.64	2423.64	S 89°57'15" W	17506.21
S 89°57'15" W	17659.78	2444.90	2444.90	S 89°57'15" W	17659.78
S 89°57'15" W	17813.35	2466.16	2466.16	S 89°57'15" W	17813.35
S 89°57'15" W	17966.92	2487.42	2487.42	S 89°57'15" W	17966.92
S 89°57'15" W	18120.49	2508.68	2508.68	S 89°57'15" W	18120.49
S 89°57'15" W	18274.06	2529.94	2529.94	S 89°57'15" W	18274.06
S 89°57'15" W	18427.63	2551.20	2551.20	S 89°57'15" W	18427.63
S 89°57'15" W	18581.20	2572.46	2572.46	S 89°57'15" W	18581.20
S 89°57'15" W	18734.77	2593.72	2593.72	S 89°57'15" W	18734.77
S 89°57'15" W	18888.34	2614.98	2614.98	S 89°57'15" W	18888.34
S 89°57'15" W	19041.91	2636.24	2636.24	S 89°57'15" W	19041.91
S 89°57'15" W	19195.48	2657.50	2657.50	S 89°57'15" W	19195.48
S 89°57'15" W	19349.05	2678.76	2678.76	S 89°57'15" W	19349.05
S 89°57'15" W	19502.62	2699.02	2699.02	S 89°57'15" W	19502.62
S 89°57'15" W	19656.19	2720.28			



**water and sewer stubbed  
to shared access  
property line**

REPLACE EXISTING 12" CULVERT WITH NEW 18" CPP CULVERT PER CBJ STD DETAIL #103A, SEE TABLE 1 THIS SHEET FOR DETAILS. GRADE DITCH BETWEEN THE TERMINATION OF DRIVEWAY A DITCHLINE TO 6721 SHERRI ST AT 2% GRADE.

2" HDPE WATER SERVICE PIPE CORRIDOR, SEE ROAD SECTION SHEETS FOR DETAILS

ADJACENT FIRE HYDRANT #67

EXISTING 8" DI WATER MAIN

CONNECT (4) NEW 2" WATER SERVICE LATERALS TO MAIN

CONNECT (4) NEW 4" SEWER SERVICE LATERALS TO MAIN

EXISTING 8" PVC SEWER MAIN

GRADE BREAK STA 1+83

SHARED DRIVEWAY B CENTERLINE ALIGNMENT TO BE CENTERED IN MIDDLE OF 50 FT WIDESHARED DRIVEWAY EASEMENT

GRADE BREAK STA 2+57

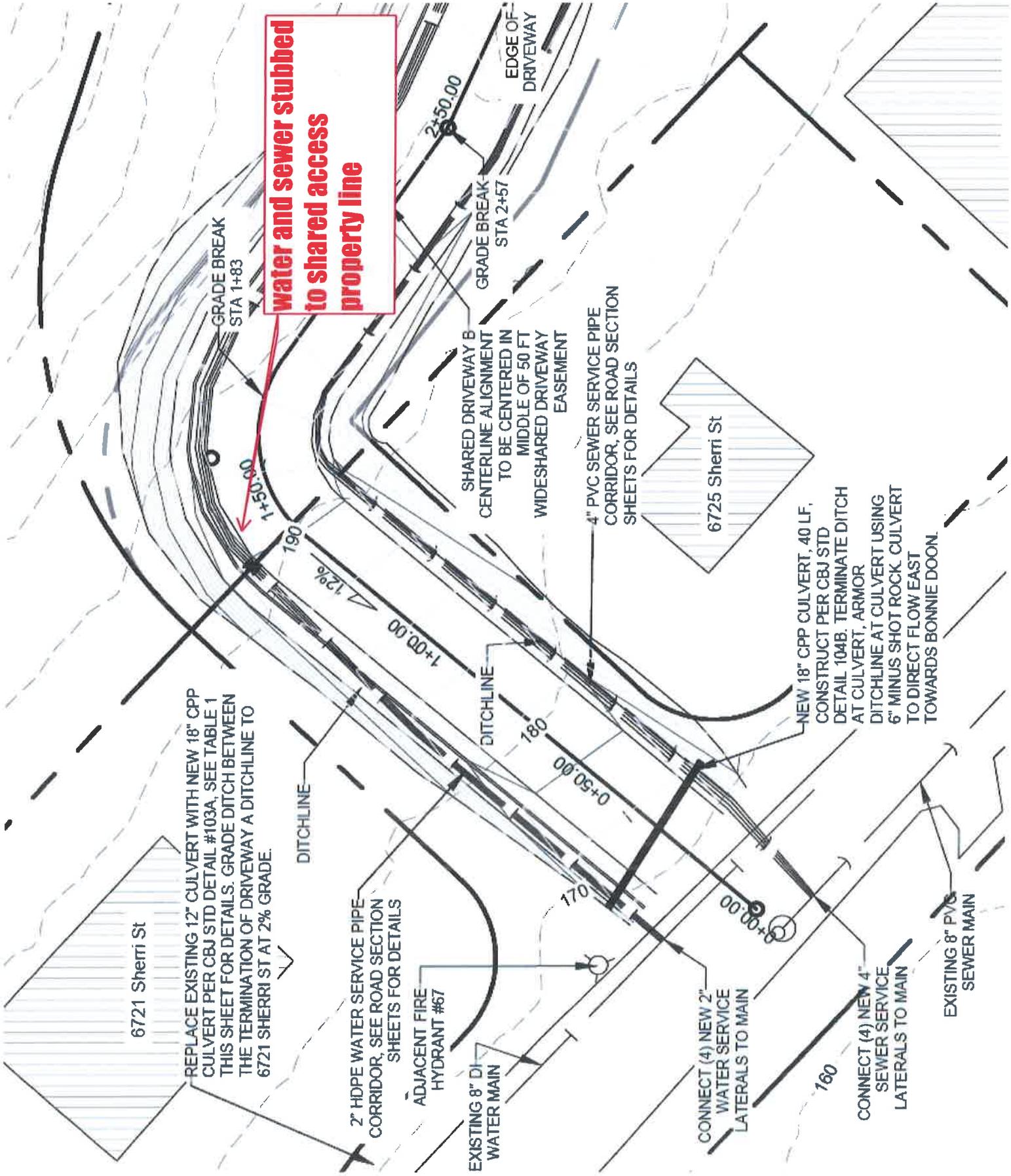
EDGE OF DRIVEWAY

4" PVC SEWER SERVICE PIPE CORRIDOR, SEE ROAD SECTION SHEETS FOR DETAILS

NEW 18" CPP CULVERT, 40 LF, CONSTRUCT PER CBJ STD DETAIL 104B. TERMINATE DITCH AT CULVERT, ARMOR DITCHLINE AT CULVERT USING 6" MINUS SHOT ROCK CULVERT TO DIRECT FLOW EAST TOWARDS BONNIE DOON.

6725 Sherri St

6721 Sherri St



## Shared Access Ownership and use Agreement

This Shared Access Easement Agreement (the "Agreement") is made and entered into as of [Date], by and between the owners of the following described properties, collectively referred to as the "Owners":

1. [Owner 1's Full Name, Parcel Number]
2. [Owner 2's Full Name, Parcel Number]
3. [Owner 3's Full Name, Parcel Number]
4. [Owner 4's Full Name, Parcel Number]

Hereinafter, each individual owner and their respective lots shall be referred to as an "Owner" and "Lot" respectively.

### RECITALS

A. The Owners are the owners of four (4) residential lots, described as follows:

1. [Owner 1's Lot Description]
2. [Owner 2's Lot Description]
3. [Owner 3's Lot Description]
4. [Owner 4's Lot Description]

B. The Owners require a shared access easement for the purpose of ingress and egress to and from their respective lots via a privately maintained road, described as [Road Description], which is depicted on the attached property plat (Plat X, Shared Access Easement).

C. The Owners agree to establish and maintain the Road in accordance with the terms and conditions set forth in this Agreement.

NOW, THEREFORE, in consideration of the mutual covenants contained herein and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Owners agree as follows:

#### 1. Shared Access Easement

(a) The Owners hereby establish a shared access easement for ingress and egress to and from their respective Lots over the Road. The easement shall be for the exclusive use of the Owners and their respective guests, invitees, tenants, and agents (collectively referred to as "Authorized Users").

(b) Each Owner shall have the right to use the Road for the purpose of ingress and egress to and from their respective Lot. Such right shall be subject to the limitations, conditions, and restrictions set forth in this Agreement.

(c) The Owners agree to maintain the Road at their own expense, including but not limited to snow removal, repair, and general upkeep. The cost of maintenance shall be equally divided among the 4 owners served by the Road.

(d) Each Owner shall have the responsibility to use the Road in a reasonable and safe manner, avoiding any damage to the Road or interference with the rights of other Owners.

(e) No Owner shall obstruct or interfere with the use of the Road by other Owners or authorized users, including parking or storing vehicles or any other objects that hinder the access or use of the Road.

(f) Each Owner shall be responsible for any damage caused to the Road by themselves, their guests, invitees, tenants, or agents. The Owner causing such damage shall promptly repair or reimburse the other Owners for the cost of repair.

(g) The Road shall not be widened, altered, or modified without the unanimous consent of all Owners. However, routine maintenance and repairs necessary to keep the Road in good condition shall be permitted.

### **3. Indemnification and Liability**

(a) Each Owner agrees to indemnify and hold harmless the other Owners from any claims, damages, liabilities, or expenses arising out of or in connection with the use of the Road, including but not limited to accidents, injuries, or property damage.

(b) The Owners shall not be liable to each other for any damages, losses, or injuries arising from the use of the Road, except to the extent caused by their own willful misconduct or negligence.

### **4. Term and Termination**

(a) This Agreement shall be binding upon the Owners and their successors in interest and shall run with the land/real property description.

### **5. Governing Law**

This Agreement shall be governed by and construed in accordance with the laws of the State of Alaska and the City and Borough of Juneau without regard to its conflict of laws principles.

IN WITNESS WHEREOF, the Owners have executed this Shared Access Easement Agreement as of the date first above written.

[Owner 1's Full Name] [Owner 2's Full Name] [Owner 1's Signature] [Owner 2's Signature]  
Date: \_\_\_\_\_ Date: \_\_\_\_\_

[Owner 3's Full Name] [Owner 4's Full Name] [Owner 3's Signature] [Owner 4's Signature]  
Date: \_\_\_\_\_ Date: \_\_\_\_\_

[Notary Acknowledgment]