
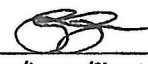





DEVELOPMENT PERMIT APPLICATION

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.

To be completed by Applicant	PROPERTY LOCATION		
	Physical Address 19535 GLACIER HWY		
	Legal Description(s) (Subdivision, Survey, Block, Tract, Lot)		
	Parcel Number(s) 8B3701000181 8B3701000191		
	<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 _____		
	LANDOWNER/ LESSEE		
	Property Owner HOWARD ANDREW GRAVES (ANDY)		Contact Person SAME
	Mailing Address P.O. BOX 34845 JUNEAU AK 99803-4845		Phone Number(s) 805-801-1453
	E-mail Address ANDYBLUESKY@LIVE.COM		
	LANDOWNER/ LESSEE CONSENT		
	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.		
	HOWARD ANDREW GRAVES		LANDOWNER
	Landowner/Lessee (Printed Name)		Title (e.g.: Landowner, Lessee)
	X		NOV 6, 2023
	Landowner/Lessee (Signature)	Date	
	Sonja Graves	Landowner	
	Landowner/Lessee (Printed Name)	Title (e.g.: Landowner, Lessee)	
X		11-6-2023	
	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.			
APPLICANT If same as LANDOWNER, write "SAME"			
Applicant (Printed Name)		Contact Person	
SAME			
Mailing Address		Phone Number(s)	
E-mail Address			
X		NOV 6, 2023	
	Applicant's Signature	Date of Application	

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

Intake Initials JLS
Date Received 11-6-23

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

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

Case Number APL 23-005



NOTICE OF APPEAL OF DIRECTOR'S DETERMINATION

See reverse side for more information regarding the permitting process and the materials required for a complete application.

To be completed by Applicant

APPELLANT'S CONTACT INFORMATION

Appellant's Name (please print) HOWARD ANDREW GRAVES (ANDY) E-mail Address ANDYBLUESKY@LIVE.COM Phone 805-801-1453

Mailing Address P.O. BOX 34845, 99803-4845 City JUNEAU State AK Zip 99803-4845

X Howard Andrew Graves
Appellant's Signature

DECISION THAT IS BEING APPEALED*

Date of Director's Determination OCT 16, 2023
Attach a copy of the Director's Decision (E-mail, Notice of Decision, Letter, etc.).

* Notice must be submitted within 20 days of the date of the decision being appealed.

APPEAL SPECIFICS (please fill in all that apply)

Parcel Number 8B3701000181 Zoning District D1
8B3701000191

Case Number SLC23-02 Title 49 Code Section 49.15.401

Current Use of Land or Buildings LOT 3B1 SFR LOT 4A1 VACANT

Proposed Use of Land or Buildings LOT 3B1 SFR (EXISTING HOME) LOT 4A1 VACANT

Other

ALL REQUIRED MATERIALS ATTACHED

Complete Application

Appeal Decision

Narrative including:

Grounds for Appeal

Specific questions you would like the Planning Commission to address

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

APPEAL FEES	Fees	Check No.	Receipt	Date
Notice Fees	\$ <u>200.00</u>			
Refund (Yes/No)	\$ <u>—</u>			
Total Fee	\$ <u>200.00</u>			

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.

Case Number	Date Received/Intake Initials
<u>APL23-005</u>	<u>11-6-23/JLS</u>

LOT SIZES

1. PLANNING DEPT REFUSES TO ACCEPT CURRENT SURVEY THAT DETERMINES THE SQUARE FOOTAGE OF LOTS
2. 2018 SURVEY IS VOID BECAUSE WE ARE RECORDING A NEW UPDATED SURVEY
3. SURVEYS ARE BEYOND PLANNING DEPT'S CONTROL
4. LOT LINE ADJUSTMENTS ARE FOR INTERIOR LINES (LLA)
FRONTAGE

1. PLANNING DEPT CLAIMS CERTIFICATE OF OCCUPANCY IN ERROR

2. PLANNING DEPT APPROVED ^{ORIGINAL} SETBACKS FOR:

1. 2018 LOT LINE ADJ.
2. 2019 SINGLE FAMILY DWELLING (HOUSE BUILT ACCORDINGLY)
3. ACCEPTED CONCRETE SETBACK CERTIFICATION FOR HOME

WERE THESE ALL IN ERROR?

- A. PLEASE RETURN SETBACKS THE SAME AS THEY WERE
- B. PLEASE ACCEPT CURRENT SURVEY



(907) 586-0715
jill.maclean@juneau.org
www.juneau.org/community-development
155 S. Seward Street • Juneau, AK 99801

**COMMUNITY DEVELOPMENT
NOTICE OF DECISION**

Date: October 16, 2023
File No.: SLC2023 0002

Howard and Sonja Graves
19535 Glacier Hwy; 19555 Glacier Hwy
Juneau, AK 99801

Proposal: Applicants request a lot line adjustment between two properties (Block 1 Lots 3B1 and 4A) owned by the Applicants (Sonja and Howard Graves).

Property Address: 19535 Glacier Hwy; 19555 Glacier Hwy

Property Legal Description: TEE HARBOR ALASKA BL 1 LT 3B1; TEE HARBOR ALASKA BL 1 LT 4A

Property Parcel Code No.: 8B3701000181; 8B3701000191

Proposed Subdivision: Lots 3B1A & 4A1

The Director of Community Development has **DENIED** the preliminary plat for a lot line adjustment between Lots 3B1 and 4A of the TEE HARBOR ALASKA Subdivision. This decision is based on the analysis and findings in the attached memorandum and the preliminary plat dated April 21, 2023. A revised preliminary plat may be submitted, without paying additional application fees, within 180 days of this notice of decision or April 13, 2024.

This Notice of Decision constitutes a final decision of the Director of the CBJ Community Development Department. Appeals must be brought to the CBJ Planning Commission in accordance with CBJ 49.20.110. Appeals must be filed by 4:30 PM on the day twenty days from the date the decision is filed.

If you have any questions regarding your project or anticipate any changes to your plans, please call the Community Development Department at (907) 586-0715.

Howard and Sonja Graves

File No: MIP2023 0002

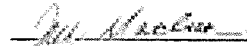
October 16, 2023

Page 2 of 2

Project Planner:



David Matthew Peterson, Planner II
Community Development Department



Jill Maclean, Director
Community Development Department


cc: Plan Review

NOTE: The Americans with Disabilities Act (ADA) is a federal civil rights law that may affect this development project. ADA regulations have access requirements above and beyond CBJ-adopted regulations. Owners and designers are responsible for compliance with ADA. Contact an ADA - trained architect or other ADA trained personnel with questions about the ADA: Department of Justice (202) 272-5434, or fax (202) 272-5447, NW Disability Business Technical Center (800) 949-4232, or fax (360) 438-3208.



**DIRECTOR'S REVIEW STAFF REPORT
LOT LINE ADJUSTMENT
SLC2023 0002**

(907) 586-0715
CDD_Admin@juneau.org
www.juneau.org/community-development
155 S. Seward Street • Juneau, AK 99801

DATE: October 16, 2023
TO: Jill Maclean, Director, AICP
BY: David Matthew Peterson, Planner II 

PROPOSAL: The Applicants request a lot line adjustment between two properties (Block 1 Lots 3B1 and 4A) owned by the Applicants (Sonja and Howard Graves).

STAFF RECOMMENDATION: Denial

KEY CONSIDERATIONS FOR REVIEW:

- Lot size
- Access
- NCC2023 0013

GENERAL INFORMATION	
Property Owner	Howard and Sonja Graves 2001 Trust
Applicant	Graves Howard and Sonja Trust
Property Address	19535 Glacier Hwy; 19555 Glacier Hwy
Legal Description	TEE HARBOR ALASKA BL 1 LT 3B1; TEE HARBOR ALASKA BL 1 LT 4A
Parcel Number	8B3701000181; 8B3701000191
Zoning	D1 single-family
Lot Size	20,952 Square Feet (Lot 3B1) and 33,532 Square Feet (Lot 4A)
Water/Sewer	Public Water, Private Sewer
Access	Shared access for Lot 3B1 and Lot 4A
Existing Land Use	Residential
Associated Applications	BLD2023 0126, BLD2019 0046, DMO2016 0016

**PLANNING COMMISSION
REVIEW REQUIRED:**

Planning Commission review is not required for this permit.

ASSEMBLY REVIEW REQUIRED:

Assembly review is not required for this permit.

STANDARD OF REVIEW:

A minor subdivision permit is required for all subdivisions resulting in 13 or fewer lots.

Code Provisions:

- CBJ 49.15.401
- CBJ 49.15.401(c)(4)(B)
- CBJ 49.15.401(f)
- CBJ 49.15.411
- CBJ 49.15.412
- CBJ 49.25.400
- CBJ 49.30.210(a)
- CBJ 49.30.210(b)
- CBJ 49.30.250(a)
- CBJ 49.35.250(a)
- CBJ 49.40.300(a)(2)
- CBJ 49.55.010
- CBJ 49.80

The Director shall decide on the case per CBJ 49.15.400(a) - Purpose and applicability. The purpose of this article is to facilitate the subdivision of land to promote the public health, safety, and general welfare of the citizens of the CBJ in accordance with the Comprehensive Plan of the City and Borough of Juneau, Alaska.

And per CBJ 49.15.401(a) - A minor subdivision permit is required for subdivisions resulting in 13 or fewer

SITE FEATURES AND ZONING



SURROUNDING ZONING AND LAND USES	
North (D1)	Residence
South (D1)	Residence
East (D1)	Vacant D1 Zone
West (D1)	North Tee Harbor D1 Zone

SITE FEATURES	
Anadromous	N/A
Flood Zone	Zones AE and X are present on site. Flood Elevation 24ft. Panel 02110C1195D eff. 8/19/2013
Hazard	N/A
Hillside	Yes
Parking District	N/A
Historic District	N/A
Overlay Districts	N/A

BACKGROUND INFORMATION

Project Description –The nonconforming issues (lot size, width, and encroaching structures) are noted in NCC20230013.

The single-family dwelling constructed on Lot 3B received a Certificate of Occupancy in error. The as-built survey submitted shows the single-family dwelling:

- Encroaches into the front yard (north) setback. The setback should be 25 feet but is 15.03 feet. Access to the lot is through the front yard.
- Encroaches into the 10-foot private utility and access easement documented in Plat 2019-28.

The Applicants are seeking to adjust the lot line between Lots 3B and 4A to make better use of the existing building pad to construct a new detached accessory apartment (BLD20230126) that does not encroach into the required yard setbacks. The topography of the lots create access and development challenges that limit buildable and accessible area. (Attachment B)



One potential solution proposed by CBJ is to acquire tideland/wetland area to the west in order to bring the lots into conformity. The Applicants would need to go through the Alaska Department of Natural Resources (AKDNR) to discuss what would be required to acquire the additional land.

Background –

In 2018, the Applicant applied for a Lot Line Adjustment, which was approved. The original lots were not required to have a rear yard setback due to the shoreline (CBJ 49.25.430(4)(G) shoreline properties). Once subdivided, at the Applicant’s doing, Lot 3B1 was no longer a shoreline property, and a rear yard setback was established.

The purpose of this lot line adjustment would be to adjust the lot line to allow for the placement of a proposed detached accessory apartment.

Per 49.30.210(a) - *Continuation of nonconforming situations*. Except as otherwise provided in this title, situations made nonconforming by this title may remain.

Per 49.30.210(b) – *Change of nonconforming situation to comply with this title*. Any nonconforming situation may be changed to comply with this title. Once a nonconforming situation becomes conforming, the nonconforming rights under this chapter are relinquished with respect to that nonconforming situation, and the nonconforming situation must not be re-established.

Per 49.30.250(a) – *Nonconforming Structures* – Except as otherwise provided in this chapter, a nonconforming situation shall not aggravate the nonconforming situation and complies with other dimensional and parking standards of this title.

The survey markers, as measured, indicate the lot has shrunk by approximately ~36 feet since the Plat 2019-28 survey. Thus, any further adjustment of either lot aggravates the undersized lot situation.

The table below summarizes relevant history for the lot and proposed development.

Item	Summary
1967 – Earliest plat of subject property.	Tee Harbor Subdivision, lots platted through USS #499
1969	In 1969, the lot and surrounding area was zoned R12. The R12 zoning district required a 12,000 square foot minimum lot size, 110-foot lot width, and 100-foot lot depth. Required setbacks were 25 feet front, 25 feet rear, and 10 feet on each side. One off-street parking space was required per dwelling unit. All dimensional requirements were met at the time of establishment.
1974	The Commission approved plat waiver #74-28W and Lot 3 was subdivided into Lot 3A and Lot 3B. Lot 3B remained conforming.
1987	In 1987, the lot and surrounding area was rezoned to D1. The D1 zoning district required a 36,000 square foot minimum lot size, 150-foot lot width and 150-foot lot depth. Required setbacks were 25 feet front, 25

	<p>feet rear, 17 feet street side and 5 feet on each side. Two off-street parking spaces were required per dwelling unit.</p> <p>Lot 4 became nonconforming for lot size. Lot 3B became nonconforming for lot size and lot width.</p>
1989	<p>In 1989, setback standards for the D1 zoning district were amended. The D1 zoning district requires a 36,000 square foot minimum lot size, 150-foot lot width and 150-foot lot depth*. Required setbacks are 25 feet front, 25 feet rear, 17 feet street side and 15 feet on each side. A subsequent update to the Table of Dimensional Standards increased side yard setbacks from 5 feet to 15 feet (ORD1989-32). Two off-street parking spaces are required per dwelling unit.</p> <p>Lot 4 remained nonconforming for lot size. The single-family dwelling became nonconforming for side and rear yard setback.</p> <p>Lot 3B remained nonconforming for lot size and lot width.</p>
2018	<p>A Lot line adjustment was made between Lot 3B and Lot 4.</p> <p>Lot 3B1 became conforming for lot width. Lot 3B1 remained nonconforming for lot size.</p> <p>Lot 4A remained nonconforming for lot size.</p>
2021	<p>On August 23, 2021, the CBJ Assembly adopted Ordinance 2021-28, repealing lot depth as a minimum dimensional standard. Other dimensional standards for D1 zoning district remain the same.</p>

ANALYSIS

Dimensional Standards – The proposed lots as shown on the preliminary plat do not meet or exceed the dimensional standards listed in CBJ 49.25.400. The CBJ 49.25.400 Dimensional Standards are listed below.

Standard		Requirement	Proposed Lot 3B1A	Proposed Lot 4A1	
MINIMUMS	Lot Size	36,000 square feet	21,014 square feet	33,434 square feet	
	Lot Width	150 feet	227.37 feet	132.19 feet	
	Setbacks	Front (East)	25 feet	15.03 feet	Vacant
		Rear (West)	25 feet	78 feet	Vacant
		Side (North)	15 feet	16 feet	Vacant
Side (South)		15 feet	16 feet	Vacant	

Lot size – Both lots are nonconforming for minimum lot size.

Under the proposed subdivision, Lot 3B1A becomes more conforming as it adjusts in size from 20,952 square feet to 21,014 square feet (an increase of 62 square feet).

Lot 4A1 becomes less conforming as it adjusts from 33,532 square feet to 33,434 square feet (a reduction of 98 square feet).

The original combined lot square footage totaled 54,484 square feet. The most recent plat shows that the total lot square footages totaled 54,448 square feet (an overall 36 square feet reduction).

The requirement for D1 zones is 36,000 square feet.

Per 49.30.250(a) – Nonconforming Structures – Except as otherwise provided in this chapter, a nonconforming structure may be “modified” so as not to aggravate the nonconforming situation. Though unclear as to why or how the survey markers moved (isostatic rebound/accuracy of surveying equipment) the combined lot square footages have decreased and will not allow for the lot line to be adjusted without further aggravating the nonconforming lot size situation.

Lot	Existing, square feet	Proposed, square feet	Change, square feet?
3B1	20,952	21,014	+62
4A	33,532	33,434	-98
Combined Lots	54,484	54,448	-36

Access – An access easement through Lot 4A was established under Plat 2019-28 for Lot 3B1(A).

Density – The table below demonstrates how many dwelling units each lot could accommodate if the proposed subdivision were completed.

The subject properties are undersized for current zoning requirements. The area was rezoned from R12 (12,000 square foot lot size requirement) in 1969 to D1 (36,000 square foot lot size requirement) in 1987.

Lot Number	Square Feet	Maximum Number of Dwelling Units
3B1A	21,014	1 dwelling per lot. Accessory apartment with department approval.
4A1	33,434	

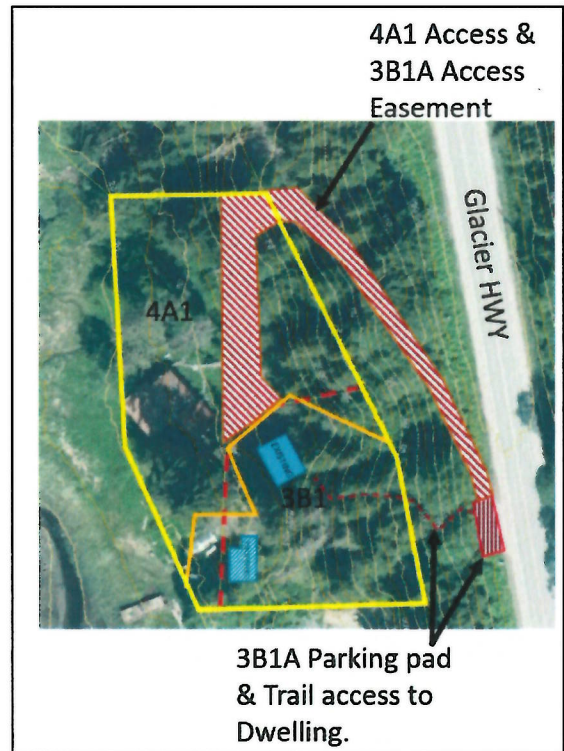
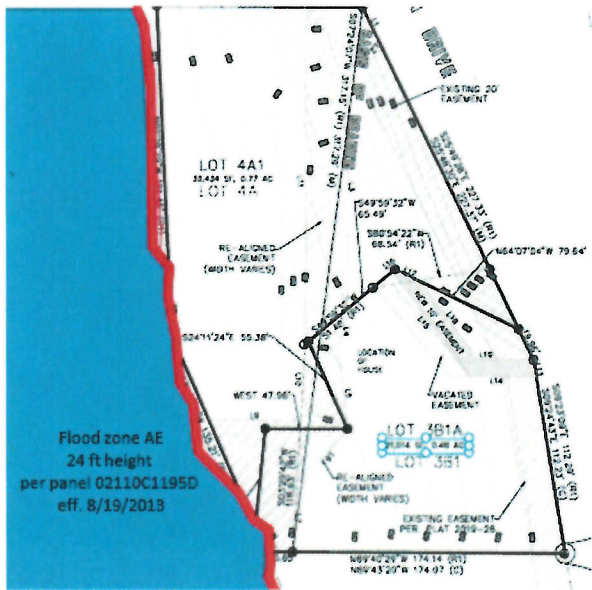
Wetlands – The property abuts a flood zone AE with an elevation of 24 feet. See figure on the next page.

Hazards – Flood zone AE, with an elevation of 24 feet, is present on 20-50 feet of the western portions of the property. Reference Panel 02110C1195D eff. 8/19/2013.

Habitat – No anadromous waterways exist on the property. Check with the Department of Fish and Wildlife regarding the presence of Eagle nests that may be present.

Traffic – According to CBJ 49.40.300(a)(2) a traffic impact analysis IS NOT required.

Access – Per CBJ 49.35.250(a), staff has determined that the primary access to the properties is Glacier Highway. The applicant has demonstrated that though each lot has direct access to Glacier Highway, the topography makes direct access off of Glacier Highway to Lot 4A1, impractical. As a result, Lot 4A1 has eased access through Lot 3B1.



AGENCY REVIEW

CDD conducted an agency review with: Zoning, Cartography, General Engineering, and Capital City Fire & Rescue. The comment period was open between: 4/26/2023 - 5/10/2023. Comments were addressed through the preliminary plat review process. (Attachment F)

PUBLIC COMMENTS

CDD conducted a public comment period between 5/25/2023 – 6/8/2023. No public comment was received. (Attachment D)

PRELIMINARY PLAT FINDINGS

Per CBJ 49.15.401(f), the Director makes the following findings on the proposed development:

1. Does the lot line adjustment meet the criteria outlined in CBJ 49.15.401?

Finding: No. The lot line adjustment does not satisfy the criteria of CBJ 49.15.401(c)(4)(B) – The applicable lot line adjustment standards of this title are met or can reasonably be met with conditions. Nonconforming Situation Review NCC2023-0013 certified the non-conforming lot size of 20,952 square feet. Per Chapter 49.30 – Non-Conforming situations may not be further aggravated. The resurveyed markers indicate that the lot has shrunk overall (20,936 sq. ft.). This aggravates the nonconforming situation for an undersized lot in a D1 zoned area. 49.30.250(a). Alternatively, the applicant may apply with the State of Alaska Department of Natural Resources to potentially acquire tidelands to increase the lot sizes.

2. Has the applicant constructed all required improvements or provided a financial guarantee in accordance with CBJ 49.55.010

Finding: Yes. No improvements have been required.

RECOMMENDATION

Staff recommends that the Director DENY the above analysis and findings and not grant the requested Lot Line Adjustment. The recorded document will serve as the Notice of Decision.

ATTACHMENTS

Attachment	Label
Attachment A	Application Packet
Attachment B	Draft Final Plat
Attachment C	As Built Info
Attachment D	Abutters information
Attachment E	BLD19-46
Attachment F	Agency Review comments
Attachment G	STF_NCC23-13_with_Attachments



CITY AND BOROUGH OF
JUNEAU
LAST A LARGE CITY

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.

To be completed by Applicant	PROPERTY LOCATION																		
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	Legal Description(s) (Subdivision, Survey, Block, Tract, Lot) Tee Harbor Alaska BL1 LT 3B1 & LT4A																		
	Parcel Number(s) 8B3701000181 8B3701000191																		
	<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 _____																		
	LANDOWNER/ LESSEE																		
	Property Owner Howard & Sonja Graves 2001 Trust	Contact Person Andy Graves																	
	Mailing Address PO Box 34845 Juneau AK 99803	Phone Number(s) 805-801-1453																	
	E-mail Address andybluesky@live.com																		
	LANDOWNER/ LESSEE CONSENT																		
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.																			
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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.																			
APPLICANT <small>If same as LANDOWNER, write "SAME"</small>																			
Applicant (Printed Name) Same	Contact Person																		
Mailing Address	Phone Number(s)																		
E-mail Address																			
X	Date of Application																		

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 	Date Received 4/7/2023
Case Number SLC23-02	

Updated 6/2022--Page 1 of 1

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BLD23-126

Attachment A- Application Packet



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.

To be completed by Applicant	PROJECT SUMMARY		
	Lot line adjustment.		
	Number of Existing Parcels <u>2</u>	Total Land Area <u>54,486sf</u> Number of Resulting Parcels <u>2</u>	
	HAS THE PARCEL BEEN CREATED BY A MINOR SUBDIVISION IN THE PRECEDING 24 MONTHS		
<input type="radio"/> NO <input type="radio"/> YES Case Number _____			
TYPE OF SUBDIVISION OR PLATTING APPROVAL REQUESTED			
<table style="width: 100%; border: none;"> <tr> <td style="width: 50%; text-align: center;">MINOR DEVELOPMENT (changing or creating 13 or fewer lots)</td> <td style="width: 50%; text-align: center;">MAJOR DEVELOPMENT (changing or creating 14 or more lots)</td> </tr> </table>		MINOR DEVELOPMENT (changing or creating 13 or fewer lots)	MAJOR DEVELOPMENT (changing or creating 14 or more lots)
MINOR DEVELOPMENT (changing or creating 13 or fewer lots)	MAJOR DEVELOPMENT (changing or creating 14 or more lots)		
<table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;"> <input checked="" type="radio"/> Preliminary Plat (MIP) <input type="radio"/> Final Plat (MIF) <input type="radio"/> Panhandle Subdivision <input type="radio"/> Accretion Survey <input type="radio"/> Boundary Adjustment <input type="radio"/> Lot Consolidation (SLC) <input type="radio"/> Bungalow Lot Subdivision <input type="radio"/> Common Wall/Zero Lot Subdivision <input type="radio"/> Other _____ </td> <td style="width: 50%; vertical-align: top;"> <input type="radio"/> Preliminary Plat (SMP) <input type="radio"/> Final Plat (SMF) <input type="radio"/> Preliminary Development Plan – PUD (PDP) <input type="radio"/> Final Development Plan – PUD (PDF) Preliminary <input type="radio"/> Development Plan – ARS (ARP) Final <input type="radio"/> Development Plan – ARS (ARF) <input type="radio"/> Bungalow Lot Subdivision <input type="radio"/> Common Wall/Zero Lot Subdivision <input type="radio"/> Other _____ </td> </tr> </table>		<input checked="" type="radio"/> Preliminary Plat (MIP) <input type="radio"/> Final Plat (MIF) <input type="radio"/> Panhandle Subdivision <input type="radio"/> Accretion Survey <input type="radio"/> Boundary Adjustment <input type="radio"/> Lot Consolidation (SLC) <input type="radio"/> Bungalow Lot Subdivision <input type="radio"/> Common Wall/Zero Lot Subdivision <input type="radio"/> Other _____	<input type="radio"/> Preliminary Plat (SMP) <input type="radio"/> Final Plat (SMF) <input type="radio"/> Preliminary Development Plan – PUD (PDP) <input type="radio"/> Final Development Plan – PUD (PDF) Preliminary <input type="radio"/> Development Plan – ARS (ARP) Final <input type="radio"/> Development Plan – ARS (ARF) <input type="radio"/> Bungalow Lot Subdivision <input type="radio"/> Common Wall/Zero Lot Subdivision <input type="radio"/> Other _____
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ALL REQUIRED DOCUMENTS ATTACHED			
<input checked="" type="checkbox"/> Pre-application conference notes <input checked="" type="checkbox"/> Narrative including: <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Legal description(s) of property to be subdivided <input checked="" type="checkbox"/> Existing structures on the land <input checked="" type="checkbox"/> Zoning district <input type="checkbox"/> Density <input type="checkbox"/> Access <input type="checkbox"/> Current and proposed use of any structures <input type="checkbox"/> Utilities available <input type="checkbox"/> Unique characteristics of the land or structure(s) <input checked="" type="checkbox"/> Preliminary Plat checklist			

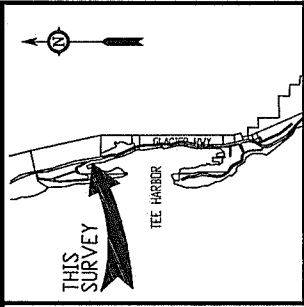
-----DEPARTMENT USE ONLY BELOW THIS LINE-----

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

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

Case Number SLC23-02	Date Received 4/7/2023
--------------------------------	----------------------------------



- LEGEND**
- ⊙ L.S. 1428 SECONDARY MONUMENT (RECOVERED)
 - ⊙ L.S. 2044 SECONDARY MONUMENT (RECOVERED)
 - L.S. 6277 SECONDARY MONUMENT (RECOVERED)
 - L.S. 3650 SECONDARY MONUMENT (RECOVERED)
 - SECONDARY MONUMENT (SET)
 - (R) RECORDED DATA PLAT 2019-28
 - (C) COMPUTED DATA
 - (M) MEASURED DATA
 - SURVEYED LINES
 - - - PROPERTY LINES NOT SURVEYED
 - ▨ VACATED PROPERTY LINE
 - ▨ ACCESS AND UTILITY EASEMENT
 - ▨ UTILITY EASEMENT
 - ▨ VACATED EASEMENT
- NOTES:**
- PURPOSE OF THIS PLAT IS TO SHOW A LOT LINE ADJUSTMENT THAT DIVIDES LOT 3B1 AND 4A OF BLOCK 1.
 - BEARINGS SHOWN ARE TRUE BEARINGS AS ORIENTED TO THE BASE OF BEARINGS. ALL DISTANCES HAVE BEEN REDUCED TO HORIZONTAL, MEASURED IN HIS SURVEY FT.
 - DOMESTIC SANITARY SEWER DISPOSAL IS NOT PROVIDED BY THE CITY AND BOROUGH OF JUNEAU PUBLIC UTILITIES.
 - WHERE DIFFERENT FROM RECORD OR CALCULATED, RECORD DIMENSIONS ARE SHOWN IN PARENTHESES AND REFERENCED TO A RECORDED PLAT.
 - THIS SURVEY CLOSURES WITHIN A LIMIT ERROR OF ONE FOOT IN 10,000 FEET.
 - SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
 - FEET LONG 19-10-11898 OFF 5/26/2020 BOTH PARCELS ARE LOCATED IN A FLOOD ZONE (AE CEL 24). TO DETERMINE THE EX CONTIGUOUS LINE A TOTAL OBSERVATION WAS MADE ON MARCH 3, 2023.

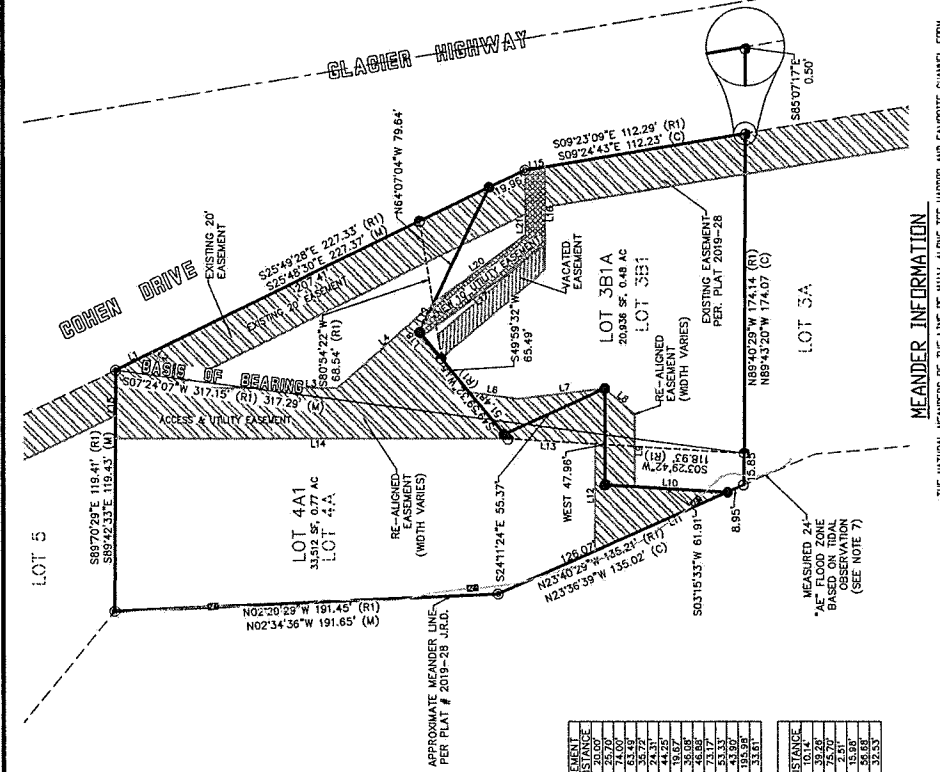
PLAT OF
LOTS 3B1A & 4A1
ALASKA SUBDIVISION OF
LOT 3B1 & 4A, BLOCK 1
TEE HARBOR, ALASKA SUBDIVISION
CITY AND BOROUGH OF JUNEAU, ALASKA
JUNEAU RECORDING DISTRICT

STATE RECORDER'S OFFICE AT ANCHORAGE

OWNER: HOWARD & SONJA GRAVES 2001 TRUST
PO BOX 34685, JUNEAU, AK 99803

NORTH 57 LAND SURVEYING LLC
8800 GLACIER HIGHWAY, SUITE 224 1/2, JUNEAU, AK
215-F SMITH STREET, SITKA, AK 99833
(907) 747-6700

ODD CASE NUMBER: SLCD20230002
SHEET NO. 1 OF 1
SCALE: 1" = 30'
DATE: 04/21/2023
DRAWING NAME: 6097-41



OWNERSHIP CERTIFICATE

I, KERRY O'NEILL, IN MY CAPACITY AS A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF ALASKA, CERTIFY THAT THIS PLAT REPRESENTS THE SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE ACCURACY OF THE SURVEY IS WITHIN THE LIMITS REQUIRED BY TITLE 49, CHAPTER 10, AND THAT THE CORNERS AND MONUMENTS ARE SET IN PLACE AND NOTED UPON THIS PLAT AS PRESENTED.

NOTARY'S ACKNOWLEDGMENT

US OF AMERICA
STATE OF ALASKA
I, KERRY O'NEILL, DO hereby certify that on this _____ day of _____, 20____, before me, _____, a Notary Public in and for the State of Alaska, duly commissioned and sworn, personally appeared _____, known to me to be the identical individual described in and who executed the foregoing instrument, acknowledged to me that he executed the same for the purposes and consideration therein expressed, and I have signed and sealed the same freely and voluntarily for the uses and purposes therein mentioned, authorized to do so.

WITNESS MY HAND AND NOTARY SEAL, THE DAY AND YEAR IN THIS CERTIFICATE FIRST HEREIN WRITTEN.

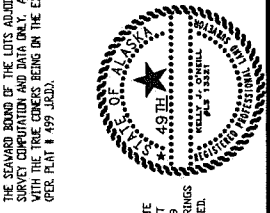
NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES: _____

COMMUNITY DEVELOPMENT DEPARTMENT PLAT APPROVAL

I HEREBY CERTIFY THAT THE PLAT HEREIN HAS BEEN FOUND TO COMPLY WITH TITLE 49 OF THE CODE OF THE CITY AND BOROUGH OF JUNEAU AND IS APPROVED BY THE COMMUNITY DEVELOPMENT DEPARTMENT FOR RECORDING IN THE OFFICE OF THE JUNEAU RECORDING DISTRICT, ANCHORAGE, ALASKA.

JILL MALDON, DIRECTOR
CITY & BOROUGH OF JUNEAU
DEPARTMENT OF COMMUNITY DEVELOPMENT

ATTEST:
MUNICIPAL CLERK
CITY & BOROUGH OF JUNEAU



ACCESS AND UTILITY EASEMENT

LINE	BEARING	DISTANCE
L1	S26°49'28"E	227.35' (R)
L2	S25°46'30"E	271.37' (M)
L3	S26°10'12"E	271.37' (M)
L4	S40°58'59"E	63.49'
L5	S49°59'32"W	65.49'
L6	S24°11'24"E	55.37'
L7	S23°40'29"W	135.02' (C)
L8	S23°40'29"W	135.02' (C)
L9	S03°15'33"W	61.91'
L10	N23°40'29"W	135.02' (C)
L11	N23°40'29"W	135.02' (C)
L12	S03°15'33"W	61.91'
L13	S03°15'33"W	61.91'
L14	N03°15'33"E	61.91'
L15	S03°15'33"E	61.91'

UTILITY EASEMENT

LINE	BEARING	DISTANCE
L16	S02°24'43"E	10.14'
L17	S02°24'43"E	10.14'
L18	WEST	39.26'
L19	N03°15'33"E	2.81'
L20	N43°53'52"E	2.81'
L21	S03°15'33"E	61.91'
L22	S03°15'33"E	61.91'
L23	WEST	39.26'
L24	N03°15'33"E	2.81'
L25	N43°53'52"E	2.81'
L26	S03°15'33"E	61.91'
L27	S03°15'33"E	61.91'

OWNER'S CERTIFICATE

I, KELLY O'NEILL, IN MY CAPACITY AS A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF ALASKA, CERTIFY THAT THIS PLAT REPRESENTS THE SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE ACCURACY OF THE SURVEY IS WITHIN THE LIMITS REQUIRED BY TITLE 49, CHAPTER 10, AND THAT THE CORNERS AND MONUMENTS ARE SET IN PLACE AND NOTED UPON THIS PLAT AS PRESENTED.

NOTARY'S ACKNOWLEDGMENT

US OF AMERICA
STATE OF ALASKA
I, KERRY O'NEILL, DO hereby certify that on this _____ day of _____, 20____, before me, _____, a Notary Public in and for the State of Alaska, duly commissioned and sworn, personally appeared _____, known to me to be the identical individual described in and who executed the foregoing instrument, acknowledged to me that he executed the same for the purposes and consideration therein expressed, and I have signed and sealed the same freely and voluntarily for the uses and purposes therein mentioned, authorized to do so.

WITNESS MY HAND AND NOTARY SEAL, THE DAY AND YEAR IN THIS CERTIFICATE FIRST HEREIN WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES: _____

COMMUNITY DEVELOPMENT DEPARTMENT PLAT APPROVAL

I HEREBY CERTIFY THAT THE PLAT HEREIN HAS BEEN FOUND TO COMPLY WITH TITLE 49 OF THE CODE OF THE CITY AND BOROUGH OF JUNEAU AND IS APPROVED BY THE COMMUNITY DEVELOPMENT DEPARTMENT FOR RECORDING IN THE OFFICE OF THE JUNEAU RECORDING DISTRICT, ANCHORAGE, ALASKA.

JILL MALDON, DIRECTOR
CITY & BOROUGH OF JUNEAU
DEPARTMENT OF COMMUNITY DEVELOPMENT

ATTEST:
MUNICIPAL CLERK
CITY & BOROUGH OF JUNEAU

OWNERSHIP CERTIFICATE

I, KERRY O'NEILL, IN MY CAPACITY AS A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF ALASKA, CERTIFY THAT THIS PLAT REPRESENTS THE SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE ACCURACY OF THE SURVEY IS WITHIN THE LIMITS REQUIRED BY TITLE 49, CHAPTER 10, AND THAT THE CORNERS AND MONUMENTS ARE SET IN PLACE AND NOTED UPON THIS PLAT AS PRESENTED.

NOTARY'S ACKNOWLEDGMENT

US OF AMERICA
STATE OF ALASKA
I, KERRY O'NEILL, DO hereby certify that on this _____ day of _____, 20____, before me, _____, a Notary Public in and for the State of Alaska, duly commissioned and sworn, personally appeared _____, known to me to be the identical individual described in and who executed the foregoing instrument, acknowledged to me that he executed the same for the purposes and consideration therein expressed, and I have signed and sealed the same freely and voluntarily for the uses and purposes therein mentioned, authorized to do so.

WITNESS MY HAND AND NOTARY SEAL, THE DAY AND YEAR IN THIS CERTIFICATE FIRST HEREIN WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES: _____

COMMUNITY DEVELOPMENT DEPARTMENT PLAT APPROVAL

I HEREBY CERTIFY THAT THE PLAT HEREIN HAS BEEN FOUND TO COMPLY WITH TITLE 49 OF THE CODE OF THE CITY AND BOROUGH OF JUNEAU AND IS APPROVED BY THE COMMUNITY DEVELOPMENT DEPARTMENT FOR RECORDING IN THE OFFICE OF THE JUNEAU RECORDING DISTRICT, ANCHORAGE, ALASKA.

JILL MALDON, DIRECTOR
CITY & BOROUGH OF JUNEAU
DEPARTMENT OF COMMUNITY DEVELOPMENT

ATTEST:
MUNICIPAL CLERK
CITY & BOROUGH OF JUNEAU

RECORD INFORMATION

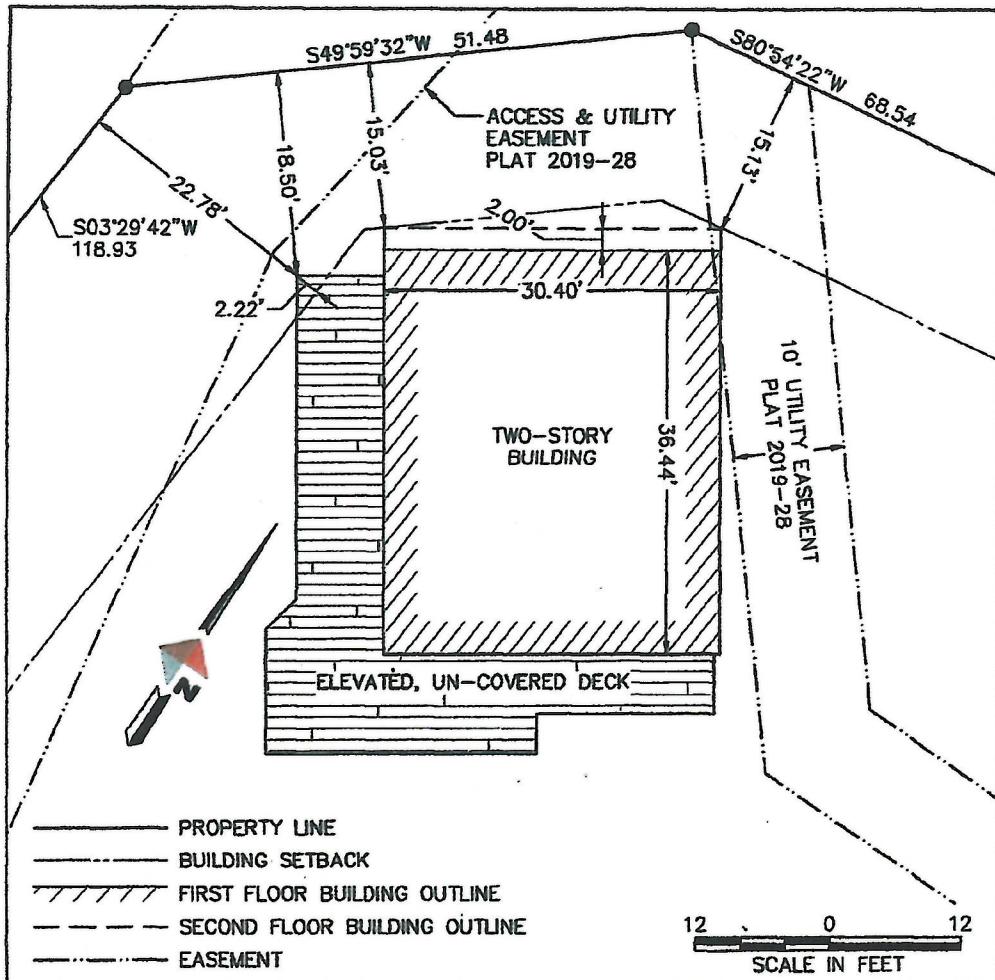
RECORD INFORMATION FOR THIS SUBDIVISION IS DERIVED FROM OFFICIAL PLATS ADULT OF GOV AND IN-952-3024 PLAT 2008-31 DATED 10/16/2008, TEE HARBOR ALASKA SUBDIVISION PLAT WAIVER PLAT 78-28V DATED 07/24/1974, & TEE HARBOR ALASKA SUBDIVISION PLAT WAIVER PLAT 78-28V DATED 07/24/1974, ALL WITHIN THE JUNEAU RECORDING DISTRICT.

RECORD INFORMATION

RECORD INFORMATION FOR THIS SUBDIVISION IS DERIVED FROM OFFICIAL PLATS ADULT OF GOV AND IN-952-3024 PLAT 2008-31 DATED 10/16/2008, TEE HARBOR ALASKA SUBDIVISION PLAT WAIVER PLAT 78-28V DATED 07/24/1974, & TEE HARBOR ALASKA SUBDIVISION PLAT WAIVER PLAT 78-28V DATED 07/24/1974, ALL WITHIN THE JUNEAU RECORDING DISTRICT.

NORTH 57*
LAND SURVEYING LLC
9070 747-6700 215-F SMITH STREET, SITKA, AK
8800 GLACIER HWY, SUITE 224 1/2, JUNEAU AK 99803
MAILING ADDRESS - 507 CASCADE CREEK ROAD, SITKA, AK 99833
EMAIL: north57landsurveying@yahoo.com

KELLY J O'NEILL LS 1324 DATE

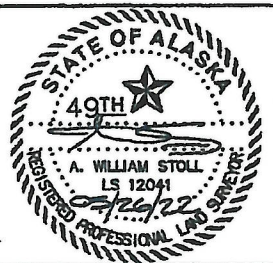


SURVEYOR'S CERTIFICATE

I, A. WILLIAM STOLL, IN MY CAPACITY AS A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF ALASKA, CERTIFY THAT THIS PLOT PLAN REPRESENTS A SURVEY OF THE COMPLETED BUILDING MADE BY ME OR UNDER MY DIRECT SUPERVISION ON MAY 25, 2022 OF THE FOLLOWING DESCRIBED PROPERTY: LOT 3B1, TEE HARBOR ALASKA SUBDIVISION, PLAT 2019-28, JUNEAU RECORDING DISTRICT. AND THAT ALL WALKS, ROADS, IMPROVEMENTS, ENCROACHMENTS AND OVERLAPS ARE SHOWN CORRECTLY TO THE BEST OF MY KNOWLEDGE.

DATED: 5/26/2022

AS-BUILT HOUSE LOCATED ON PORTION OF
LOT 3B1
 TEE HARBOR ALASKA SUBDIVISION, PLAT # 2019-28
 CITY AND BOROUGH OF JUNEAU, ALASKA



AECL848

WWW.DOWL.COM

9085 Glacier Highway
 Juneau, Alaska 99801
 907-780-3533

SCALE:
 1" = 12'
 DATE:
 5/25/2022
 PROJECT:
 J71026
 FILE NO:
 SHEET:
 1 OF 1

403 97-01 c65

OWNERSHIP CERTIFICATE
 I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREIN, AND I HAVE A RIGHT TO POSSESS, USE, ENJOY, AND TRANSFER THE SAME TO WHOMEVER I PLEASE IN FULL PAYMENT OF ALL TAXES, CHARGES, AND LIABILITIES, AND I HAVE A RIGHT TO POSSESS, USE, ENJOY, AND TRANSFER THE SAME TO WHOMEVER I PLEASE IN FULL PAYMENT OF ALL TAXES, CHARGES, AND LIABILITIES.

REWARD S. GRAYSON, TRUSTEE
 PO BOX 2485, JUNEAU, ALASKA 99801

DEWITT S. WILSON, TRUSTEE
 PO BOX 2485, JUNEAU, ALASKA 99801

DATE: _____

NOTARY'S ACKNOWLEDGMENT
 I, _____, Notary Public in and for the State of Alaska, do hereby certify that the foregoing instrument was acknowledged before me on this _____ day of _____, 2019, by _____, the person whose name is subscribed to the same, and that he is the person whose name is subscribed to the same.

STATE OF ALASKA
 COUNTY OF JUNEAU
 I, _____, Notary Public in and for the State of Alaska, do hereby certify that the foregoing instrument was acknowledged before me on this _____ day of _____, 2019, by _____, the person whose name is subscribed to the same, and that he is the person whose name is subscribed to the same.

COMMUNITY DEVELOPMENT DEPARTMENT PLAT APPROVAL
 I HEREBY CERTIFY THAT THE PLAT HEREON HAS BEEN MADE IN COMPLIANCE WITH THE REQUIREMENTS OF THE COMMUNITY DEVELOPMENT DEPARTMENT OF JUNEAU, ALASKA, AND THAT THE PLAT IS ACCORDING TO THE OFFICE OF THE JUNEAU RECORDING DISTRICT, JUNEAU, ALASKA.

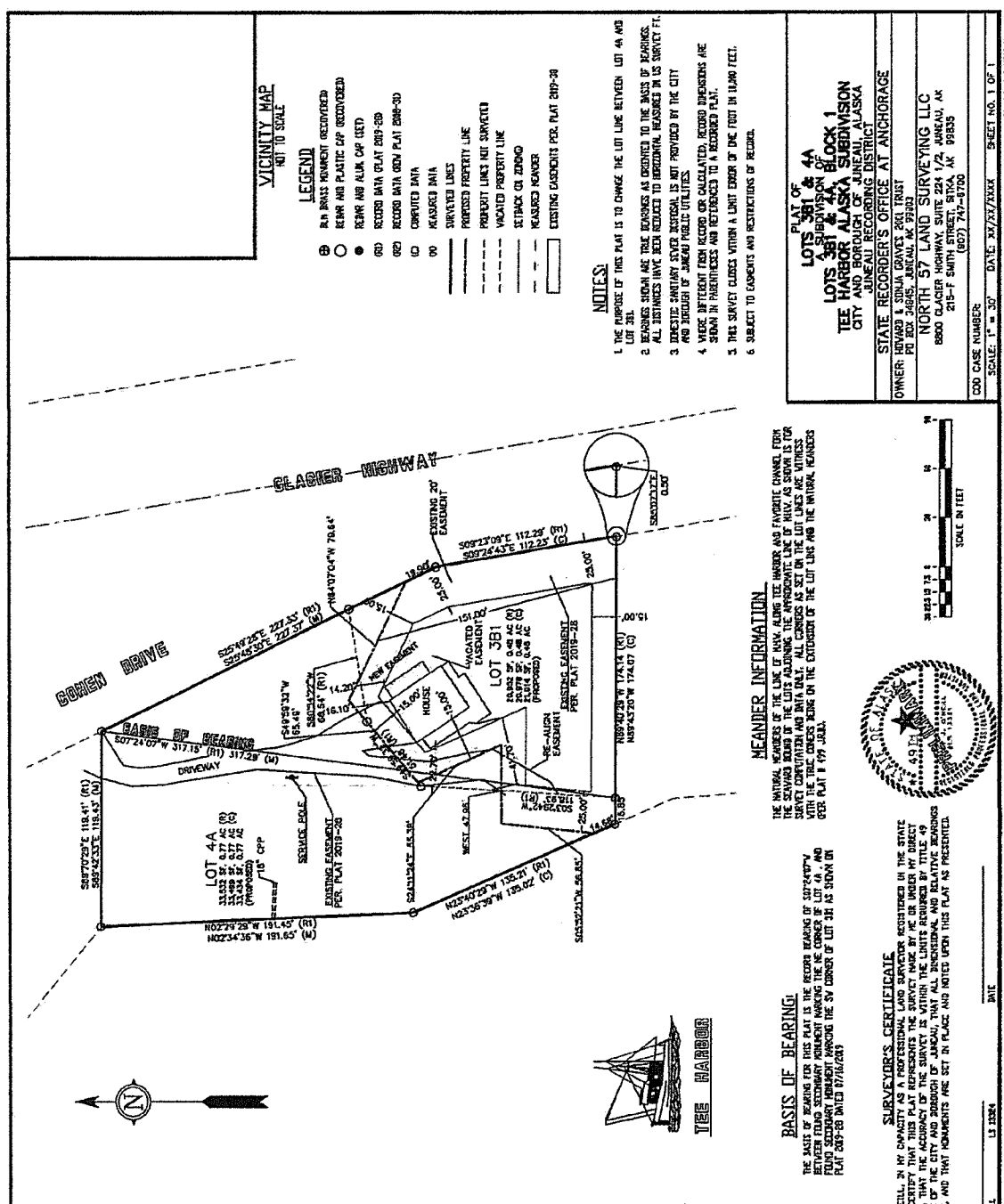
DATE: _____

TAX CERTIFICATE
 I, THE UNDERSIGNED, BEING DULY APPOINTED AND QUALIFIED AND ASSESSOR FOR THE CITY AND BOROUGH OF JUNEAU, DO HEREBY CERTIFY THAT, ACCORDING TO THE RECORDS OF THE CITY AND BOROUGH OF JUNEAU, ALASKA, AND IN ACCORDANCE WITH THE REQUIREMENTS OF THE COMMUNITY DEVELOPMENT DEPARTMENT OF JUNEAU, ALASKA, THE FOLLOWING RECORDED PROPERTY IS CHARGED ON THE TAX ROLL FOR THE YEAR 2019: _____

RECORDED INFORMATION
 RECORD INFORMATION IS PROVIDED AS DERIVED FROM OFFICIAL PLATS AND RECORDS OF THE JUNEAU RECORDING DISTRICT. THE JUNEAU RECORDING DISTRICT DOES NOT WARRANT THE ACCURACY OF THIS INFORMATION. THE JUNEAU RECORDING DISTRICT DOES NOT WARRANT THE ACCURACY OF THIS INFORMATION. THE JUNEAU RECORDING DISTRICT DOES NOT WARRANT THE ACCURACY OF THIS INFORMATION.

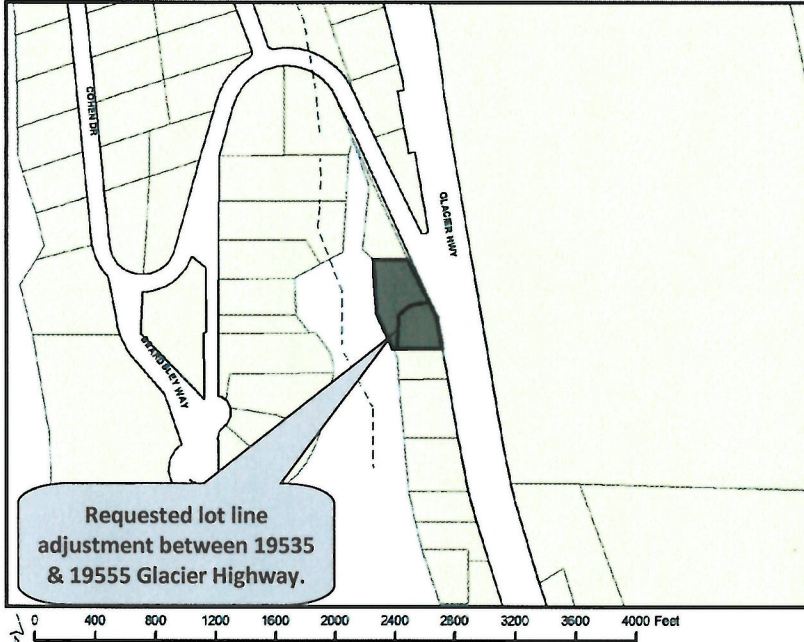
RECORDING INFORMATION
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NORTH 57*
LAND SURVEYING LLC
 8800 GLACIER HIGHWAY, SUITE 224 1/2, JUNEAU, AK 99801
 PHONE: (907) 747-4900 FAX: (907) 747-4901
 EMAIL: info@north57.com



Attachment C-As Built Info

Public Notification



COMMUNITY DEVELOPMENT
155 S. Seward Street Juneau, Alaska 99801

TO:

An application is being reviewed by the Community Development Department for a lot line adjustment between two properties under the same owners at 19535 & 19555 Glacier Highway in a D-1 zone.

PLEASE NOTE:

- ◆ This application is being reviewed for consistency with applicable CBJ codes and regulations before approval including lot minimum dimensions, access, drainage, utilities etc. You are welcome to provide comments, concerns or information that may help this review.
- ◆ This notice has been mailed to property owners adjacent to the property.
- ◆ This project does not require a public hearing by the Planning Commission. If an application is submitted for further development of the parcel that requires Planning Commission approval, public notice will be provided, and there will be opportunity for public comment and input.

Questions or comments? Contact David Peterson

Email: David.peterson@juneau.gov

Phone: (907)586-0753 ext. 4132

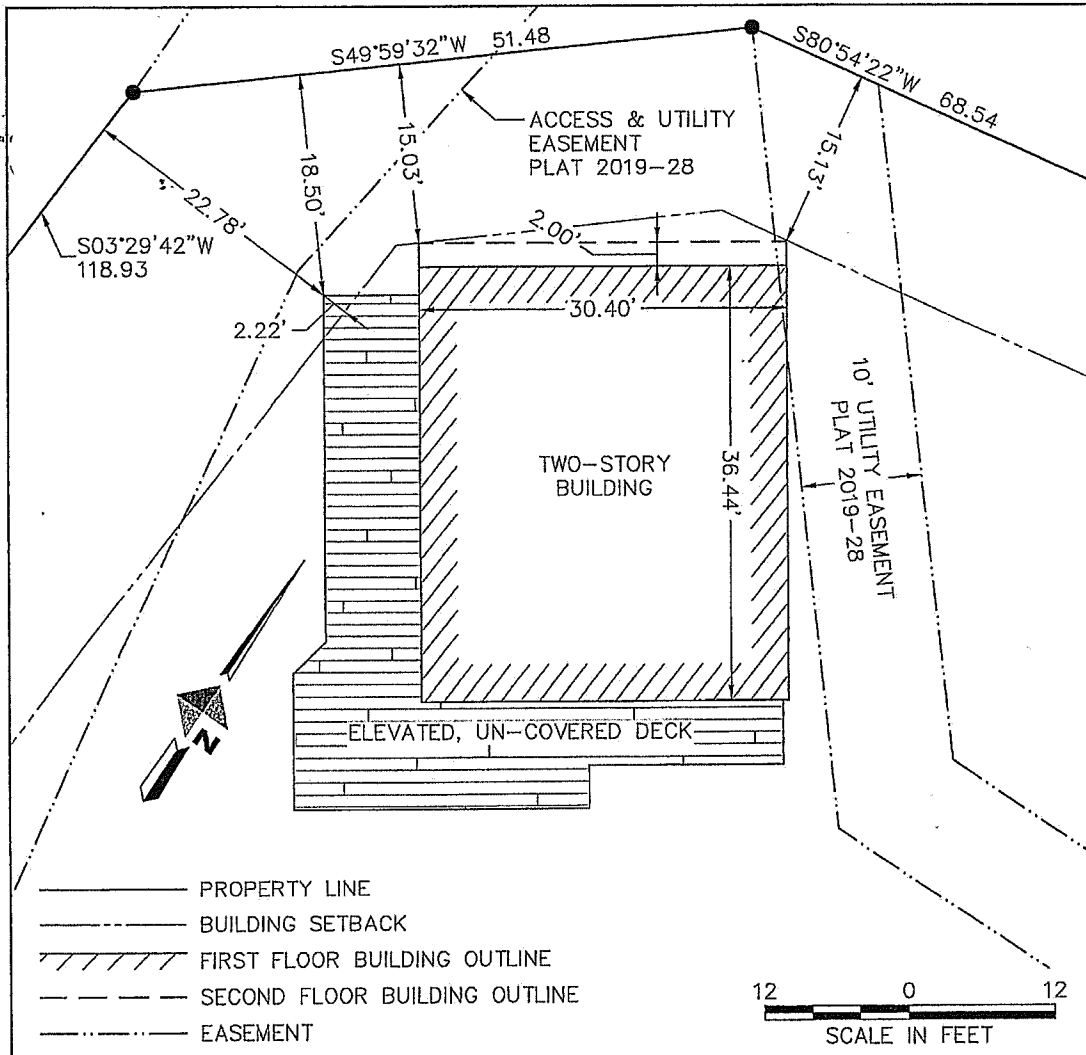
Date printed: May 26, 2023 Sent to: Adjacent owners

Case No.: SLC2023 0002

Parcel No.: 883701000181; 883701000191

CBJ Parcel Viewer: <http://epv.juneau.org>

Parcel Number	Owner	Site Address	Mailing Label
8B3701000170	KRISTAN K STEPHENS & TARA L STEPHENS		KRISTAN K STEPHENS & TARA L STEPHENS PO BOX 210906 AUKE BAY, AK 99821-0906
8B3701000181	HOWARD AND SONJA GRAVES 2001 TRUST	19535 Glacier Hwy	HOWARD AND SONJA GRAVES 2001 TRUST PO BOX 34845 JUNEAU, AK 99803-4845
8B3701000200	CITY AND BOROUGH OF JUNEALANDS AND RESOURCES & LANDS AND RESOURCES		CITY AND BOROUGH OF JUNEAU LANDS AND RESOURCES 155 S SEWARD ST JUNEAU, AK 99801

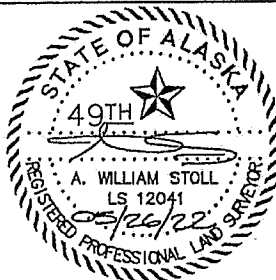


SURVEYOR'S CERTIFICATE

I, A. WILLIAM STOLL, IN MY CAPACITY AS A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF ALASKA, CERTIFY THAT THIS PLOT PLAN REPRESENTS A SURVEY OF THE COMPLETED BUILDING MADE BY ME OR UNDER MY DIRECT SUPERVISION ON MAY 25, 2022 OF THE FOLLOWING DESCRIBED PROPERTY: LOT 3B1, TEE HARBOR ALASKA SUBDIVISION, PLAT 2019-28, JUNEAU RECORDING DISTRICT. AND THAT ALL WALKS, ROADS, IMPROVEMENTS, ENCROACHMENTS AND OVERLAPS ARE SHOWN CORRECTLY TO THE BEST OF MY KNOWLEDGE.

DATED: 5/26/2022

AS-BUILT HOUSE LOCATED ON PORTION OF
LOT 3B1
 TEE HARBOR ALASKA SUBDIVISION, PLAT # 2019-28
 CITY AND BOROUGH OF JUNEAU, ALASKA



DOWL

AECL848

WWW.DOWL.COM

9085 Glacier Highway
 Juneau, Alaska 99801
 907-780-3533

SCALE:
 1" = 12'

DATE:
 5/25/2022

PROJECT:
 J71026

FILE NO:

SHEET:
 1 OF 1

Certificate of Occupancy

City & Borough of Juneau, Alaska

This Certificate is issued pursuant to the requirements of CBJ Title 19.01 certifying that at the time of issuance, this structure was in compliance with the various ordinances of the City & Borough of Juneau regulating building construction or use for the following project:

New single family residence

Building Address: 19535 GLACIER HWY

Occupancy Group: R-3* / U

Owner of Building: HOWARD AND SONJA GRAVES 2001 TRUST
PO BOX 34845
JUNEAU AK 99803-4845

Building Permit No. BLD20190046

Construction Type: Type V-B

Code Edition: 2012 IRC

Occupant Load: N/A

Sprinklers: Required No

Provided No

Legal Description of Building Lot:

TEE HARBOR ALASKA BL 1 LT 3B1

Building Official: Charlie Ford, BO


Signature

Parcel No: 8-B37-0-100-018-1

Date of Issuance: August 11, 2022

Post this Certificate in a conspicuous place for the duration of the stated occupancy.

CHECKLIST FOR
 CERTIFICATE OF OCCUPANCY
 TEMPORARY CERTIFICATE OF OCCUPANCY
Circle One: 30 Day TCO 60 Day TCO Other

A

Date: 6/2/22 Requested By (Inspector/Staff) Jon Stearns
When ready contact: Andy Phone/Email 808-754-2636

Building Permit : BLD20190046

Site Address: 19535 GLACIER HWY

APN: 8B3701000181

Owner's Name: HOWARD AND SONJA GRAVES 2001 TRUST

Project Description: New single family residence modified: 5/11/2020 for architectural change

Buildings: Date: 6/2/2022 Initials: JS Comments:

Building ok for CO

Engineering: Date: 8/5/22 Initials: SV Comments:
 AS BUILT APPROVED FOR FORM BY ENGINEERING Date: _____ Initials: _____

OK for CO

Zoning: Date: 8/11/22 Initials: BMK Comments:
OK For CO

Fire: Date: _____ Initials: _____ Comments:
 SPRINKLERED: Y / N



(907) 586-0715
CDD_Admin@juneau.org
www.juneau.org/community-development
155 S. Seward Street • Juneau, AK 99801

April 20, 2023

MEMORANDUM

To: Howard and Sonja Graves
From: City & Borough of Juneau, David Matthew Peterson, Planner II
Case Number: SLC20230003
Legal Description: Lots: Tee Harbor Alaska Subdivision, Block 1, Lots 3B1, & 4A.
Parcel No.: 8.B37.0.100.018.1 (3B1), 8.B37.0.100.019.1 (4A)

Round 1 Comments from City and Borough of Juneau Community Development.

The following consolidated review comments should be addressed prior to the plat being approved for preliminary plat approval/as a condition of preliminary plat approval. A further review of the preliminary plat may result in additional comments if new issues arise from changes made to the draft plat reviewed for this memorandum.

General Engineering

- ~~1. Please provide metes and bounds/dimensions for new easements.~~
- ~~2. The "New Easement" replacing the vacated easement needs to extend to the new property lines not the vacated one.~~



[TO]

File No.: MIP2018 00xx

April 20, 2023

Page 2 of 3

Cartography

1. ~~The "vacated property line" and "property lines not surveyed" symbols in the legend appear to be the same. The vacated line has shorter dashes. Revise symbol in legend or use different line type.~~
2. ~~Call out "THIS SURVEY" in the vicinity map and add some geographic labels (ex. Tee Harbor, Glacier Hwy).~~
3. The measured meander symbol in the legend doesn't appear on the plat.
4. ~~Label adjacent Lots 3A and 5.~~
5. ~~Use a distinctive border symbol around the vacated easement.~~
6. On Lot 3B1 there is a short solid line along the edge of the easement. Remove the line.
7. Remove "SETBACK (D1 ZONING" from the legend.
8. ~~Revise previous lot labels to a dashed font.~~
9. ~~Move metes and bounds annotation off the leader lines so they don't overlap.~~
10. ~~Delete "PROPOSED PROPERTY LINE" from legend. Show the line on the plat as a solid line.~~
11. ~~Label the new lots as 4A1 and 3B1A and revise in title block.~~

Fire

1. ~~Capitol City Fire and Rescue (CCFR) has no additional comments.~~

Zoning

1. ~~Include the plat date.~~
2. No BLM Brass monument?
3. Please change Note 1 to read, "Purpose of this plat is to show a lot line adjustment that divides lots 3B1 and 4A, of block 1.
4. No monument details shown.
5. ~~Change hatch of vacated easement to indicate it is being vacated. i.e. Thicken perimeter of vacated easement. Or, can hatch be dashed?~~
6. ~~Please add plat detail that shows the flood zone boundary on the plat.~~
7. Please indicate type and width of easement. i.e. 20' Access; 50' Utility
8. Please show 5 foot contours. Every fifth elevation line should be distinctive and clearly labeled. Dashed lines shall represent existing contours.
9. Discrepancies between Lot closure report and Preliminary Plat.

NOTE: Proposed apartment plans will need to indicate apartment is farther to the east and therefore clearly outside of the flood zone. Proposed apartment site will need to be at or beyond

[TO]

File No.: MIP2018 00xx

April 20, 2023

Page 3 of 3

the 24 foot contour line as shown on the attached flood map, since the AE flood zone stops at just before the 24 foot contour line.



(907) 586-0715
CDD_Admin@juneau.org
www.juneau.org/community-development
155 S. Seward Street • Juneau, AK 99801

April 20, 2023

MEMORANDUM

To: Howard and Sonja Graves
From: City & Borough of Juneau, David Matthew Peterson, Planner II
Case Number: SLC20230003
Legal Description: Lots: Tee Harbor Alaska Subdivision, Block 1, Lots 3B1, & 4A.
Parcel No.: 8.B37.0.100.018.1 (3B1), 8.B37.0.100.019.1 (4A)

Round 1 Comments from City and Borough of Juneau Community Development.

The following consolidated review comments should be addressed prior to the plat being approved for preliminary plat approval/as a condition of preliminary plat approval. A further review of the preliminary plat may result in additional comments if new issues arise from changes made to the draft plat reviewed for this memorandum.

General Engineering

1. Please provide metes and bounds/dimensions for new easements.
2. The "New Easement" replacing the vacated easement needs to extend to the new property lines not the vacated one.



[TO]

File No.: MIP2018 00xx

April 20, 2023

Page 2 of 3

Cartography

1. The "vacated property line" and "property lines not surveyed" symbols in the legend appear to be the same. The vacated line has shorter dashes. Revise symbol in legend or use different line type.
2. Call out "THIS SURVEY" in the vicinity map and add some geographic labels (ex. Tee Harbor, Glacier Hwy).
3. The measured meander symbol in the legend doesn't appear on the plat.
4. Label adjacent Lots 3A and 5.
5. Use a distinctive border symbol around the vacated easement.
6. On Lot 3B1 there is a short solid line along the edge of the easement. Remove the line.
7. Remove "SETBACK (D1 ZONING" from the legend.
8. Revise previous lot labels to a dashed font.
9. Move metes and bounds annotation off the leader lines so they don't overlap.
10. Delete "PROPOSED PROPERTY LINE" from legend. Show the line on the plat as a solid line.
11. Label the new lots as 4A1 and 3B1A and revise in title block.

Fire

1. Capitol City Fire and Rescue (CCFR) has no additional comments.

Zoning

1. Include the plat date.
2. No BLM Brass monument?
3. Please change Note 1 to read, "Purpose of this plat is to show a lot line adjustment that divides lots 3B1 and 4A, of block 1.
4. No monument details shown.
5. Change hatch of vacated easement to indicate it is being vacated. i.e. Thicken perimeter of vacated easement. Or, can hatch be dashed?
6. Please add plat detail that shows the flood zone boundary on the plat.
7. Please indicate type and width of easement. i.e. 20' Access; 50' Utility
8. Please show 5 foot contours. Every fifth elevation line should be distinctive and clearly labeled. Dashed lines shall represent existing contours.
9. Discrepancies between Lot closure report and Preliminary Plat.

NOTE: Proposed apartment plans will need to indicate apartment is farther to the east and therefore clearly outside of the flood zone. Proposed apartment site will need to be at or beyond

[TO]

File No.: MIP2018 00xx

April 20, 2023

Page 3 of 3

the 24 foot contour line as shown on the attached flood map, since the AE flood zone stops at just before the 24 foot contour line.



**DIRECTOR'S REVIEW STAFF REPORT
NONCONFORMING CERTIFICATION
NCC2023 0013**
(907) 586-0715
CDD_Admin@juneau.org
www.juneau.org/community-development
155 S. Seward Street • Juneau, AK 99801

DATE: May 22, 2023
TO: Jill Maclean, AICP | Director
BY: Emily Suarez, Planner II

PROPOSAL: A Nonconforming Situation Review for lot size, lot width and structures.

KEY CONSIDERATIONS FOR REVIEW:

- In 1967, Lot 3 and Lot 4 were first platted through USS #499.
- In 1974, the Commission approved plat waiver #74-28W and Lot 3 was subdivided into Lot 3A and Lot 3B.
- Single-family dwelling was built on Lot 4 in 1977 and demolished in 2020.
- Lot line adjustment between Lot 4 and Lot 3B approved in 2018.
- Tee Harbor Alaska Block 1, Lot 4A (vacant) and Lot 3B1 (SFD) have been under common ownership since 2018.
- Shared access easement for Lot 4A and Lot 3B1.
- Single-family dwelling encroaches into the required front yard setback and a 10 foot private utility easement.
- Single-family dwelling on Lot 3B1 received a Certificate of Occupancy in 2022.

GENERAL INFORMATION

Property Owner	Howard & Sonja Graves 2001 Trust
Applicant	Howard & Sonja Graves
Property Address	19535 Glacier Hwy; 19555 Glacier Hwy
Legal Description	TEE HARBOR ALASKA BL 1 LT 3B1; TEE HARBOR ALASKA BL 1 LT 4A
Parcel Number	8B3701000181; 8B3701000191
Zoning	D1 single-family
Lot Size	20,952 Square Feet (Lot 3B1) and 33,532 Square Feet (Lot 4A)
Water/Sewer	Water public, Sewer Private
Access	Shared access from Lot 4A to Lot 3B1
Existing Land Use	Residential
Associated Applications	BLD-0010904, BLD-0015956, DMO2016 0016, BLD2019 0046, MIP2018 0029

STAFF RECOMMENDATION:

Staff recommends the following situations receive Nonconforming Certification:

- Nonconforming Structures (CBJ 49.30.250)
- Nonconforming Lots (CBJ 49.30.260)

ABANDONMENT:

If a nonconforming situation is deemed to be abandoned by the Director, the decision may be reconsidered in accordance with CBJ 49.30.220. After reconsideration is reviewed, an appeal may be filed in accordance with CBJ 49.20.110.

NONCOMPLIANCE:

If a situation fails to be certified as nonconforming, an appeal of this decision may be filed in accordance with CBJ 49.20.110.

CBJ 49.30.215: Accidental damage or destruction. Structures receiving a nonconforming certification may have the right to reconstruct a nonconforming structure per CBJ Chapter 49.30.

Fostering excellence in development for this generation and the next.

Attachment G- STF_NCC23-13_with_Attachments

SITE FEATURES AND ZONING



CURRENT ZONING MAP



SURROUNDING ZONING AND LAND USES

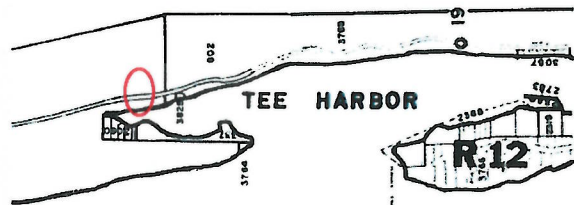
North (D1)	Vacant
South (D1)	Single-family
East (ROW)	Glacier Highway/Cohen Way
West (Waterbody)	Tee Harbor

SITE FEATURES

Anadromous	No
Flood Zone	Zone AE
Hazard	None mapped
Hillside	Yes
Wetlands	Yes
Parking District	No
Historic District	No
Overlay Districts	No

ZONING AT TIME OF ESTABLISHMENT

TEE HARBOR -- HERBERT RIVER



ZONING HISTORY

Year	Zoning District	Summary
1967		Tee Harbor Alaska Subdivision, Lots platted through USS #499
1969	R12 Residential	In 1969, the lot and surrounding area was zoned R12. The R12 zoning district required a 12,000 square foot minimum lot size, 110-foot lot width, and 100-foot lot depth. Required setbacks were 25 feet front, 25 feet rear, and 10 feet on each side. One off-street parking space was required per dwelling unit. Dimensional requirements were met at time of establishment.
1974	#74-28W	The Commission approved plat waiver #74-28W and Lot 3 was subdivided into Lot 3A and Lot 3B. Lot 3B remained conforming.
1987	D1 Residential	In 1987, the lot and surrounding area was rezoned to D1. The D1 zoning district required a 36,000 square foot minimum lot size, 150-foot lot width and 150-foot lot depth. Required setbacks were 25 feet front, 25 feet rear, 17 feet street side and 5 feet on each side. Two off-street parking spaces were required per dwelling unit. Existing shared driveway access from Lot 4 to Lot 3B. The driveway is in ROW on Glacier Highway/Cohen Way. Lot 4 became nonconforming for lot size. Lot 3B became nonconforming for lot size and lot width.
1989	D1 Residential	In 1989, setback standards for the D1 zoning district were amended. The D1 zoning district requires a 36,000 square foot minimum lot size, 150-foot lot width and 150-foot lot depth*. Required setbacks are 25 feet front, 25 feet rear, 17 feet street side and 15 feet on each side. A subsequent update to the Table of Dimensional Standards increased side yard setbacks from 5 feet to 15 feet (ORD1989-32). Two off-street parking spaces are required per dwelling unit. Lot 4 remained nonconforming for lot size. Single-family dwelling became nonconforming for side and rear yard setback. Lot 3B remained nonconforming for lot size and lot width.
2019	PLAT #2019-08	A Lot line adjustment between Lot 4 and Lot 3B, created Lot 4A and Lot 3B1. Lot 3B1 became conforming for lot width, but remained nonconforming for lot size. Lot 4A remained nonconforming for lot size.

Year	Zoning District	Summary
2021	*All zoning districts – lot depth repealed	On August 23, 2021, the CBJ Assembly adopted Ordinance 2021-28, repealing lot depth as a minimum dimensional standard. Other dimensional standards for D1 zoning district remain the same.

BACKGROUND INFORMATION

The applicant requests a Nonconforming Situation Review for lot size, lot width, and structures. Lot 3 and Lot 4 were first platted in 1967 through Plat #499 Tee Harbor Alaska Subdivision. In 1974, the Commission approved plat waiver #74-28W for Lot 3 to be further subdivided into Lot 3A and Lot 3B (**Attachment C**).

In 1977, a building permit BLD-0010904 was issued to build a single-family dwelling on Lot 4 (**Attachment D**). The single-family dwelling on Lot 4 was demolished and this lot is currently vacant (**Attachment G**).

In 2018, a lot line adjustment between Lot 4 and Lot 3B was approved and created Lot 4A and Lot 3B1. Access to Lot 3B1 and Lot 4A is through a shared access easement, as noted on Plat #2019-28 (**Attachment N**). Building permit BLD2019-46 was issued to build a single-family dwelling on Lot 3B1, which received a Certificate of Occupancy in 2022 (**Attachment M**).

According to the 2022 As-Built Survey, the single-family dwelling encroaches into the required front yard setback and into a 10 feet private utility easement. A portion of an unenclosed deck encroaches into the required rear yard setback. (**Attachment Q**).

INFORMATION REVIEWED

Year	Type	Summary
1967	Plat #499	Lot 3 and 4 were first platted through Plat #499 (Attachment B).
1974	Plat Waiver	Lot 3 subdivided through plat waiver #74-28W and approved by the Commission (Attachment C).
1977	Building Permit	BLD-0010904 new single-family dwelling on Lot 4 (Attachment D).
1983	Building Permit	BLD-0015956 16x20 feet addition to the existing SFD on Lot 4 (Attachment E).
2013	Aerial Photography	Aerial imagery is used to estimate vegetative cover (Attachment F).
2016	Demo Permit	DMO2016-0016 single-family dwelling on Lot 4 demolished (Attachment G).
2016	Assessor’s photo	To verify vacant Lot 4 (Attachment H).
2018	Pre-application	PAC2018-0066 pre-app report for lot line adjustment (Attachment I).
2018	Plat	Plat #2018-50 Lot 4 and Lot 3B (Attachment J).
2018	Warrant Deed	Establishes common ownership of Lot 4 and Lot 3B (Attachment K).
2018	Notice of Decision	MIP18-29 Notice of decision for Lot line adjustment and access easement dedication for Lot 3B and Lot 4 (Attachment L).
2019	ADEC	Domestic wastewater disposal system approved by ADEC (Attachment M).
2019	Plat	Plat #2019-28 Lot 4A and Lot 3B1 (Attachment N).
2020	Assessor’s Photo	To verify height of building (Attachment O).
2022	Certificate of Occupancy	BLD2019-0046 single-family dwelling on Lot 3B1 received a Certificate of Occupancy (Attachment P).

Year	Type	Summary
2022	As-Built Survey	To verify setbacks on Lot 3B1 (Attachment Q).
2022	Assessor's Photo	Single-family dwelling and deck (Attachment R).
2023	Assessor's Records	Assessor's records for Lot 3B1 (Attachment S).
2023	Assessor's Records	Assessor's records for Lot 4A (Attachment T).

ANALYSIS

Zoning District Comparison Table – The table below lists the required standards for the D1 zoning district compared to the lot. A description of these situations is provided in the following sections. Items bolded do not meet current requirements.

Standard		Requirement	Existing Lot 3B1	Existing Lot 4A	Code Reference
Lot	Size	36,000	20,952	33,532	CBJ 49.25.400
	Width	150 feet	171 feet	169 feet	CBJ 49.25.400
Setbacks	Front (N)	25 feet	15.03 feet	Vacant	CBJ 49.25.400
	Rear (S)	25 feet	78 feet	Vacant	CBJ 49.25.400
	Side (NE)	15 feet	15.13 feet	Vacant	CBJ 49.25.400
	Side (SW)	15 feet	22.78 feet	Vacant	CBJ 49.25.400
	Street Side	17 feet	N/A	N/A	CBJ 49.25.400
Lot Coverage		10%	7%	>10%	CBJ 49.25.400
Height	Permissible	35 feet	<35 feet	Vacant	CBJ 49.25.400
	Accessory	25 feet	N/A	N/A	CBJ 49.25.400
Maximum Dwelling Units		1	1	0	CBJ 49.25.500
Use		Residential	Residential	Vacant	CBJ 49.25.300
Vegetative Cover		20%	30%	80%	CBJ 49.50.300
Parking		2 per SFD	2	Vacant	CBJ 49.40.210(a)

Minimum Lot Requirements – Lot 3B1 and Lot 4A do not meet current minimum lot size requirements for the D1 zoning district. In 1967, Lot 3 and Lot 4 were first platted through Plat #499 Tee Harbor Alaska Subdivision. In 1974, the Commission approved plat waiver #74-28W for Lot 3 to be further subdivided into Lot 3A and Lot 3B (**Attachment C**). In 1987, the area was rezoned to D1 and Lot 4 and Lot 3B became nonconforming for lot size. Lot 3B became nonconforming for lot width.

In 2018, Lot 3B1 and Lot 4A were created through a lot line adjustment between Lot 3B and Lot 4. Lot 3B1 and Lot 4A remained nonconforming for lot size. Lot 3B1 became conforming for lot width.

Finding: Staff finds both lots nonconforming for lot size. Any proposed lot line adjustment cannot result in a lot that is more substandard in size.

Finding: Staff finds both lots conforming for lot width. Any proposed lot line adjustment cannot result in a lot that is substandard in width.

Minimum Setback Requirements – Per Plat #2019-28, access for Lot 3B1 and Lot 4A is through a shared access and utility easement. A front yard for a lot not bordered by a right-of-way shall be established on the lot line where access is provided to the lot [CBJ 49.25.430(3)]. According to the 2022 As-Built Survey, the single-family dwelling is encroaching 10 feet into the required front yard setback and into a 10 feet private utility easement. The single-family dwelling received a Certificate of Occupancy in 2022.

A portion of the deck is encroaching two (2) feet into the required front yard setback. Per **CBJ 49.25.430(4)(E)**, an unenclosed deck may project no more than six feet into any yard setback.

Finding: Staff finds the single-family dwelling nonconforming for front yard setback.

Finding: Staff finds the deck conforming for rear yard setback.

Lot Coverage – Based on As-built provided and GIS imagery, lot coverage is not exceeded.

Finding: Staff finds the lots conforming for lot coverage.

Structure Height – Single-family dwelling is two-stories in height and is unlikely to exceed height requirements.

Finding: Staff finds the single-family on Lot 3B1 conforming for height.

Residential Density – There is one single-family dwelling unit on Lot 3B1, and Lot 4A is vacant.

Finding: Staff finds the lots conforming for residential density.

Use – The use of Lot 3B1 is residential and Lot 4A is vacant.

Finding: Staff finds the lots conforming for use.

Vegetative Cover – Vegetative cover was estimated using GIS imagery and the As-built provided.

Finding: Staff finds the lots conforming for vegetative cover.

Parking – CBJ 49.40.210 requires two (2) off-street parking spaces for a single-family dwelling, and one (1) for an accessory apartment. Back-out parking may be allowed for single-family dwellings in residential zoning districts per CBJ 49.40.235(b)(6)(A).

Finding: Staff finds the use conforming for number and type of off-street parking spaces.

NONCOMPLIANT SITUATIONS

CBJ 49.30.310(j) Failure of a situation to qualify for nonconforming certification. If a situation does not qualify for or is denied nonconforming certification, it is noncompliant, and the property is subject to enforcement actions consistent with this title.

ABANDONMENT

CBJ 49.30.220(b) Abandonment of a nonconforming situation. A nonconforming situation is abandoned if any of the following events occur:

- (1) The owner indicates in writing that the nonconforming situation is being permanently discontinued;*
- (2) The nonconforming situation is damaged, destroyed, removed or demolished intentionally by the owner or intentionally by an authorized agent of the owner;*
- (3) The nonconforming structure is moved;*
- (4) The owner takes action consistent with an intent to abandon the nonconforming situation;*
- (5) The structure(s) associated with the nonconforming situation has been vacant for 365 consecutive days;*
- (6) Except for a structure with a nonconforming residential density, the nonconforming use has ceased and not substantially resumed for 365 consecutive days; or*
- (7) A structure with a nonconforming residential density has been unoccupied for 1095 consecutive days.*

No information has been submitted to suggest the nonconforming situations on the lot have been abandoned.

FINDINGS

- 1. Was the nonconforming situation allowed, or not prohibited by law, when it was established?**
Analysis: The single-family dwelling on lot 3B1 received a Certificate of Occupancy in August 2022.
Finding: Yes. The nonconforming situation was allowed, or not prohibited by law when established.
- 2. Has the nonconforming situation been abandoned?**
Analysis: No additional analysis needed.
Finding: No. The nonconforming situations have not been abandoned.

RECOMMENDATION

Staff recommends that the Director adopt the analysis and findings, and find the following situations on the lot to be NONCONFORMING to the Title 49 Land Use Code and issue a Nonconforming Certification for the following situations:

LOT 3B1

- Nonconforming Structures (CBJ 49.30.250):
 - Front yard setback of 15.13 feet.
- Nonconforming Lots (CBJ 49.30.260):
 - Lot size of 20,952 square feet.

LOT 4A

- Nonconforming Lots (CBJ 49.30.260):
 - Lot size of 33,532 square feet.

STAFF REPORT ATTACHMENTS

Item	Description
Attachment A	Application Packet.
Attachment B	1967 Plat #499.
Attachment C	1974 Plat Waiver #74-28W.
Attachment D	1977 Building permit BLD-0010904.
Attachment E	1983 Building permit BLD-0015956.
Attachment F	2013 Aerial Photography.
Attachment G	2016 Demo permit DMO2016-0016.
Attachment H	2016 Assessor's photo.
Attachment I	2018 Pre-application report PAC2018-0066
Attachment J	2018 Plat #2018-50.
Attachment K	2018 Warrant Deed.
Attachment L	2018 Notice of Decision MIP18-29.
Attachment M	2019 ADEC letter.
Attachment N	2019 Plat #2019-28.
Attachment O	2020 Assessor's photo.
Attachment P	2022 Certificate of Occupancy.
Attachment Q	2022 As-Built Survey.
Attachment R	2022 Assessor's photo.
Attachment S	2023 Assessor's Records for Lot 3B1.
Attachment T	2023 Assessor's Records for Lot 4A.



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.

To be completed by Applicant	PROPERTY LOCATION		
	Physical Address 19535 Glacier Hwy		
	Legal Description(s) (Subdivision, Survey, Block, Tract, Lot) Tee Harbor Alaska BL1 LT 3B1 & LT4A		
	Parcel Number(s) 8B3701000181 8B3701000101		
	<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 _____		
	LANDOWNER/ LESSEE		
	Property Owner	Howard & Sonja Graves 2001 Trust	Contact Person Andy Graves
	Mailing Address	PO Box 34845 Juneau AK 99803	Phone Number(s) 805-801-1453
	E-mail Address	andybluesky@live.com	
	LANDOWNER/ LESSEE CONSENT		
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.			
Howard A Graves <small>Landowner/Lessee (Printed Name)</small>		Landowner <small>Title (e.g.: Landowner, Lessee)</small>	
X <small>Landowner/Lessee (Signature)</small>		2/3/2023 <small>Date</small>	
Sonja Graves <small>Landowner/Lessee (Printed Name)</small>		Landowner <small>Title (e.g.: Landowner, Lessee)</small>	
X <small>Landowner/Lessee (Signature)</small>		2/3/2023 <small>Date</small>	
<small>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.</small>			
APPLICANT			
Applicant (Printed Name) Same		If same as LANDOWNER, write "SAME" Contact Person	
Mailing Address		Phone Number(s)	
E-mail Address			
X <small>Applicant's Signature</small>		<small>Date of Application</small>	

DEPARTMENT USE ONLY BELOW THIS LINE

Intake Initials

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

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

Case Number NCC23-013	Date Received 4/7/23
---------------------------------	--------------------------------

Updated 6/2022 - Page 1 of 1

L:\FORMS\PLANFORM\DP\Final Draft.docx

Attachment A - Application Packet

215773-17.1
Attachment G- STF_NCC23-13_with Attachments



APPLICATION FOR A NONCONFORMING CERTIFICATION REVIEW

See reverse side 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.

TYPE OF NONCONFORMING SITUATION (CHECK ALL THAT MAY APPLY)

- USE
 STRUCTURE
 DENSITY
 PARKING
 LOT

★ Lot 3B1

Have you submitted a narrative that fully explains the above listed nonconforming situations? YES NO

The narrative should explain the nature of the nonconforming situation(s). Be specific, state past and present uses of the building, property, etc.

List all relevant information being submitted. Include this material and an as-built or site plan with the application.

Relevant information to show that the *situation was allowed when established* may include: building or land use permits, recorded plats, zoning codes or maps, dated photographs.

Situation	Type of Documentation
requested lot line	Plat of 3B1 & 4A
adjustment on Lot 3B1	a subdivision of Lot 3B & 4A, Block 1 Tee Harbor
to allow for a small	Tee Harbor Alaska subdivision
597sq.ft cabin	AS-Built house located on Lot 3B1 Plat #2019-28
accessory unit	

Relevant information to show that the *situation was maintained over time* may include: business licenses, dated photographs, insurance records and maps, utility bills, property tax records, business license, telephone listing, advertisement in dated publications, leases.

Maintained Situation	Type of Documentation

NOTE: If an as-built survey is not submitted, the Community Development Department may not be able to issue a Nonconforming Certificate for setbacks. As-built surveys should show the property in its current condition.

ALL REQUIRED MATERIALS ATTACHED

- Complete Application (Per CBJ 49.30.310)
 Narrative
 As-built survey or similar document
 Documentation
 Fees

NONCONFORMING CERTIFICATION REVIEW FEES:

Fees	Check No.	Receipt	Date
Application Fees	\$ _____		
Admin. of Guarantee	\$ _____		
Adjustment	\$ _____		
Total Fee	\$ <u>0</u>		

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 907-586-0770.

Case Number	Date Received
NCC23-013	4/7/2023

Attachment A - Application Packet

BLD 23-126

Attachment G- STF_NCC23-13_with Attachments

Graves -- Narrative:

RE: Lots #B1 & 4A, Block 1 Tee Harbor Alaska Subdivision

The purpose of our request is to change the lot line between 3B1 & 4A to be able to make better use of an existing building pad to construct a new detached accessory apartment.

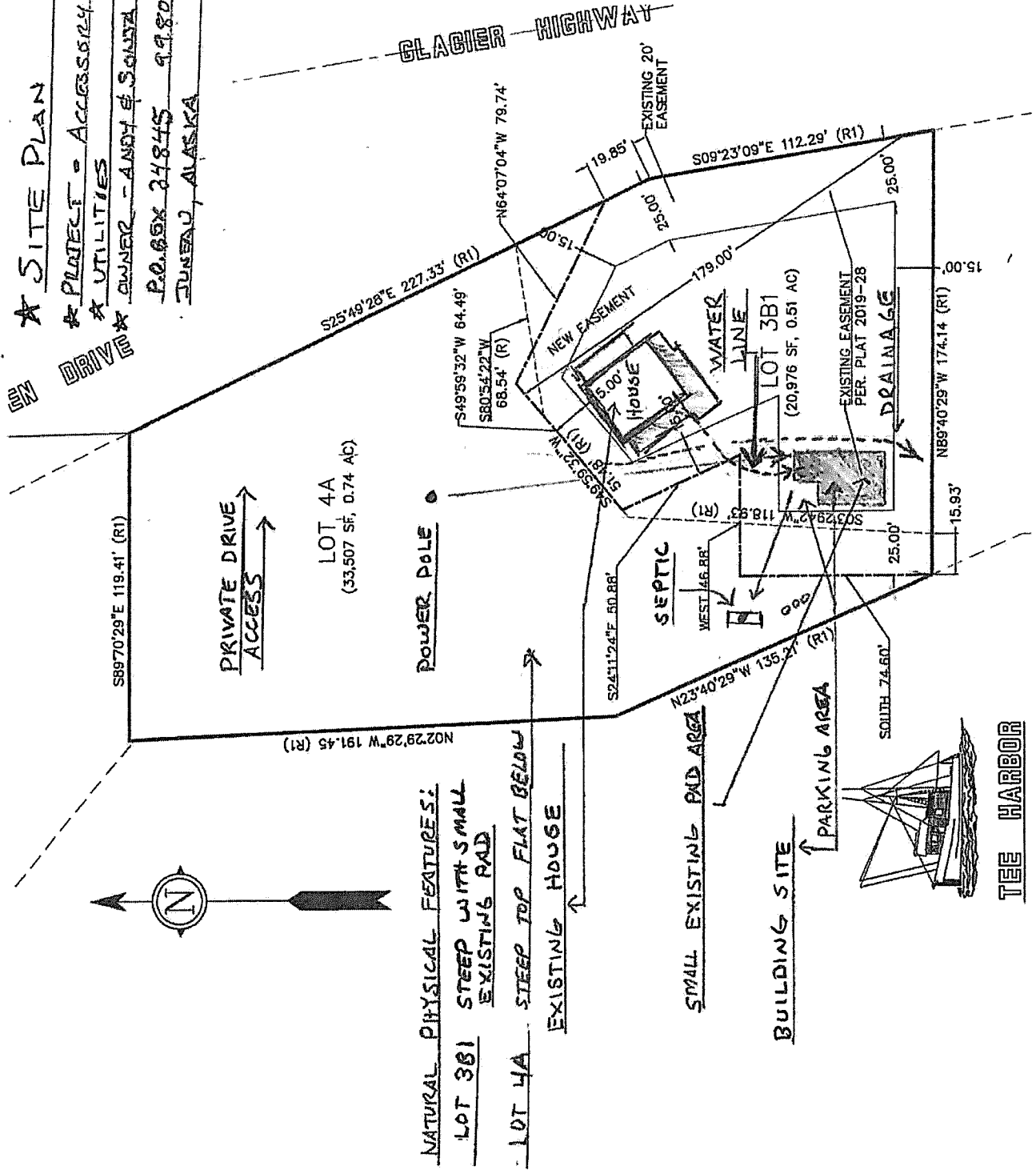
1. Legal Description of Property: Lots 3B & 4A, Block 1 Tee Harbor Alaska Subdivision
2. Existing Structures on Land:
 - A. Lot 3B1 has a single-family residence.
 - B. Lot 4A is vacant.
3. Zoning District: (D1) Single Family
4. Parcel Numbers: Lot 3B1 - 8B3701000181
Lot 4A - 8B3701000191
5. Density: single family residence
6. Access: Private driveway has access off frontage on Glacier Hwy
7. Current and Proposed use of any structures:
 - A. Currently Lot 3B1 has a single-family residence and I am proposing to build a detached accessory apartment of 597 sq feet, in compliance with the comprehensive plan.
 - B. Lot 4A is vacant.
8. Utilities Available:
 - A. Public Water
 - B. Private Sewer
 - C. Electric power to both Lots
9. Unique Characteristics:
 - A. Lot 3B1 is a steep lot with 2 existing pads. One pad has a single-family residence. The other small pad to be used for a proposed 597 sq. ft. detached accessory apartment. It has natural forest landscape that remains untouched.
 - B. Lot 4A is vacant, steep on top, flatter below.

Attachment A - Application Packet

Attachment G- STF_NCC23-13_with_Attachments

A SITE PLAN

PROJECT - Accessory Dwelling
UTILITIES
OWNER - ANDY & SONIA GRAYE
P.O. BOX 24845 99803
TUNEAU, ALASKA



NATURAL PHYSICAL FEATURES:

LOT 3B1 STEEP WITH SMALL EXISTING PAD

LOT 4A STEEP TOP FLAT BELOW

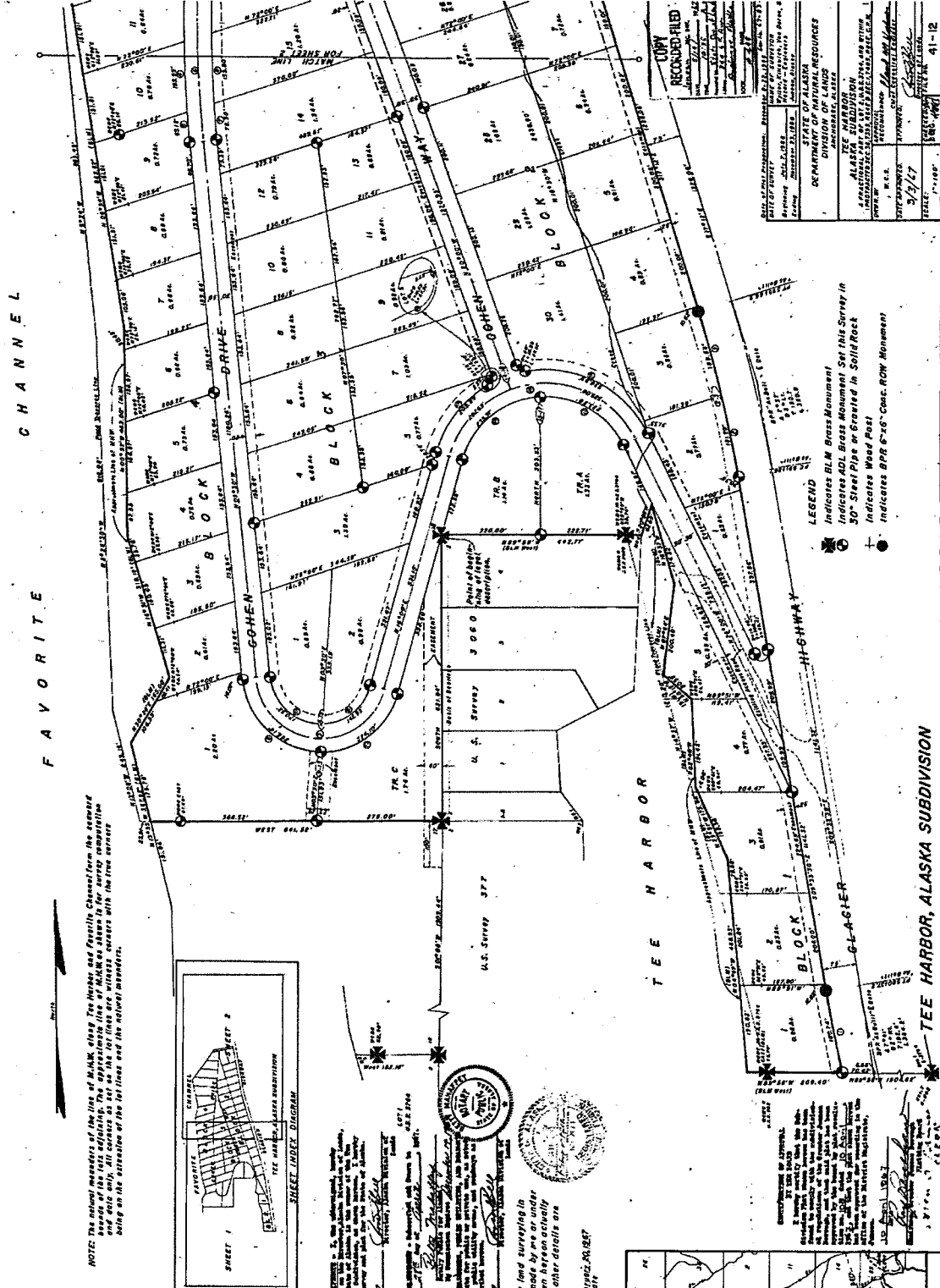
EXISTING HOUSE

SMALL EXISTING PAD AREA

BUILDING SITE

PARKING AREA

TEE HARBOR



CURVE DATA

CURVE	BEARING	ARC	CHORD	CHORD BEARING	CHORD
1	100° 00' 00"	100.00	100.00	100° 00' 00"	100.00
2	100° 00' 00"	100.00	100.00	100° 00' 00"	100.00
3	100° 00' 00"	100.00	100.00	100° 00' 00"	100.00
4	100° 00' 00"	100.00	100.00	100° 00' 00"	100.00
5	100° 00' 00"	100.00	100.00	100° 00' 00"	100.00
6	100° 00' 00"	100.00	100.00	100° 00' 00"	100.00
7	100° 00' 00"	100.00	100.00	100° 00' 00"	100.00
8	100° 00' 00"	100.00	100.00	100° 00' 00"	100.00
9	100° 00' 00"	100.00	100.00	100° 00' 00"	100.00
10	100° 00' 00"	100.00	100.00	100° 00' 00"	100.00
11	100° 00' 00"	100.00	100.00	100° 00' 00"	100.00
12	100° 00' 00"	100.00	100.00	100° 00' 00"	100.00
13	100° 00' 00"	100.00	100.00	100° 00' 00"	100.00
14	100° 00' 00"	100.00	100.00	100° 00' 00"	100.00
15	100° 00' 00"	100.00	100.00	100° 00' 00"	100.00
16	100° 00' 00"	100.00	100.00	100° 00' 00"	100.00
17	100° 00' 00"	100.00	100.00	100° 00' 00"	100.00
18	100° 00' 00"	100.00	100.00	100° 00' 00"	100.00
19	100° 00' 00"	100.00	100.00	100° 00' 00"	100.00
20	100° 00' 00"	100.00	100.00	100° 00' 00"	100.00
21	100° 00' 00"	100.00	100.00	100° 00' 00"	100.00
22	100° 00' 00"	100.00	100.00	100° 00' 00"	100.00
23	100° 00' 00"	100.00	100.00	100° 00' 00"	100.00
24	100° 00' 00"	100.00	100.00	100° 00' 00"	100.00
25	100° 00' 00"	100.00	100.00	100° 00' 00"	100.00
26	100° 00' 00"	100.00	100.00	100° 00' 00"	100.00
27	100° 00' 00"	100.00	100.00	100° 00' 00"	100.00
28	100° 00' 00"	100.00	100.00	100° 00' 00"	100.00
29	100° 00' 00"	100.00	100.00	100° 00' 00"	100.00
30	100° 00' 00"	100.00	100.00	100° 00' 00"	100.00
31	100° 00' 00"	100.00	100.00	100° 00' 00"	100.00
32	100° 00' 00"	100.00	100.00	100° 00' 00"	100.00
33	100° 00' 00"	100.00	100.00	100° 00' 00"	100.00
34	100° 00' 00"	100.00	100.00	100° 00' 00"	100.00
35	100° 00' 00"	100.00	100.00	100° 00' 00"	100.00
36	100° 00' 00"	100.00	100.00	100° 00' 00"	100.00
37	100° 00' 00"	100.00	100.00	100° 00' 00"	100.00
38	100° 00' 00"	100.00	100.00	100° 00' 00"	100.00
39	100° 00' 00"	100.00	100.00	100° 00' 00"	100.00
40	100° 00' 00"	100.00	100.00	100° 00' 00"	100.00
41	100° 00' 00"	100.00	100.00	100° 00' 00"	100.00
42	100° 00' 00"	100.00	100.00	100° 00' 00"	100.00
43	100° 00' 00"	100.00	100.00	100° 00' 00"	100.00
44	100° 00' 00"	100.00	100.00	100° 00' 00"	100.00
45	100° 00' 00"	100.00	100.00	100° 00' 00"	100.00
46	100° 00' 00"	100.00	100.00	100° 00' 00"	100.00
47	100° 00' 00"	100.00	100.00	100° 00' 00"	100.00
48	100° 00' 00"	100.00	100.00	100° 00' 00"	100.00
49	100° 00' 00"	100.00	100.00	100° 00' 00"	100.00
50	100° 00' 00"	100.00	100.00	100° 00' 00"	100.00

SUMMARY OF AREAS

Block	Area (Ac.)
Block 1	4.02 Ac.
Block 2	28.91 Ac.
Block 3	18.61 Ac.
Block 4, B, C	20.10 Ac.
Block 5	4.21 Ac.
Block 6	1.02 Ac.
Block 7	8.17 Ac.

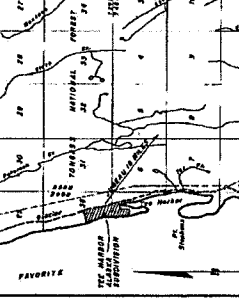
SURVEYORS CERTIFICATE

I hereby certify that the foregoing plat represents a survey made by me and other Alaska land surveyors in accordance with the laws of the State of Alaska, and that all dimensions and other details are correct to the best of my knowledge.

Notary Public
 State of Alaska
 My Comm. Expires 10/15/24

LEGEND

- Indicates BLM Brass Monument
- Indicates ADL Brass Monument Set This Survey in 30" Street Pipe or Gravel in Soil/Rock
- Indicates Wood Post
- Indicates BPR 6" x 6" Conc. ROW Monument



RECORDED FILED

STATE OF ALASKA
 DEPARTMENT OF LANDS
 DIVISION OF LANDS RESOURCES

ALASKA SUBDIVISION

TEE HARBOR, ALASKA SUBDIVISION

PLAT NO. 1967-13

DATE OF RECORDING: 10/15/24

BOOK: 41-12

PAGE: 1

Attachment B - 1967 Plat #499.
 Attachment G - STF_NCC23-13_with_Attachments

CITY AND BOROUGH OF JUNEAU, ALASKA

PLATTING RESOLUTION NO. 366

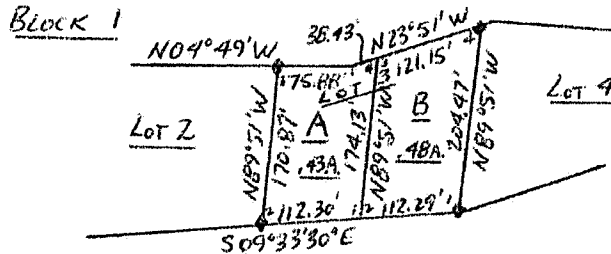
WHEREAS, Jimmie C. Rosenbruch
Applicant(s)

has applied to the City and Borough of Juneau Planning Commission in proper form for a waiver of platting requirements of the subdivision of the following described real property;

PLAT NO: 74-28W

TRACT A: Begin; N.E. Cor. Lot 3, Blk. 1, Tee Harbor Alaska Subdivision; thence s 09° 33' 30" E, 112.29'; to P.O.B., Cor. 1, Tract A; thence S 09° 33' 30" E, 112.30' Cor. 2; thence N 89° 51' W, 170.87' to Cor. 3; thence N 04° 49' W, 75.88' to M.C. 1; thence N 23° 51' W, 38.43' to Cor. 4; thence S 89° 51' E, 174.13' to Cor. 1; P.O.B., containing 0.43 acres more or less.

TRACT B: Begin; N.E. Cor. Lot 3, Blk. 1, Tee Harbor Alaska Subdivision; Cor. 1 Tract B; thence 112.29', S 09° 33' 30" E to Cor. 2; thence N 89° 51' W, 174.13' to Cor. 3; thence N 23° 51' W 121.15' to Cor. 4; thence S 89° 51' E 204.47' to Cor. 1; P.O.B., containing 0.48 acres more or less.



according to the attached plat, sketch or diagram.

WHEREAS, the Commission finds that the proposed conveyance: (a) is not being made for the purpose of or in connection with a present or projected subdivision development; (b) is an isolated transaction which does not fall within the general intent of Title 40, Chapter 15, Alaska Statutes; and (c) does not involve or require any dedication of a street, alley thoroughfare, park or other public area.

BE IT RESOLVED BY THE CITY AND BOROUGH PLANNING COMMISSION AS THE PLATTING AUTHORITY FOR THE CITY AND BOROUGH OF JUNEAU, ALASKA:

The said application for a statutory waiver of plat and recording requirements to a proposed conveyance of the above-described property is hereby granted.

Dated March 25, 1974

CITY AND BOROUGH OF JUNEAU, ALASKA
PLANNING COMMISSION

Attest
Kathleen H. Duhal
Clerk

By: Karl J. Mickel
Vice-Chairman

74-2313
3.00
RECORDED-FILED
JUNEAU REC.
DISTRICT

JUL 24 12 17 PM '74
REQUESTED BY Jimmie Rosenbruch
ADDRESS _____

8-2-580-001-004-3764

BUILDING PERMIT

City and Borough of Juneau, Alaska

Owner's Name Dan + Gita Dawson
Address 761 Distin #201 Phone 465-3973

BUILDING PERMIT NO. 10904
VALUATION \$16,416.00

Contractor's Name _____
Address/License _____ Phone _____

FEES	AMOUNT
Structure	\$ 65.00
Plan Check	\$ 32.50
Sewer	
Water	
Street	
Sidewalk	
Other Charges	
Total	\$ 97.50

LOCATION OF PROJECT
Juneau () Douglas () Rural (X)
LOT 4 BLOCK 1 SUBDIVISION T-Harbor
Alaska Subdivision

RECEIPT NUMBER 37045
PLANS SUBMITTED _____ (date)

U. S. SURVEY 377 And Tract/Lot _____

APPROVALS:
ZONING ADMINISTRATOR OK 8/1 2-16-77
FIRE MARSHAL N/A
SANITARIAN OK BRS 3/1/77
PUBLIC WORKS 2-17-77
BUILDING OFFICIAL [Signature]

Occupancy Group _____ Fire Zone _____

Construction Type _____ Building Zone _____

REMARKS: On the attic space, only so much space could be used for habitation which will have at least 7'-6" min. clearance.

PROTECTIVE INSPECTIONS	PUBLIC WORKS	SCALE 1/4" - Ft.
Building _____	Street (new) <u>State Hwy.</u>	
Plumbing _____	Street Cut _____	
Electrical _____	Sidewalk <u>Ecolet toilet - sand</u>	
Heating _____	Sewer <u>trap for sink & tub</u>	
Air Conditioning _____	Water <u>chlorinator on stream</u>	
CLASS OF WORK: New <u>X</u> Addition _____ Repair _____ Alteration _____		
Residential : _____		
Mobile Home : _____		
Commercial : _____		
Industrial : _____		

BUILDING TYPE AND USE	HEAT	PLUMBING	BUILT-IN'S
Single <u>dwelling</u> Double _____	Stove <u>Wood</u> Space Heater <u>oil</u>	# Tub's _____	D. I. Stove & Oven <u>yes</u>
Other # Stories <u>1 1/2</u>	Floor Furnace _____	# Toilets _____	Oven Built-in _____
Basement <u>No</u> Frame <u>Wood</u>	Hot Air Forced _____	# Basins _____	Range Built-in _____
Concrete _____ Block _____	Radiant _____	# Kitchen Sinks _____	C. T. Range _____
Log _____ Other _____	Hot Water _____ Zoned _____	# Shower Stalls _____	Hood & Fan <u>yes</u>
FRAME	# Chimneys <u>One</u>	# Exhaust Fans _____	Dishwasher _____
Walls _____ X _____ o.c.	Kind <u>metalbestos</u>	# Laundry Trays _____	Disposal _____
Floor _____ X _____ o.c.	FIREPLACES	Hot Water Tanks _____	
Roof _____ X _____ o.c.	Basement <u>None</u> Type _____	# Gallons _____	
	1st Floor <u>None</u> Type _____	Type _____	
		<u>Sted by copper coils</u>	
		<u>in oil & wood stoves</u>	

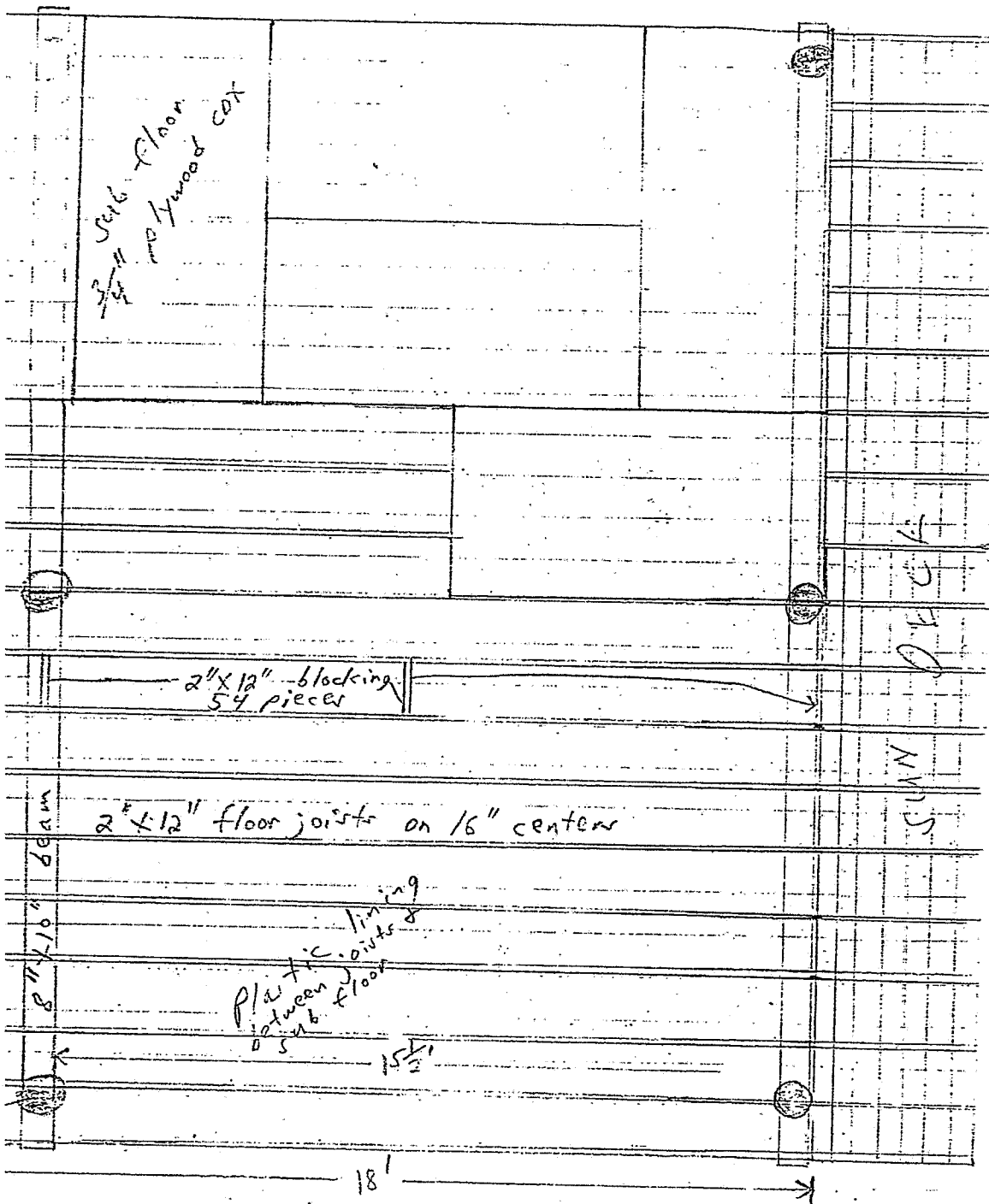
DEMOLITION INFORMATION: _____ HOUSING DATA: _____
DATE DEMOLISHED: _____ No. of Living Units _____
No. of Bedrooms _____ Total Number _____

ALL WORK MUST BE INSPECTED PRIOR TO CONCEALMENT.
THIS DEPARTMENT MUST HAVE 24 HOURS NOTICE PRIOR TO ALL INSPECTIONS.

I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND STATE THE ABOVE IS CORRECT AND AGREE TO COMPLY WITH ALL APPLICABLE STATE LAWS AND CODES AND ORDINANCES OF THE CITY AND BOROUGH OF JUNEAU.

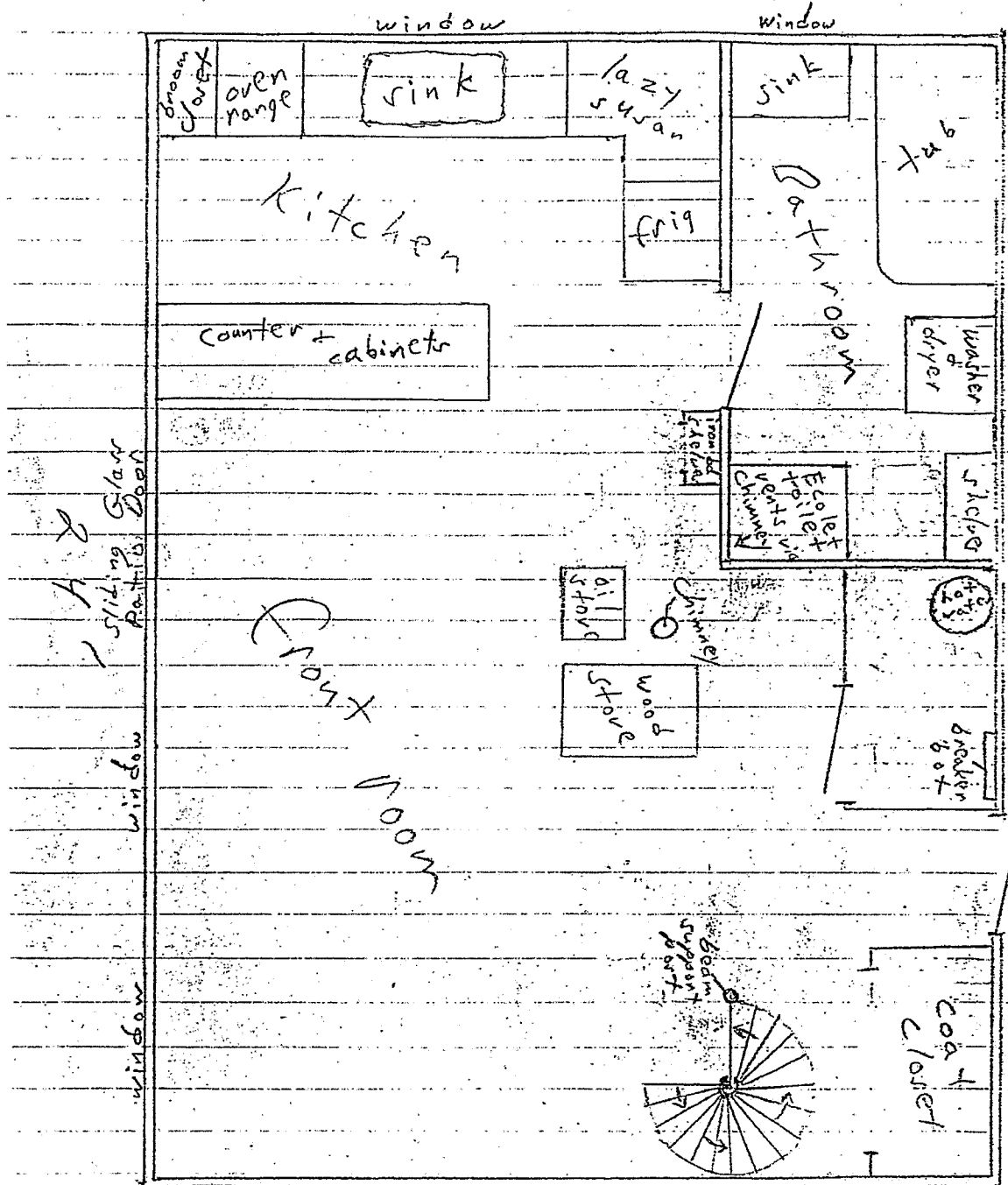
SIGNATURE: [Signature] (Owner/Applicant) DRAWINGS FILED UNDER THE NAME MR./MRS./MS. [Signature]

Sub floor Cita & Dan Dawson



1 cm = 1 ft.

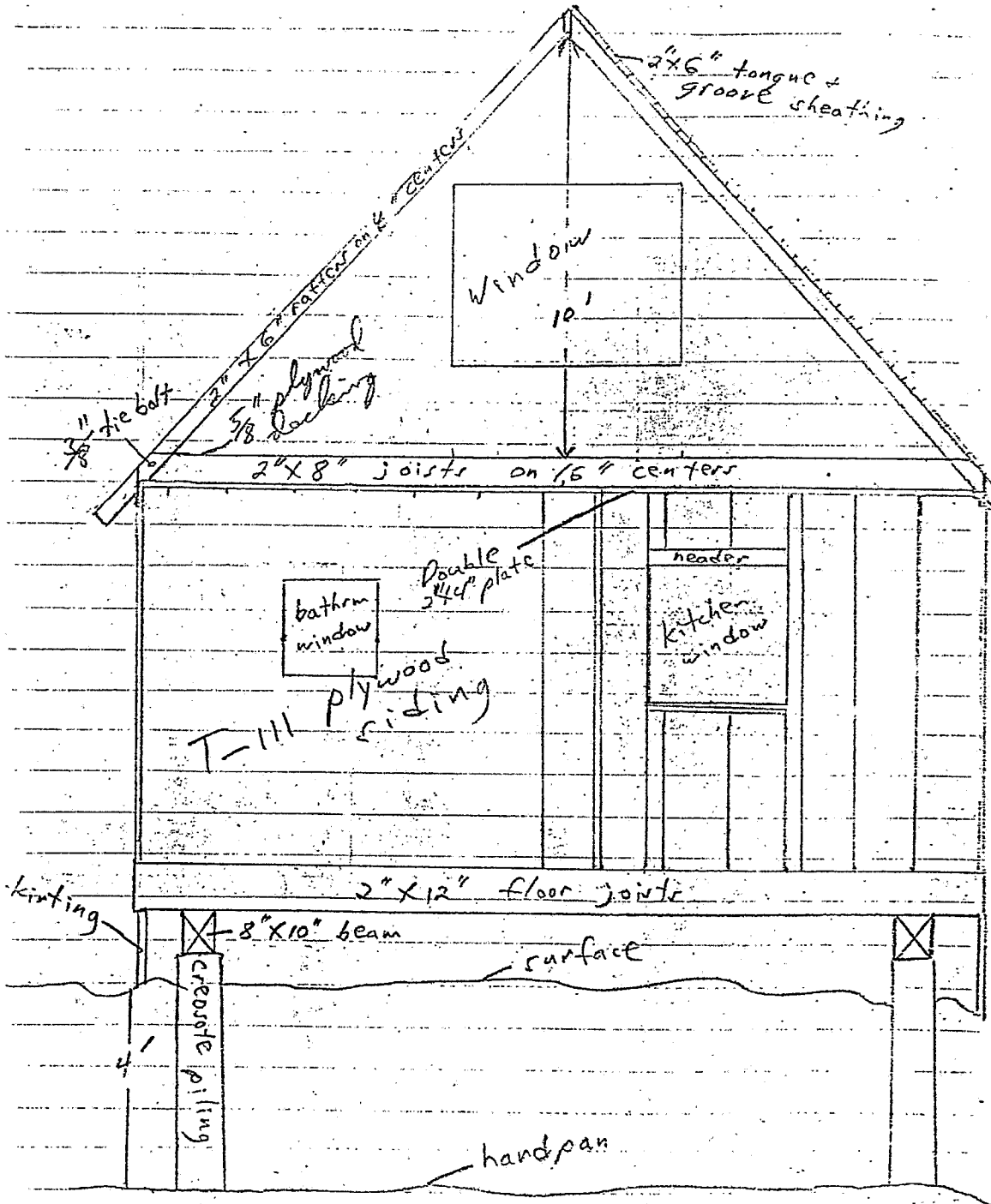
Gita & Dan Dawson
 First Floor



18'

Scale: 1cm = 1 ft.

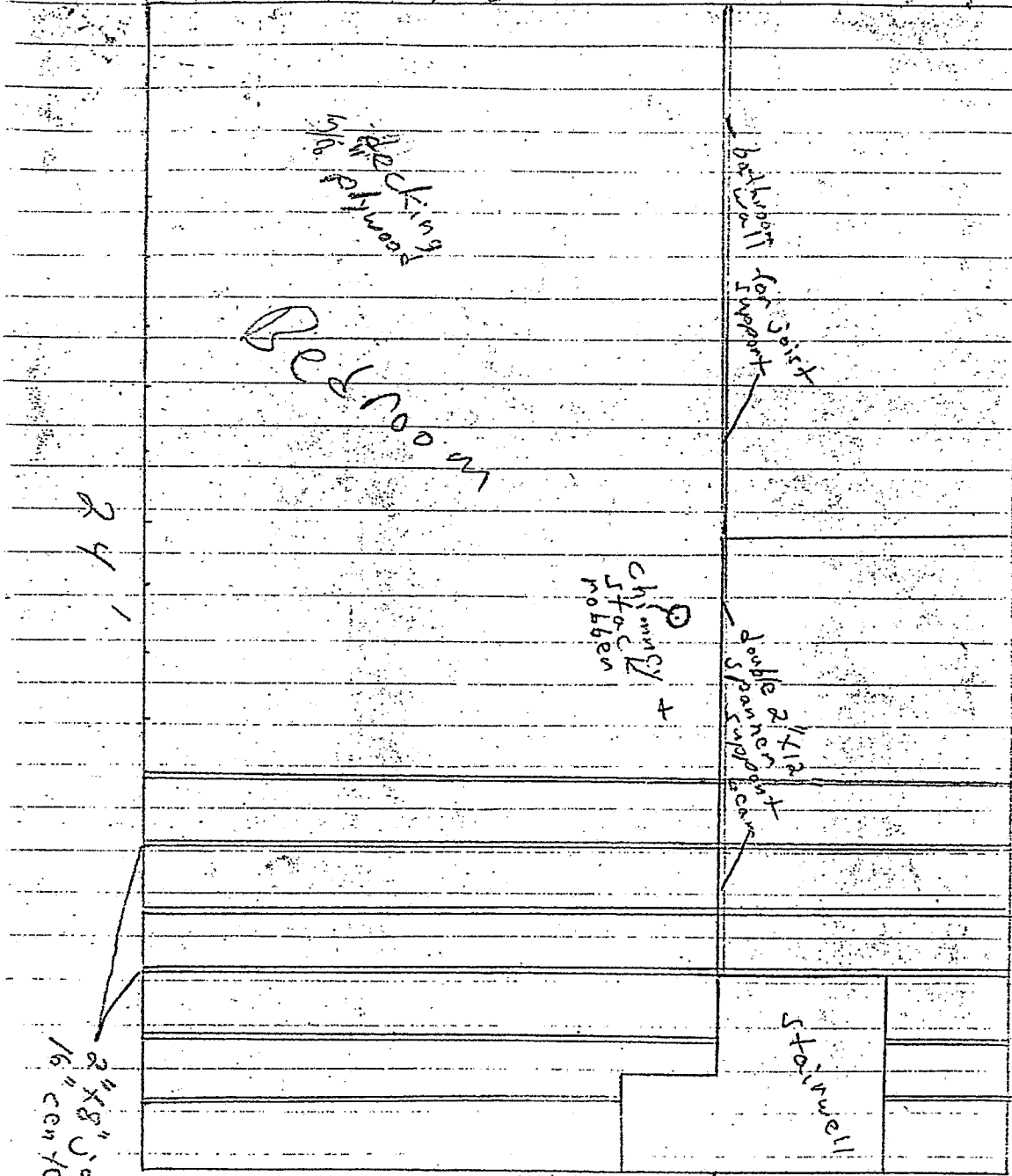
End View, Foundation & Roof Decking Gita & Dan Dawson



Scale: 1cm = 1ft

Gilda & Dan Dawson

main m

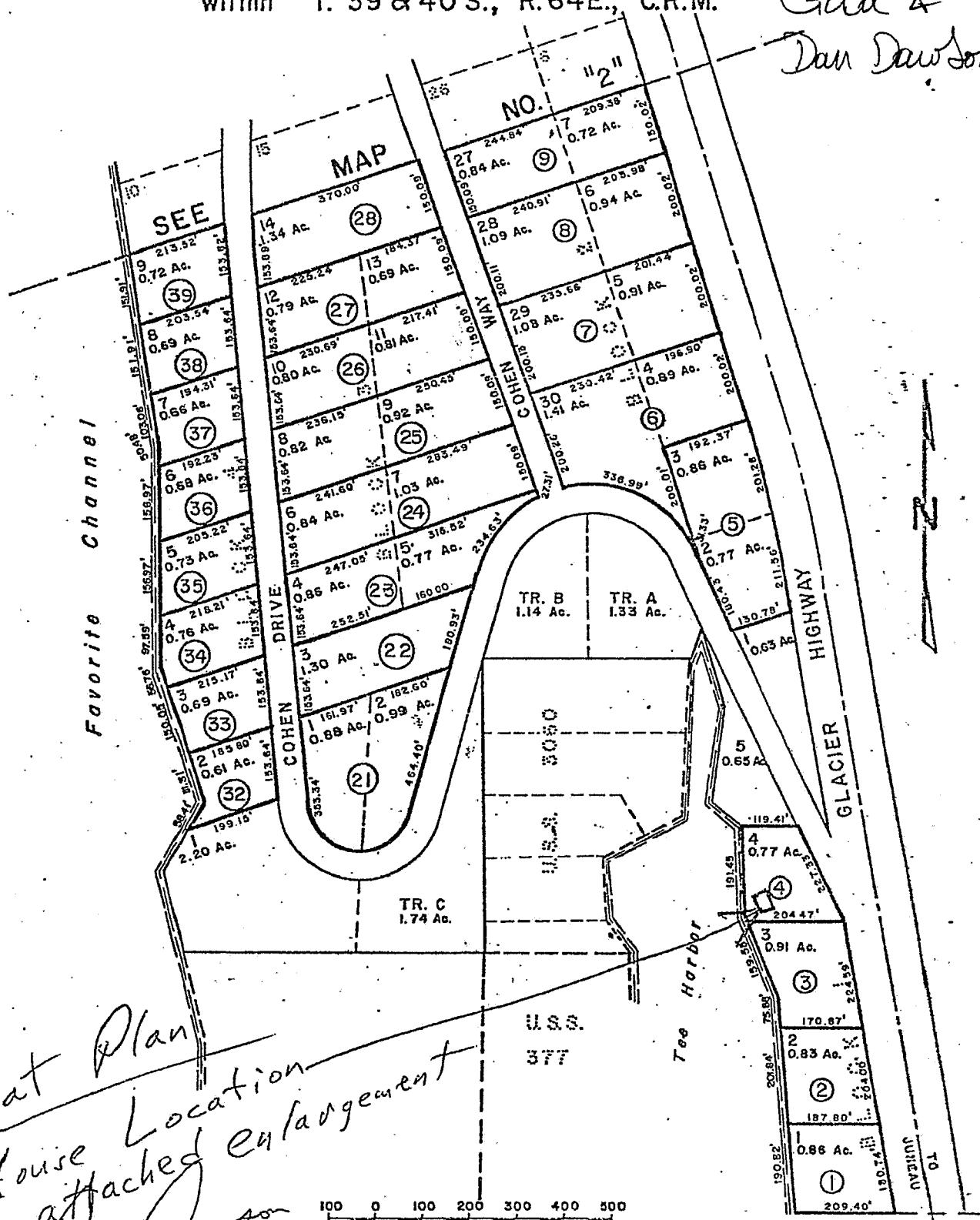


Second floor

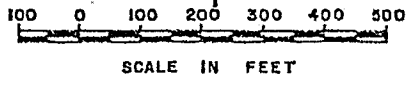
Scale: 1cm = 1ft

TEE HARBOR ALASKA SUBDIVISION
 within T. 39 & 40 S., R. 64 E., C.R.M.

*Gita &
 Dan Dawson*



*Plot Plan
 House Location
 see attached enlargement
 Dan Dawson
 2/15/77*



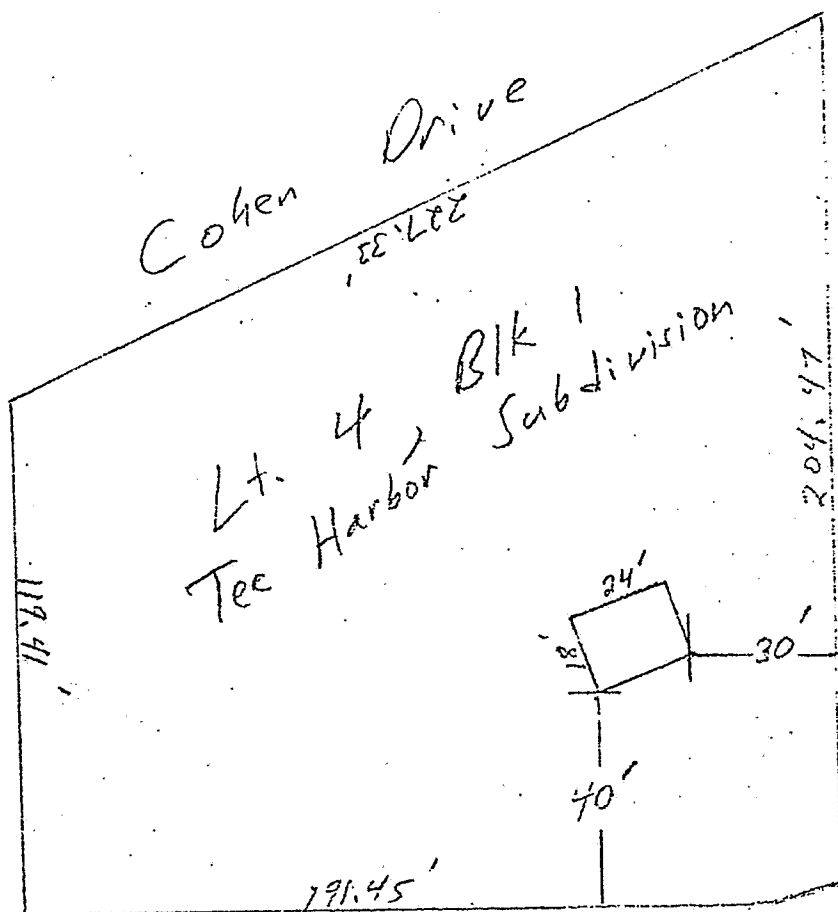
MAP # 1
 (See Vicinity Map "A")

Attachment D -1977 Building permit BLD-0010904.
 Attachment G- STF_NCC23-13_with_Attachments

Enlargement

Gita & Dan Dawson,

Glacier Hiway



Dan Dawson
2/15/77

Tee Harbor

8-2-580-001-004-3764

STATE OF ALASKA

JAY S. HAMMOND, GOVERNOR

DEPT. OF HEALTH AND SOCIAL SERVICES

DIVISION OF PUBLIC HEALTH, SOUTHEAST REGIONAL OFFICE 210 FERRY WAY—JUNEAU 99801

Dan & Gita Dawson
361 Distin #201
Juneau, Alaska 99801

August 30, 1977

RE: Approval of Building Permits

Lot 4 Block 1 Tee Harbor
U.S. Survey #377
SECOND NOTICE

Dear Mr. & Mrs. Dawson

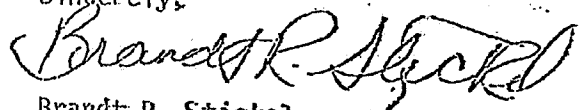
Before this office can issue approval for occupancy of the subject structure several requirements must be met. This letter is to remind you of those items for which your application for on-lot water supply and sewage disposal is deficient:

- Construction plans approved.
- Satisfactory inspection of sewage disposal system.
- Satisfactory inspection of water supply system.
- Well development report received; adequately completed.
- Water samples taken of drinking water; results satisfactory.

Comments:

Feel free to call me at 586-1120 if you have any questions.

Sincerely,



Brandt R. Stickle
Borough Sanitarian
210 A Ferry Way
Juneau, AK 99801

Attachment D -1977 Building permit BLD-0010904.

STATE OF ALASKA

JAY S. HAMMOND, GOVERNOR

DEPT. OF HEALTH AND SOCIAL SERVICES

DIVISION OF PUBLIC HEALTH, SOUTHEAST REGIONAL OFFICE 210 FERRY WAY - JUNEAU 99801

June 2, 1977

Dan & Gita Dawson
361 Distin #201
Juneau, AK 99801

8-2-580-001-004-3764

BRS

RE: Approval of Building Permits

Lot 4 Block 1 Tee Harbor
U.S. Survey # 377

Dear Mr. & Mrs. Dawson:

Before this office can issue final approval of a Building Permit several requirements must be met. Your application for on-lot water supply and sewage disposal is deficient for the following checked items:

Construction plans approved.

Satisfactory inspection of sewage disposal system

Satisfactory inspection of water supply system

Well development report received; adequately completed.

Water samples taken of drinking water; results satisfactory.

Comments

Bacteriological sample necessary only if chlorination implemented.

Feel free to call me at 586-1120 if you have any questions.

Sincerely,

Brandt R. Stichel

Brandt R. Stichel
Borough Sanitarian
210 A Ferry Way
Juneau, AK 99801

cc: Rao Gulur, Building Official

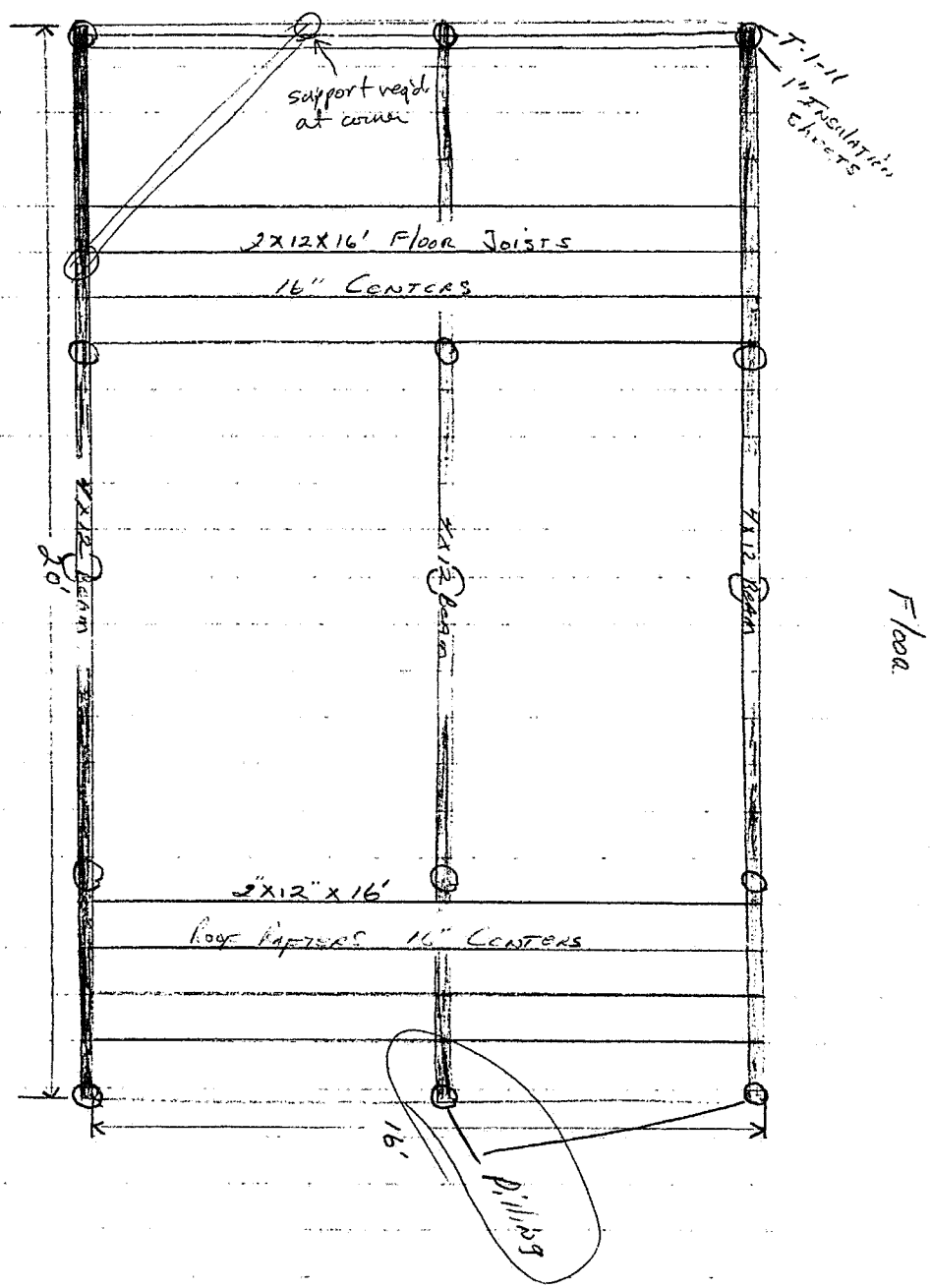
Attachment D - 1977 Building permit BLD-0010904

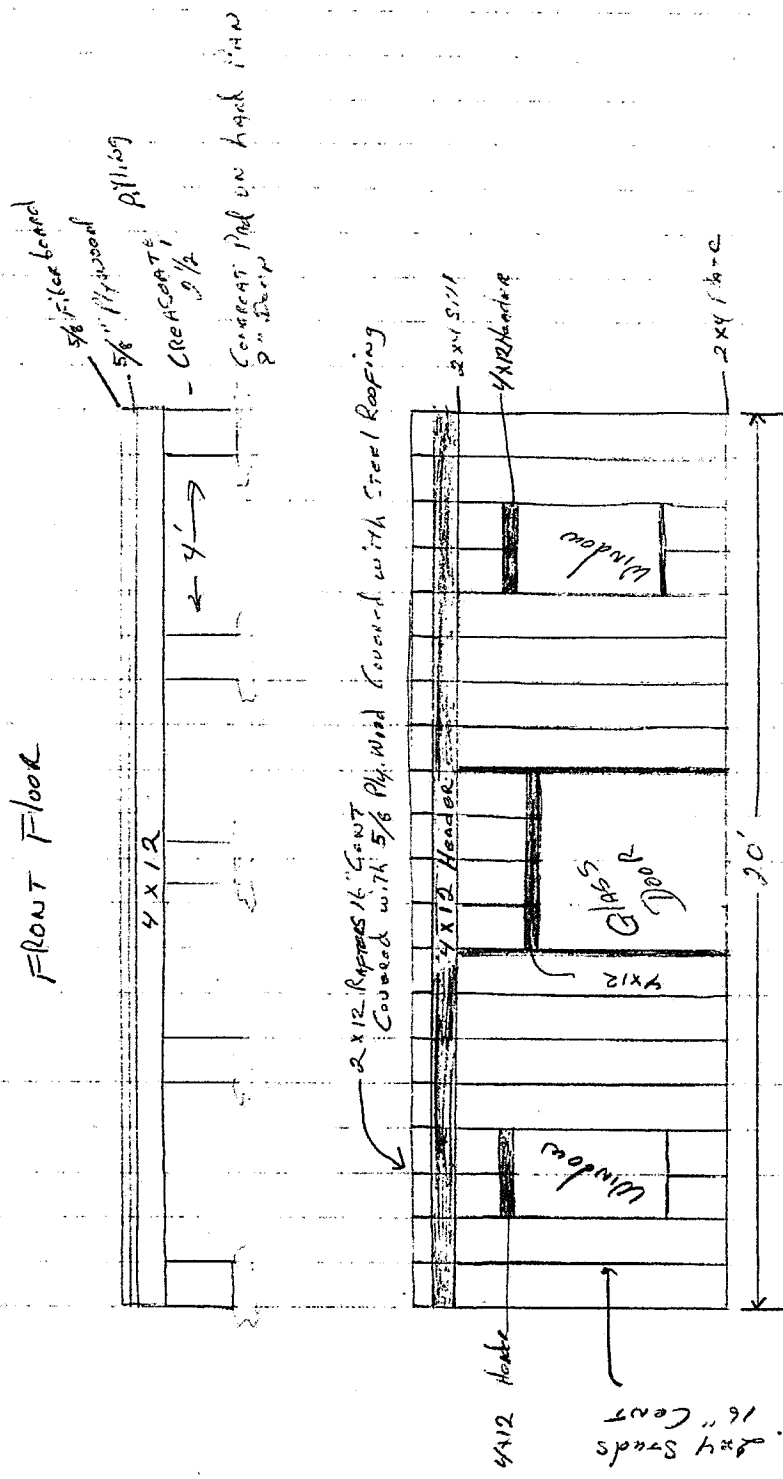
PLEASE DO NOT FILL IN THE SHADED AREAS

PERMIT PROCESS NO. 3112	CITY AND BOROUGH OF JUNEAU, ALASKA		PERMIT NO. 15956
PERMIT BUILDING FOR: <input checked="" type="checkbox"/> GRADING <input type="checkbox"/> WATER <input type="checkbox"/> SEWER <input type="checkbox"/>	DATE RECEIVED: 8.15.83		JOB ADDRESS OWNER FILE NO.
OTHER <input type="checkbox"/>	Please quote the file number in all future correspondence.		
FILE NUMBER 8-2-580 002-004-3764	ASSIGNED TO: 82683		
LEGAL DESCRIPTION LOT NO. 4 BLOCK 1 TRACT/SUBDIVISION TEE HAYLOR S46 U.S. SURVEY	JOB ADDRESS 19555 Glacier Hwy.		
OWNER (PLEASE PRINT OR TYPE) William Harris P.O. Box 3195	MAIL ADDRESS 99803	ZIP 99803	CONTACT PHONE HOME PHONE
CONTRACTOR SAW	MAIL ADDRESS	ZIP	PHONE 789-2227 LICENSE NO.
ARCHITECT OR ENGINEER SAW	MAIL ADDRESS	ZIP	PHONE 789-1073 LICENSE NO.
USE OF BUILDING Living Room	CLASS OF WORK <input checked="" type="checkbox"/> NEW <input type="checkbox"/> REMOVE <input type="checkbox"/> MOVE <input type="checkbox"/> DEMOLITION <input type="checkbox"/> ADDITION <input type="checkbox"/> ALTERATION <input type="checkbox"/> REPAIR <input type="checkbox"/> OTHER		
TYPE OF BUILDING <input checked="" type="checkbox"/> RESIDENTIAL <input type="checkbox"/> COMMERCIAL <input type="checkbox"/> MOBILE HOME <input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> OTHER	IS THE PROPOSED WORK TO BE DONE ON LAND WHICH HAS BEEN PREVIOUSLY FILLED OR IS PROPOSED TO BE FILLED? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		
APPLICANTS REMARKS:			
REHABILITATION WORK YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> IS THERE A SEPARATE APPLICATION FOR REAL PROPERTY TAX EXEMPTION YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> LOCATED IN A FLOOD PLAIN AREA YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>			
NOTE: If the work is on a landfill, in water, wetlands, or an intertidal area, a corps of engineers or other permits may be required.			
THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 120 DAYS, OR IF WORK OR CONSTRUCTION IS SUSPENDED OR ABANDONED FOR A PERIOD OF 120 DAYS AT ANY TIME AFTER WORK IS COMMENCED. I HEREBY CERTIFY THAT I HAVE EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT AND THAT THE WORK WILL COMPLY WITH ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WHETHER SPECIFIED HEREIN OR NOT. THE GRANTING OF THIS PERMIT DOES NOT AUTHORIZE THE VIOLATION OF THE PROVISIONS OF ANY FEDERAL, STATE OR LOCAL LAW REGULATING CONSTRUCTION NOR THE VIOLATION OF THE TERMS OF ANY DEED, OR COVENANT, OR ANY ZONING OR OTHER REGULATIONS.			
SIGNATURE OF OWNER, CONTRACTOR, OR AUTHORIZED AGENT William J. Harris			DATE 8/15/83
NEW R-3 at			
M/UNFINISHED R-3 at		TYPE OF CONSTRUCTION UN	
R-3 FINISH AND NON STL. MODIFICATIONS		NO. OF SEWER UNITS	
ACTUAL VALUE FOR THE WORK DESCRIBED		NO. OF BEDROOMS	
ACTUAL PERMIT FEE		HOUSING DATA CODE	
ACTUAL PLAN REVIEW FEE		OTHER APPROVALS	
PLANS RE REVIEWED		REQ.	
DATE		APPROVED	
UNITS		DATE	
RATE			
SEWER FEE			
WATER FEE			
INVESTIGATION FEE			
OTHER CHARGES			
TOTAL FEE IN DOLLARS			
OCCUPANCY			
AREA IN SQ. FT.			
VOLUME IN CUBIC FT.			
PLANS REVIEWED			
DATE			
APPROVED FOR ISSUANCE BY			
DATE			
BUILDING OFFICIAL REMARKS			
This permit must be kept at the work site with the approved plans. A separate Inspection Record Card will be issued with the permit. The Inspection Record Card must be posted on the front of the premises.			
PLAN CHECK FEE VALIDATION		RECEIPT NO.	
TOTAL PERMIT FEE VALIDATION		RECEIPT NO.	
173.75		98108	
10.00		95392	

"See reverse side for special attention"
Attachment E - 1983 Building permit BLD-0015956.
Attachment G- STF_NCC23-13_with Attachments

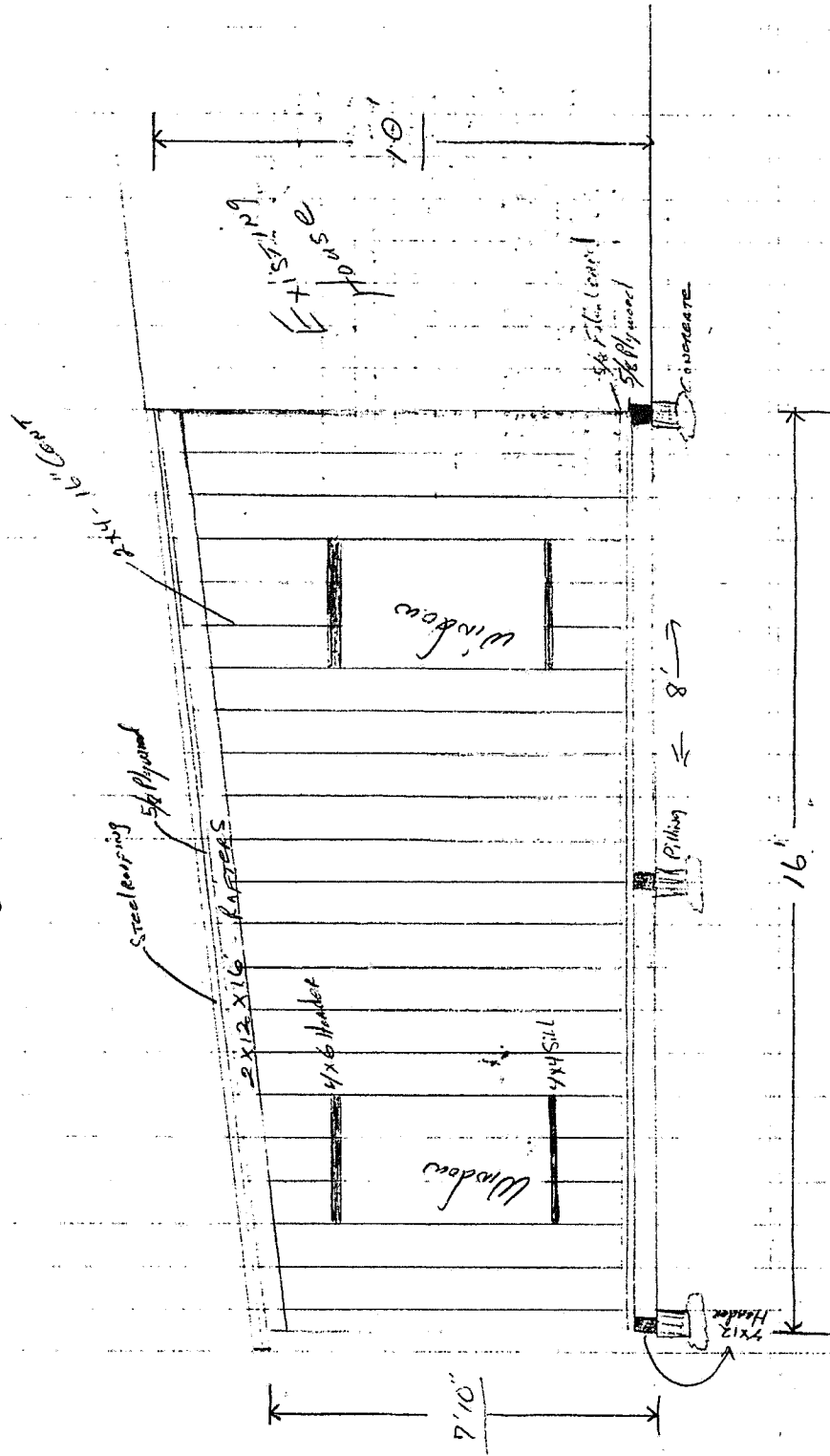
cut back to provide zoning setback



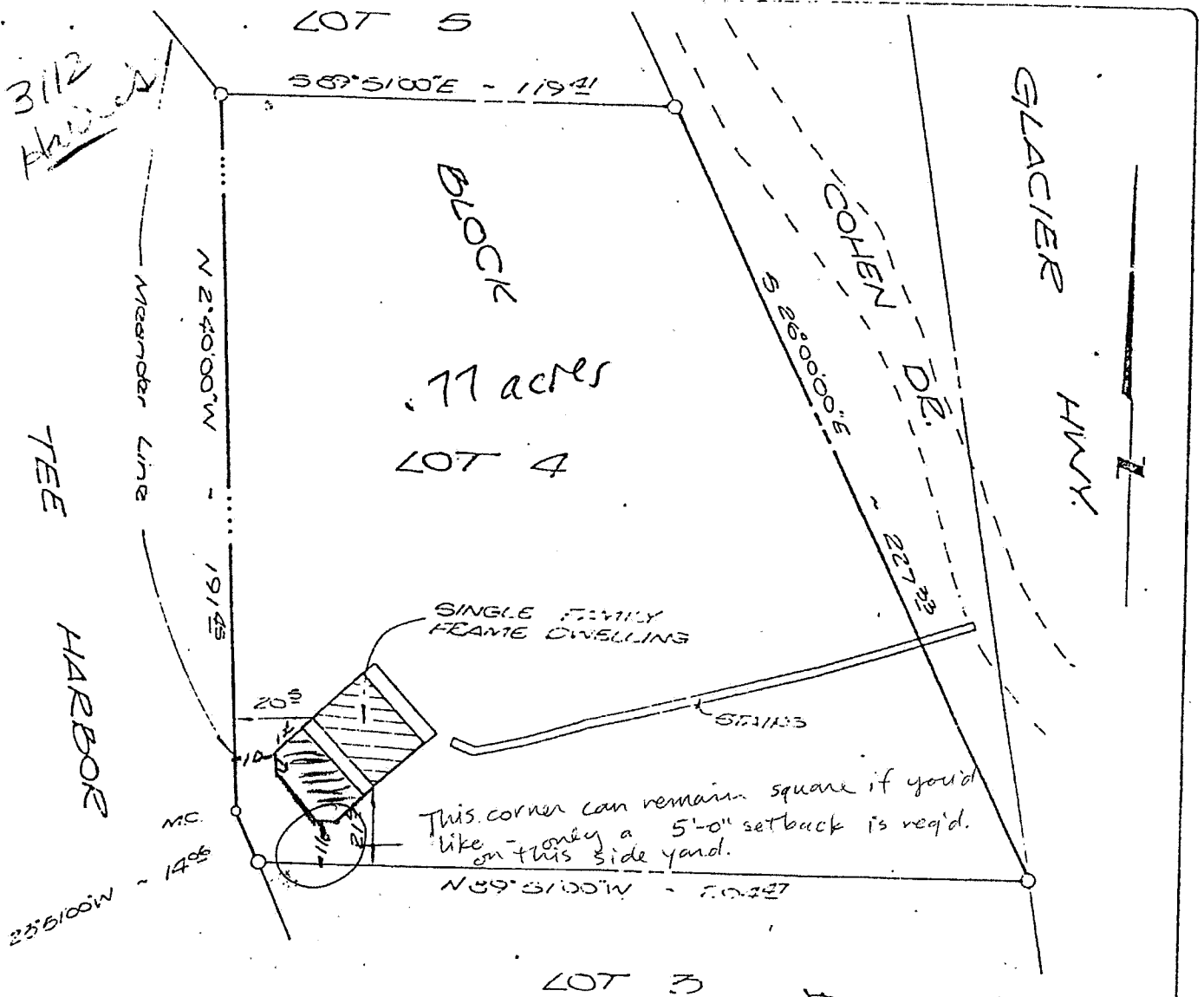


Attachment E - 1983 Building permit BLD-0015956.
Attachment G-STF_NCC23-13_with Attachments

side



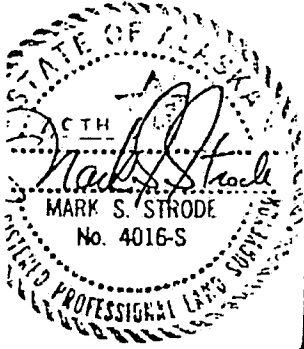
Attachment E - 1983 Building permit BLD-0015956.
Attachment G-STF_NCC23-13_with_Attachments



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM PROPERLY LICENSED AND REGISTERED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA, THAT THIS IS A TRUE AND CORRECT DRAWING, THAT ALL WALKS, ROADS, EASEMENTS AND IMPROVEMENTS ON THE LAND ARE AS SHOWN AND THAT THERE ARE NO ENCROACHMENTS OR OVERLAPS, EXCEPT AS SHOWN, TO THE BEST OF MY KNOWLEDGE.

DATE 9-14-79



<p>ALASKA TECHNICAL SERVICES LAND SURVEYERS</p> <p>PO BOX 4110 JUNEAU AK 99801</p>	<p>A TOPOGRAPHIC PLAT OF IMPROVEMENTS ON LOT 4, BLOCK 1, TEE HARBOUR SIBD.</p> <p>CITY OF JUNEAU, ALASKA</p>
--	--

Attachment E - 1983 Building permit BLD-0015956
 Attachment G- STF_NCC23-13_with_Attachments

Attachment F - 2013 Aerial Photography.



The City and Borough of Juneau is not responsible and shall not be liable to the user for damages of any kind arising out of the use of data or information provided by the City and Borough of Juneau, including the installation of the data or information, its use, or the results obtained from its use. ANY DATA OR INFORMATION PROVIDED BY THE City Borough of Juneau IS PROVIDED "AS IS" WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESSED OR IMPLIED, INCLUDING, BUT NOT LIMITED TO, THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. Data or information provided by the City Borough of Juneau shall be used and relied upon only at the user's sole risk, and the user agrees to indemnify and hold harmless the City Borough of Juneau, its officials, officers and employees from any liability arising out of the use of the data/information provided. NOT FOR ENGINEERING PURPOSES.



Staff Review Sheet

Planner

5/25/2016

Permit Intake Initials: _____

FIRE ZONE ENG WAT SEW ARCH STRUC PLUM MECH ELEC ACCESS SPEC/NSP

Case No: **DMO20160016**

Site Address: 19555 GLACIER HWY
 Desc: Demo of residence

Parcel No: 8B3701000190

Residential _____ REP _____ New Dwelling Units: 0
 FCC Code: 434 Existing Dwelling Units: 2
 Type of Construction: VB Occupancy Class: _____
 Sprinkler Substitute for Type A Construction: YES NO
 Sprinkler System: FULL PARTIAL NONE Required: YES NO
 Alarm System: FULL PARTIAL NONE Required: YES NO
 Code Edition: 2006 IRC Code Review by: RC Date: 5/25/16

Valuation for Permit Fee Calculations:

S.F. Type Rate Amount

Total Valuation: _____

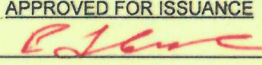
LAND USE
 ZONE/UNITS D1/2
 WETLAND _____
 FLOOD ELEV _____
 FIRM ZONE _____
 FIRM MAP _____
 LOT SIZE 33,541 SF
0.8 ACRES
 SETBACKS
 Front 25
 Rear 25
 Side 15
 Other _____
 PARKING _____
 ANADROMOUS _____
 EAGLES NEST _____
 Coverage Permissible/Conditional
 HEIGHT _____
 VEGETATION Permissible/Accessory
 HAZARD _____

ENGINEERING/PUB WORKS
 Dwelling Units: _____
 CITY WATER:
 Permit #: _____
 Use: _____
 Assessment: _____
 Service Size: _____
 Line Size: _____
 Meter Size: _____
 CITY SEWER:
 Permit #: _____
 Use: _____
 Assessment: _____
 Fixture Units: _____

LAND USE PERMITS
 ADR Case #: _____

PLAN REVIEW APPROVALS

	Initials	Date
Fire	_____	_____
Zoning	_____	_____
Engineering	_____	_____
Water	_____	_____
Sewer	_____	_____
Architectural	_____	_____
Structural	_____	_____
Plumbing	_____	_____
Mechanical	_____	_____
Electrical	_____	_____
Access	_____	_____
Spcl Insp Form	_____	_____

APPROVED FOR ISSUANCE

 Signature _____
5/25/16
 Date _____

PERMIT ISSUANCE FEES

Grading Plan Review Fee	\$ _____
Adjusted Plan Review Fee	\$ _____
Fast Track Fee	\$ _____
Early Start Fee	\$ _____
Building Permit Fee	\$ _____
Water Assessment Fee	\$ _____
Sewer Assessment Fee	\$ _____
Sewer Inspection Fee	\$ _____
Grading Permit Fee	\$ _____
Driveway Permit Fee	\$ _____
Bond for _____	\$ _____
Other _____	\$ _____
Total Issuance Fees	\$ _____

PERMIT ISSUANCE PAYMENTS

Date	Receipt	Check	Amount
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____

Parcel Tags:

CONDITIONS AND HOLDS ON PERMIT: (Continued on back of sheet)

Demo prior to 1982



Application Date: May 25, 2016

BUILDING PERMIT APPLICATION

NOTE: THIS IS NOT A BUILDING PERMIT

* NOTE: "Building Permit" is a generic term which includes Building Safety Inspections, Grading Permits, and permits for Electrical, Plumbing and Mechanical work.

Case No: **DMO20160016**

Case Description:	Demo of residence		
Site Address:	19555 GLACIER HWY	Check No. of Existing Dwelling Units:	<input type="text" value="2"/>
Parcel No:	8B3701000190	No. of New Dwelling Units:	<input type="text" value="0"/>
Legal Description:	TEE HARBOR ALASKA BL 1 LT 4	No. of Removed Dwelling Units:	<input type="text" value="1"/>

Applicant :	JAKE CARTE 8493 FOREST LN JUNEAU AK 99801		
Owner:	TERRY R DOYLE BEVERLY A DOYLE 2667 MEXEYE LOOP COOS BAY OR 97420-8712	Contractor:	JAKE CARTE 8493 FOREST LN JUNEAU AK 99801
	PH: _____	FAX	_____

Valuation for Permit Fee Calculations:

S.F.	Type	Rate	Amount
Total Valuation: _____			

Associated Cases:
None.

Parcel Tags:

Notes and Conditions:

Applicant's Signature (Owner, Contractor or Authorized Agent)	Date	Staff Acceptance
---	-------------	-------------------------

I hereby certify that I have read and examined this application and know the same to be true and correct. I further certify that all provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. I understand that the granting of a permit does not presume to give authority to violate or cancel the provisions of any other federal, state or local law regulating construction or the performance of construction.

Attachment G - 2016 Demo permit DMO2016-0016.

JUNEAU PERMIT CENTER - 230 S. Franklin Street - 4th Floor, Marine View Center - Mail: 155 S. Seward Street, Juneau, AK 99801
 Phone: 586-0770 - FAX: 586-3385 - Inspection Requests: 586-1703 - Email: permits@ci.juneau.ak.us
 Web Page: HTTP://WWW.JUNEAU.ORG/PERMITS



Attachment H - 2016 Assessor's photo.

Attachment G- STF_NCC23-13_with_Attachments



{907} 586-0715
 CDD Admin@juneau.org
 www.juneau.org/CDD
 155 S. Seward Street • Juneau, AK 99801

Lot line adjustment for two nonconforming lots

Case Number: PAC20180066
 Applicant: Andy Graves
 Property Owner: Terry and Beverly Doyle
 Property Address: 19555 Glacier Highway
 Parcel Code Number: 8B3701000180 and 90
 Site Size: 20,908 and 33,541
 Zoning: D1
 Existing Land Use: Both lots vacant

Conference Date: 9/12/2018

List of attendees

Note: Copies of the Pre-Application Conference Report will be emailed, instead of mailed, to participants who have provided their email address below.

Andy Graves	Applicant	andybluesky@live.com
Laura Boyce	Planner, CBJ	Laura.boyce@juneau.org
Tim Felstead	Planner, CBJ	Tim.felstead@juneau.org

Conference Summary

Questions/issues/agreements identified at the conference that were not already identified in the attached reports.

The following is a list of issues, comments and proposed actions, and requested technical submittal items that were discussed at the pre-application conference.

Applicant wishes to adjust the lot lines of two lots on Glacier Highway on Tee Harbor. The applicant wishes to adjust the lot lines to reflect existing topography and buildable area.

Planning Division:

1. **Zoning** – Zoned D1.

	Standard lot
Minimum lot size (square feet)	36,000
Minimum lot depth (feet)	150
Minimum lot width (feet)	150

Both lots are nonconforming in area. Nonconforming lot sizes cannot be made smaller so any lot line adjustment would have to ensure that existing lot sizes are maintained. Lot 3B is nonconforming for width and this cannot be made worse. The width of the Lot 4 cannot be less than 150' in width.

Lot width is measured parallel with the front lot line but at the 25ft front yard setback.

Lot depth is the average lot depth – the two side lot lines would be added together and divided by two. Where there are multiple side lot lines making up the 'side' of a lot the distance used for the side lot line measurement will be determined by running a straight line from the front lot line to the rear lot line. Lot depth is currently conforming; minimum lot depth of 150ft should be achieved.

2. **Setbacks** – Setbacks for D1 zoning district are

Front (Glacier Hwy) - 25 feet

Rear (opposite and most distant from front) – 25 feet or 0 feet if along the tidewater creek

Side – 15 feet if lot width brought into conformity of 150' or greater

3. **Height** – Height limit is 35ft for permissible uses or 25ft for accessory uses. The building
4. **Access** – Existing shared driveway runs from Lot 4 to 3B of a driveway in ROW on Glacier Hwy/Cohen Way. This existing situation will be allowed to continue.
5. **Parking** – Single family dwellings require two parking spaces.
6. **Lot Coverage** – Maximum lot coverage for buildings is 10% of lot area.
7. **Vegetative Coverage** – Minimum of 20% of the lot shall be covered in live vegetation at all times.
8. **Lighting** – NA
9. **Noise** – NA
10. **Flood** – Lot is not in a mapped flood hazard area.
11. **Hazard/Mass Wasting/Avalanche/Hillside Endorsement** – NA

12. **Wetlands** – Do not appear to be wetlands on the lot.
13. **Habitat** – There are Federal requirements for eagle nests – please check with US Fish and Wildlife.
North Tee Creek is an anadromous stream and has a 50ft No Development buffer which includes a 25ft No Disturbance buffer per CBJ Land Use Code. It does not appear to impact the subject lots but the buffer should be checked in the field by Community Development staff when building permits are applied for.
14. **Plat or Covenant Restrictions** – Easement exists along front property line according to Tee Harbor plat. It is assumed this is for slope maintenance.

Building Division:

15. **Building** – NA
16. **Outstanding Permits** - NA

General Engineering/Public Works:

17. **Engineering** – NA
18. **Drainage** – Any natural drainage crossing the lots from Glacier Highway or existing drainage structures should be eased on any new plat.
19. **Utilities** –
 - a. **Water** - CBJ water has existing water service stub outs. Submit a plan for the propose installation of water lines. A ROW permit will be required to run the two water services within the platted right-of-way (driveway access). Once the water lines cross into Lots 4 and 5 a work will need to be performed under a utility permit. A Water Service Agreement will need to drafted and signed by the property owners depicting where the water lines transfer from CBJ ownership to private ownership and responsibility.
 - b. **Onsite wastewater** – This is regulated by Alaska Department of Environmental Conservation (ADEC). The approval for a shared on-site system will be determined by ADEC. You will need to include easements for any shared utilities on the plat.

Fire Marshal:

20. **Fire Items/Access** – No issues per Assistant Fire Marshal Pearson

List of required applications

Based upon the information submitted for pre-application review, the following list of applications must be submitted in order for the project to receive a thorough and speedy review.

1. Subdivision application including 4 copies of 24 x 36" plats and site plan showing driveways, lot lines, easements, proposed building locations and drainfields, and proposed drainage.
2. Development permit application

Additional submittal requirements:

Submittal of additional information, given the specifics of the development proposal and site, are listed below. These items will be required in order for the application to be determined Counter Complete.

1. A copy of this pre-application conference report.
2. May need approval from DEC that proposed shared on-site waste water will be permitted.

Fee estimates

The preliminary plan review fees listed below can be found in the CBJ code section 49.85.

Based upon the project plan submitted for pre-application review, staff has attempted to provide an accurate estimate for the permits and permit fees which will be triggered by your proposal.

1. \$110 plus \$25 for each lot impacted - \$160.
2. ROW Permit –
 - a. \$10 – Permit Fee
 - b. Inspection Fee - \$60/inspection trip or hour, number of inspections will be determined from plan for water line installation
 - c. Refundable bond – equal to the cost of installation of the water lines within the ROW. Must be paid in cash, check, or surety. Amount will be determined from submitted water line plan.
3. Water Utility Permit –
 - a. \$750- water assessment for single family dwelling. For more than one dwelling unit cost is based on line size and it assessed at \$750 for every half inch diameter of pipe. Includes the cost of permit, meter, inspection, and MIU installation.
 - b. A utility permit will be required for each line prior to be installed within the private property.

For informational handouts with submittal requirements for development applications, please visit our website at www.juneau.org/cdd.

Submit your completed application

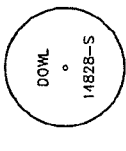
You must submit your application(s) in person with payment to:

City/Borough of Juneau
Permit Center
230 S. Franklin Street,
Fourth Floor Marine View Center
Juneau, AK 99801

Phone: (907) 586-0715
Fax: (907) 586-4529
Web: www.juneau.org/cdd

TYPICAL MONUMENT DETAIL

5/8" x 36" REBAR WITH YELLOW PLASTIC CAP

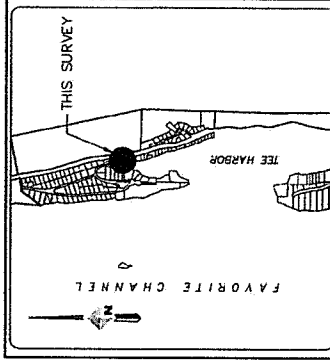


BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS THE RECORD BEARING OF N9°35'01"W AS PER DOT&PF RIGHT-OF-WAY MAP IM-093-3(024) BETWEEN FOUND MONUMENTS AS NOTED.

LEGEND

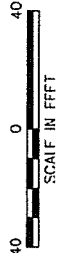
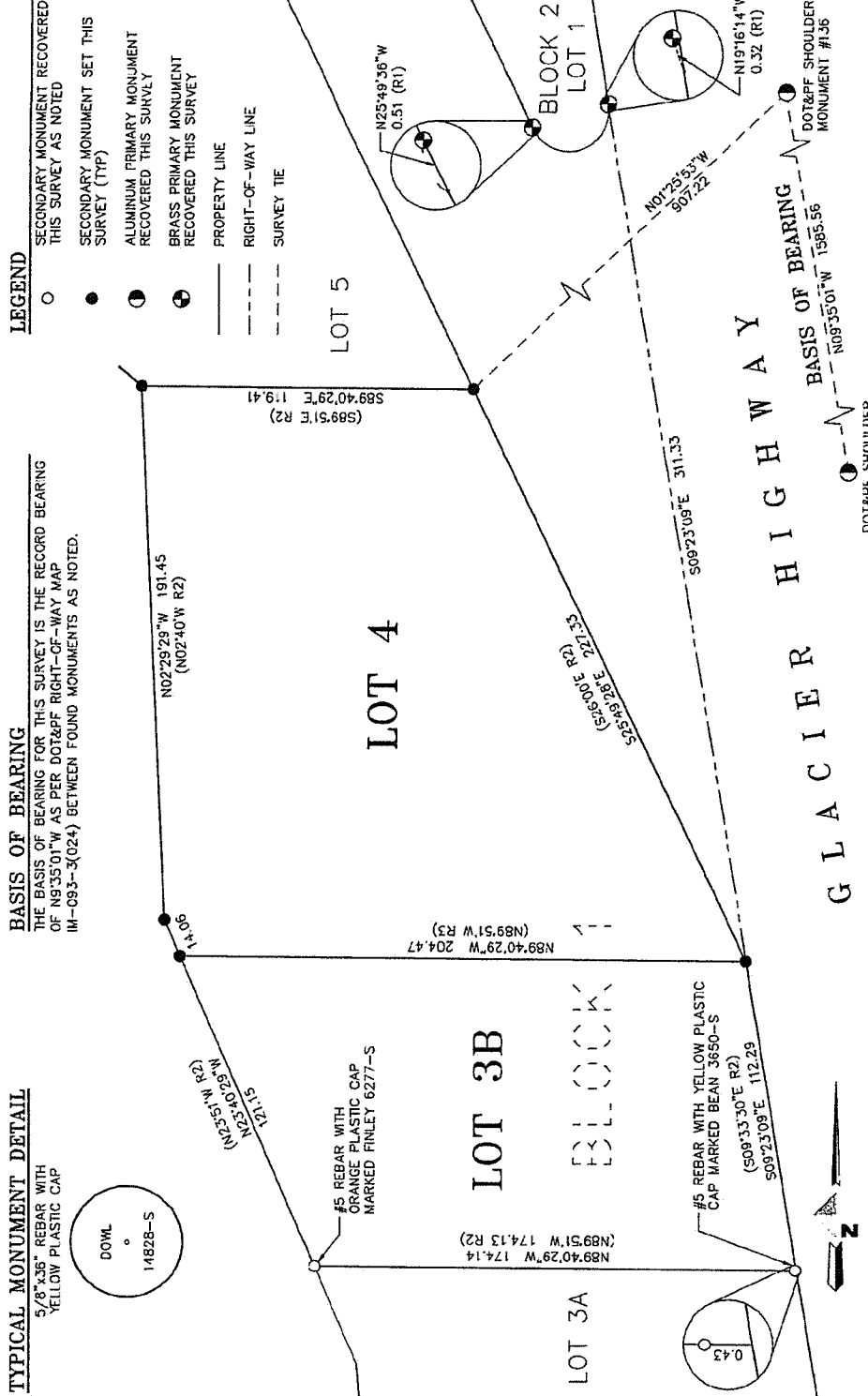
- SECONDARY MONUMENT RECOVERED THIS SURVEY AS NOTED
- SECONDARY MONUMENT SET THIS SURVEY (TYP)
- ⊙ ALUMINUM PRIMARY MONUMENT RECOVERED THIS SURVEY
- ⊕ BRASS PRIMARY MONUMENT RECOVERED THIS SURVEY
- PROPERTY LINE
- - - RIGHT-OF-WAY LINE
- - - SURVEY TIE



VICINITY MAP
SCALE: N.T.S.
SOURCE: CBJ BASEMAP SERIES

NOTES

1. FIELD SURVEY COMPLETED AUGUST 10, 2018.
2. THE ERROR OF CLOSURE OF THIS BOUNDARY SURVEY DOES NOT EXCEED 1:5000, AND CORNER POSITIONS HAVE A RELATIVE POSITIONAL ACCURACY AT THE 95 PERCENT LEVEL OF 0.12 PLUS 100 PARTS PER MILLION, OR BETTER.
3. ALL DISTANCES ARE MEASURED IN U.S. SURVEY FEET.
4. RECORD INFORMATION DERIVED FROM (R1) DOT&PF RIGHT-OF-WAY MAP 001881-3(021), JUNEAU PLAT 2008-31; (R2) THE HARBOR ALASKA SUBDIVISION, JUNEAU PLAT 493; (R3) LOT 3 BLOCK 1 TEE HARBOR ALASKA SUBDIVISION PLAT WAIVER, JUNEAU PLAT 74-281H.
5. WHERE DIFFERENT FROM MEASURED OR CALCULATED, RECORDED DIMENSIONS ARE SHOWN IN PARENTHESES.
6. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
7. THIS SURVEY DOES NOT CONSTITUTE A SUBDIVISION AS DEFINED BY A.S. 40.15.900(5)(A).



CERTIFICATE OF REGISTERED LAND SURVEYOR

I HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION SUPERVISION, THAT MONUMENTS SHOWN HEREON ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT.

DATED: OCTOBER 2018



2018-50
Plat #
Juneau
Reb Dist
10-31-2018
DEB
Time 1:34 P

RECORD OF SURVEY
LOTS 3B & 4
BLOCK 1
TEE HARBOR ALASKA SUBDIVISION
JUNEAU RECORDING DISTRICT, CITY AND BOROUGH OF JUNEAU, ALASKA

DOWL
ASCL 848

CIVIL ENGINEERING—LAND SURVEYING—CONSTRUCTION MANAGEMENT
5308 COMMERCIAL BOULEVARD
JUNEAU ALASKA 99801 907-780-9553

SCALE: 1" = 40'
DATE: OCT 2018
PROJECT NO: J71086
FILE NO:
SHEET NO: 1 OF 1

Attachment J - 2018 Plat #2018-50.
Attachment G-STF_NCC23-13_with_Attachments

A
L
A
S
K
A

2018-004716-0

Recording Dist: 101 - Juneau
11/5/2018 12:06 PM Pages: 1 of 2



File for Record at Request of:
First American Title Insurance Company

AFTER RECORDING MAIL TO:

Name: Howard and Sonja Graves 2001 Trust

Address: PO BOX 34845
Juneau, AK 99803

File No.: **0231-3116490 (ev)**

STATUTORY WARRANTY DEED

THE GRANTOR, **Terry R. Doyle and Beverly A. Doyle, husband and wife**, whose mailing address is 2667 Mexeye Loop Coos Bay, OR 97420

_, for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION**, in hand paid, conveys and warrants to **Howard and Sonja Graves 2001 Trust**, residing at **19555 Glacier Hwy, Juneau, AK 99801**, the following described real estate, situated in the **Juneau Recording District, First Judicial District, State of Alaska**:

Lot 4, Block 1, TEE HARBOR ALASKA SUBDIVISION, according to Plat 499, Records of the Juneau Recording District, First Judicial District, State of Alaska.

AND

That part of Lot 3, Block 1, TEE HARBOR ALASKA SUBDIVISION, according to Plat 499, now described as Tract B as shown on Plat Waiver 74-28W, Records of the Juneau Recording District, First Judicial District, State of Alaska.

SUBJECT TO reservations, exceptions, easements, covenants, conditions and restrictions of record, if any.

Dated: November 2, 2018.

Terry R. Doyle
Terry R. Doyle

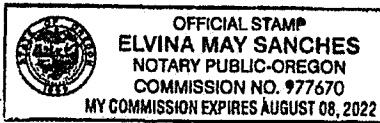
Beverly A. Doyle
Beverly A. Doyle

STATE OF Alaska Oregon)
County of COOS) ss.
First Judicial District)

THIS IS TO CERTIFY that on this 2 day of ^{November} ~~October~~, 2018, before me the undersigned Notary Public, personally appeared **Terry R. Doyle and Beverly A. Doyle**, known to me and to me known to be the individual(s) described in and who executed the foregoing instrument and he/she/they acknowledged to me that he/she/they signed the same freely and voluntarily for the uses and purposes therein mentioned.

WITNESS my hand and official seal.

[Signature]
Notary Public in and for Alaska
My commission expires 8-8-22





(907) 586-0715
CDD_Admin@juneau.org
www.juneau.org/CDD
155 S. Seward Street • Juneau, AK 99801

**COMMUNITY DEVELOPMENT
NOTICE OF DECISION**

Date: December 28, 2018
File No.: MIP2018 0029

Graves Howard & Sonja Trust
P.O. Box 34845
Juneau, AK 99803

Proposal: Lot line adjustment and easement dedication
Property Address: 19555 Glacier Highway
Property Legal Description: Tee Harbor Alaska, Block 1, Lot 3B and 4
Property Parcel Code No.: 8B3701000180; 0190
Proposed Subdivision: Tee Harbor Alaska, Block 1, Lot 3B1 and 4A

The Director of Community Development has **APPROVED** the preliminary plat for a two (2) lot subdivision of Tee Harbor Alaska, Block 1, Lot 3B and 4.

This approval is based on the preliminary plat dated December 20, 2018, attached hereto, and with the following conditions:

1. Prior to approval of the final plat, Certification from the CBJ Treasurer is required that all real property taxes and special assessments levied against the property for the year of recording have been paid.

This Notice of Decision does not authorize any construction activity. Prior to starting any development project, it is the applicant's responsibility to obtain a building permit for any and all improvements requiring a permit.

This Notice of Decision constitutes a final decision of the Director of the CBJ Community Development Department. Appeals must be brought to the CBJ Planning Commission in accordance with CBJ 49.20.110. Appeals must be filed by 4:30 PM on the day twenty days from the date the decision is filed.

Attachment L - 2018 Notice of Decision MIP18-29

Attachment G- STF_NCC23-13_with_Attachments

Graves Howard & Sonja Trust


File No.: MIP2018 0029

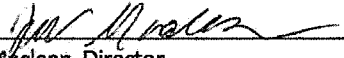
December 28, 2018

Page 2 of 2

Expiration Date: The permit will expire five (5) years from the effective date, or December 28, 2023 unless substantial construction progress has been made in construction of required improvements in accordance with the authorized plans, or an application for a final plat has been accepted.

If you have any questions regarding your project or anticipate any changes to your plans, please call the Community Development Department at (907) 586-0715.

Project Planner: 
Amy Liu, Planner
Community Development Department

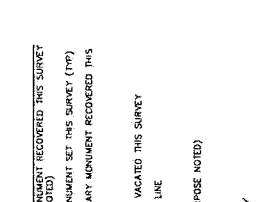
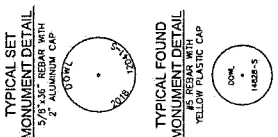
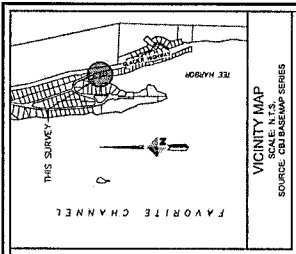

Jill Maclean, Director
Community Development Department

cc: Plan Review

NOTE: The Americans with Disabilities Act (ADA) is a federal civil rights law that may affect this development project. ADA regulations have access requirements above and beyond CBJ-adopted regulations. Owners and designers are responsible for compliance with ADA. Contact an ADA - trained architect or other ADA trained personnel with questions about the ADA: Department of Justice (202) 272-5434, or fax (202) 272-5447, NW Disability Business Technical Center (800) 949-4232, or fax (360) 438-3208.

Attachment L - 2018 Notice of Decision MIP18-29

Attachment G- STF_NCC23-13_with_Attachments



NOTES
 1. FIELD SURVEY COMPLETED AUGUST 10, 2018.
 2. THE ERROR OF CLOSURE OF THIS BOUNDARY SURVEY DOES NOT EXCEED THE PERMISSIBLE TOLERANCE OF ONE PART IN FIVE HUNDRED AND ONE TENTH PERCENT LEVEL OF 0.119 PLUS 100 PARTS PER MILLION, OR BETTER.
 3. ALL DISTANCES ARE MEASURED IN U.S. SURVEY FEET.
 4. RECORD INFORMATION DERIVED FROM (B) DOT&PF RIGHT-OF-WAY MAP M-093-3(024), JUNEAU PLAT 2008-31 DATED 10/19/2008; (C) DOT&PF RIGHT-OF-WAY MAP M-093-3(024), JUNEAU PLAT 2008-31 DATED 10/19/2008; (D) JUNEAU PLAT 7A-28W DATED 7/28/1974.
 5. WHERE DIFFERENT FROM MEASURED OR CALCULATED, RECORDED DIMENSIONS ARE SHOWN IN PARENTHESIS.
 6. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
 7. DOMESTIC WATER PROVIDED BY THE CITY AND BOROUGH OF JUNEAU. ON-SITE WASTEWATER DISPOSAL PER APPROVAL OF ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

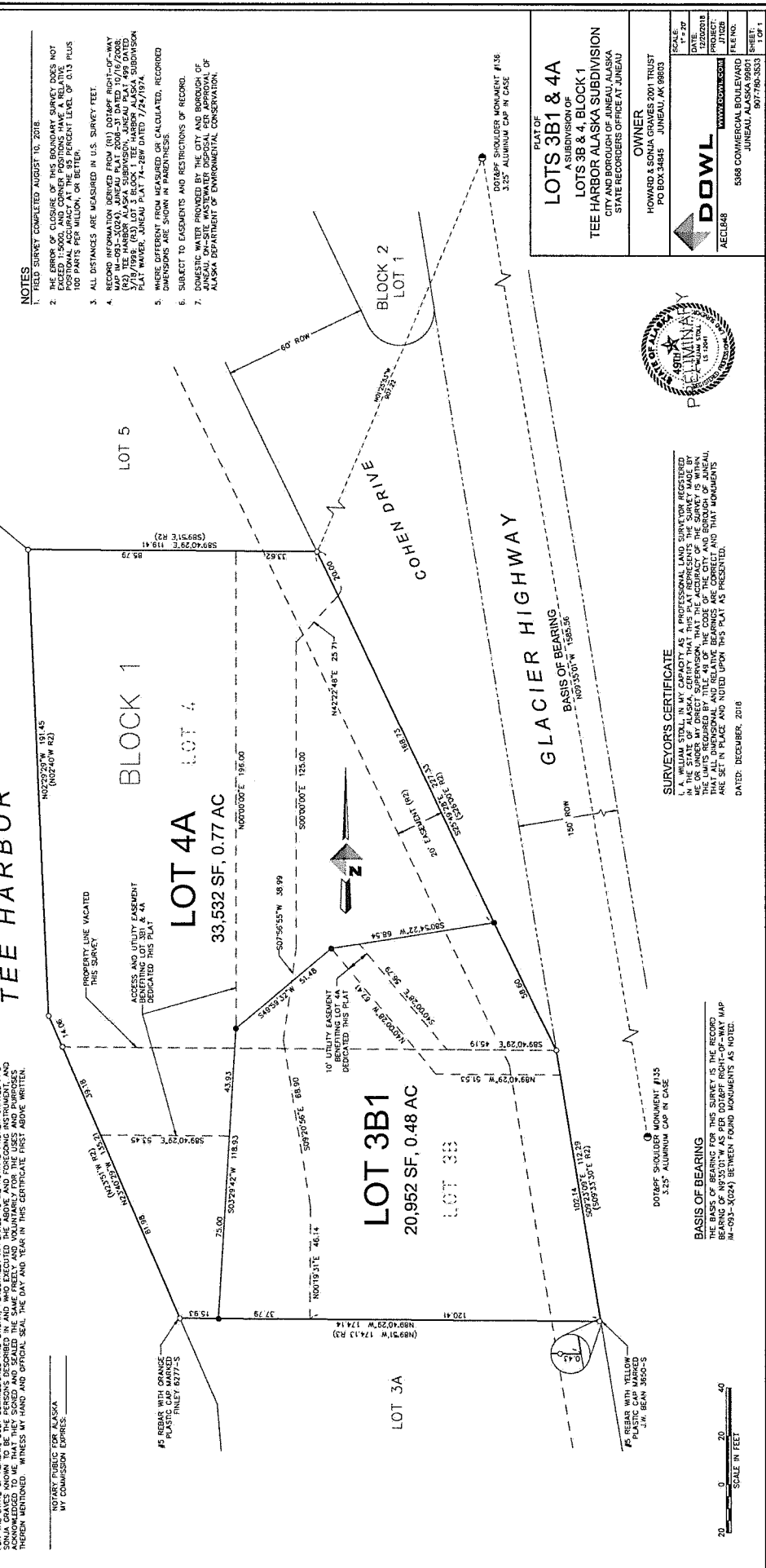
LEGEND
 ○ PROPERTY MONUMENT RECOVERED THIS SURVEY (1 1/2\"/>

COMMUNITY DEVELOPMENT DEPARTMENT PLAT APPROVAL
 I HEREBY CERTIFY THAT THE PLAT HEREON WAS FOUND TO COMPLY WITH TITLE 49 AND BOROUGHS AND MUNICIPALITIES ACT, AND THE DEPARTMENT OF COMMUNITY DEVELOPMENT HAS REVIEWED THE PLAT AND THE RECORDING DISTRICT, JUNEAU, ALASKA.
 JUNEAU DIRECTOR OF COMMUNITY DEVELOPMENT
 DATE: _____

OWNERSHIP CERTIFICATE
 HOWARD & SONJA GRAVES 2001 TRUST ARE THE OWNERS OF THE PLAT HEREON, AND THEY HAVE CONSENTED TO THE MAKING OF THIS PLAT AND TO THE RECORDING THEREOF.
 HOWARD & SONJA GRAVES 2001 TRUST
 PO BOX 34845, JUNEAU, ALASKA 99803

NOTARY ACKNOWLEDGMENT
 STATE OF ALASKA }
 FIRST JUDICIAL DISTRICT }
 THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____, _____, PERSONALLY APPEARED TO ME, _____, A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED TO ME, HOWARD AND SONJA GRAVES AND SONJA GRAVES, TRUSTEES, IN PERSON OR BY POWER OF ATTORNEY, AND ACKNOWLEDGED TO ME THAT THEY SIGNED AND SEALED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN MENTIONED, WITNESS MY HAND AND OFFICIAL SEAL, THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

NOTARY PUBLIC FOR ALASKA
 MY COMMISSION EXPIRES: _____



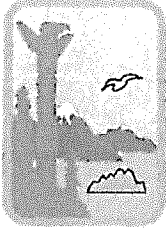
OWNER
 HOWARD & SONJA GRAVES 2001 TRUST
 PO BOX 34845 JUNEAU, AK 99803

PLAT OF
 LOTS 3B1 & 4A
 A SUBDIVISION OF
 LOTS 3B & 4, BLOCK 1
 TEE HARBOR ALASKA SUBDIVISION
 CITY AND BOROUGH OF JUNEAU, ALASKA
 STATE RECORDERS OFFICE IN JUNEAU

SCALE:	N.T.S.
DATE:	12/20/2018
PROJECT:	000000000000
FILE NO.:	5858 COMMERCIAL BULKHEAD
DATE:	JUNEAU, ALASKA 99803
SHEET:	9977863533
PAGE 1 OF 1	



SURVEYOR'S CERTIFICATE
 I, A. WILLIAM STEIN, IN MY CAPACITY AS A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF ALASKA, CERTIFY THAT THIS PLAT REPRESENTS THE SURVEY MADE BY ME AND THAT THE BEARINGS AND DISTANCES SHOWN THEREON ARE CORRECT AND THAT THE MONUMENTS ARE SET IN PLACE AND NOTED UPON THIS PLAT AS PRESENTED.
 DATED: DECEMBER, 2018



STATE OF ALASKA
DEPARTMENT OF ENVIRONMENTAL CONSERVATION
CONSTRUCTION AND OPERATION CERTIFICATE
FOR
DOMESTIC WASTEWATER DISPOSAL SYSTEMS



A. APPROVAL TO CONSTRUCT

Plans for the construction or modification of the Andy Graves Septic domestic wastewater system, located at Lots 3B1 & 4A, Block 1 - Tee Harbor Alaska Subd. - Juneau, Alaska, submitted in accordance with 18 AAC 72.200 through 18 AAC 72.235 by Erin Howell, P.E. have been reviewed and are

approved as submitted conditionally approved (see attached conditions)


By: Raymond Zimmer

Engineering Associate I
(Title)

08/08/2019
(Date of Approval)

If applicant fails to construct, alter, install, or modify the system within two years of the date of approval to construct, approval is void, and plans must be resubmitted for Department review and approval.

B. APPROVED CHANGE ORDERS

Change (contract order number or descriptive reference)

(Reviewing Engineer)

(Title)

(Date of Approval)

C. APPROVAL TO OPERATE

The "Interim Approval to Operate" or "Final Approval to Operate" section must be completed and signed by the Department to continue to use this system beyond 90 days following the construction completion date.

Interim Approval to Operate:

The construction of the above referenced domestic wastewater disposal system was completed on _____. The system is hereby granted an extension of the *INTERIM APPROVAL TO OPERATE* until _____ date. It is illegal to operate the domestic wastewater disposal system beyond this date without **Final Approval to Operate** from the Department.

(Reviewing Engineer)

(Title)

(Date of Approval)

Final Approval to Operate:

Record drawings and other documents submitted to the Department, or an inspection by the Department, has confirmed that the domestic wastewater disposal system was constructed in substantial conformance with the approved plans. The system is hereby granted *FINAL APPROVAL TO OPERATE*.

Raymond Zimmer

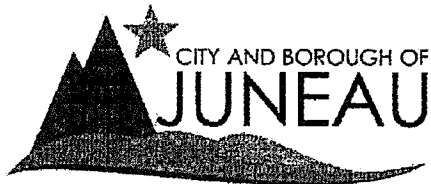
(Reviewing Engineer)

(Title)

Digitally signed by Raymond Zimmer

Date: 2022.08.01 08:59:42 -08'00'

(Date of Approval)



Treasury Division
155 S. Seward Street
Juneau, AK 99801
(907) 586-0377 Phone
(907) 586-5367 Fax

CERTIFICATION OF TAXES AND ASSESSMENTS PAID

I, the undersigned, being duly appointed, qualified Treasurer for the City and Borough of Juneau, First Judicial District, State of Alaska, do hereby certify that, according to the records of the City and Borough of Juneau, the following described real property is carried on the tax records in the name of:

Howard and Sonja Graves 2001 Trust

Current Owner

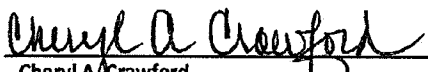
TEE HARBOR ALASKA BL 1 LT 3 TR B

Legal Description

8B3701000180

Parcel Code Number

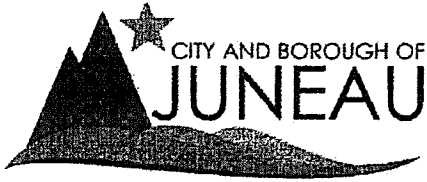
and that, all Real Property taxes and assessments levied by the City and Borough of Juneau against said Real Property have been paid in full. If approval is sought between January 1 and the date of levy, there is on deposit with the Treasury Department an amount sufficient to pay Real Property tax for the current year based on current available information; however, owner remains responsible for the balance of any taxes owed when billing occurs on July 1, 2019.


Cheryl A. Crawford

July 16, 2019

Date

This Certification of Payment of Taxes is valid through December 31, 2019



Treasury Division
155 S. Seward Street
Juneau, AK 99801
(907) 586-0377 Phone
(907) 586-5367 Fax

CERTIFICATION OF TAXES AND ASSESSMENTS PAID

I, the undersigned, being duly appointed, qualified Treasurer for the City and Borough of Juneau, First Judicial District, State of Alaska, do hereby certify that, according to the records of the City and Borough of Juneau, the following described real property is carried on the tax records in the name of:

Howard and Sonja Graves 2001 Trust

Current Owner

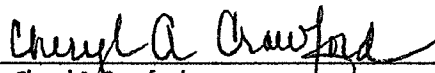
TEE HARBOR ALASKA BL 1 LT 4

Legal Description

8B3701000190

Parcel Code Number

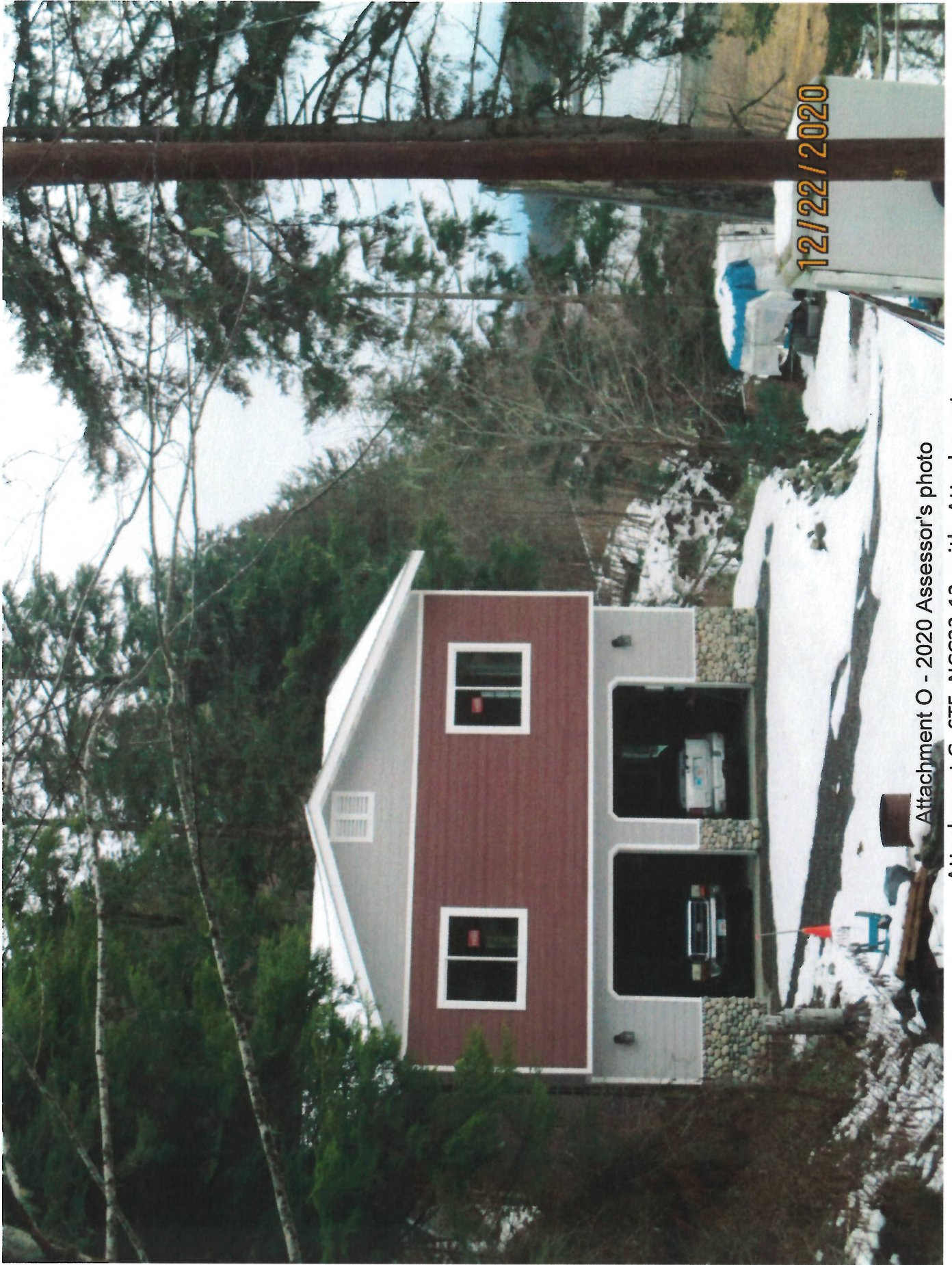
and that, all Real Property taxes and assessments levied by the City and Borough of Juneau against said Real Property have been paid in full. If approval is sought between January 1 and the date of levy, there is on deposit with the Treasury Department an amount sufficient to pay Real Property tax for the current year based on current available information; however, owner remains responsible for the balance of any taxes owed when billing occurs on July 1, 2019.


Cheryl A. Crawford

July 16, 2019

Date

This Certification of Payment of Taxes is valid through December 31, 2019



Attachment O - 2020 Assessor's photo
Attachment G- STF_NCC23-13_with_Attachments

Certificate of Occupancy

City & Borough of Juneau, Alaska

This Certificate is issued pursuant to the requirements of CBJ Title 19.01 certifying that at the time of issuance, this structure was in compliance with the various ordinances of the City & Borough of Juneau regulating building construction or use for the following project:

New single family residence

Building Address: 19535 GLACIER HWY

Occupancy Group: R-3* / U

Owner of Building: HOWARD AND SONJA GRAVES 2001 TRUST
PO BOX 34845
JUNEAU AK 99803-4845

Building Permit No. BLD20190046

Construction Type: Type V-B

Code Edition: 2012 IRC

Occupant Load: N/A

Sprinklers: Required No

Provided No

Legal Description of Building Lot:

TEE HARBOR ALASKA BL 1 LT 3B1

Building Official: Charlie Ford, BO


Signature

Parcel No: 8-B37-0-100-018-1

Date of Issuance: August 11, 2022

Post this Certificate in a conspicuous place for the duration of the stated occupancy.

Attachment P - 2022 Certificate of Occupancy

Attachment G- STF_NCC23-13_with_Attachments

CHECKLIST FOR
 CERTIFICATE OF OCCUPANCY
 TEMPORARY CERTIFICATE OF OCCUPANCY

Circle One: 30 Day TCO 60 Day TCO Other

Date: 6/2/22 Requested By (Inspector/Staff) Jon Stearns
When ready contact: Andy Phone/Email 808-754-2636

Building Permit : BLD20190046

Site Address: 19535 GLACIER HWY

APN: 8B3701000181

Owner's Name: HOWARD AND SONJA GRAVES 2001 TRUST

Project Description: New single family residence modified: 5/11/2020 for architectural change

Buildings: Date: 6/2/2022 Initials: JS Comments:

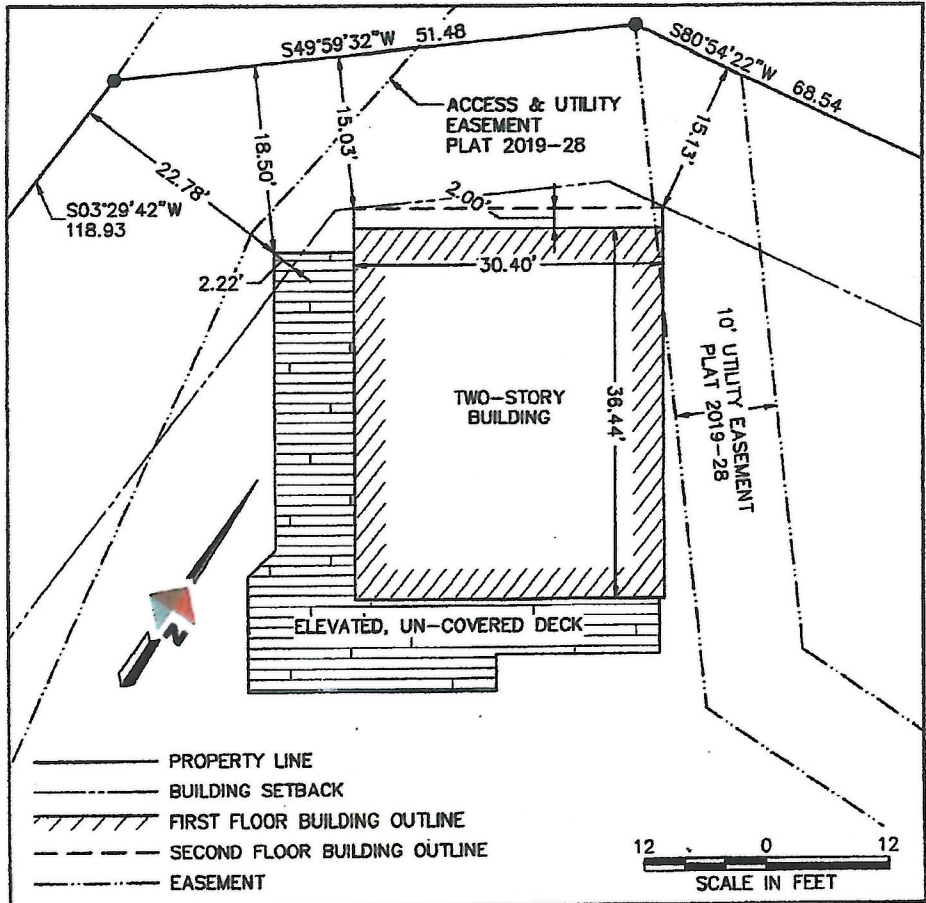
Building ok for CO

Engineering: Date: 8/5/22 Initials: S.V Comments:
 AS BUILT APPROVED FOR FORM BY ENGINEERING Date: _____ Initials: _____

OK for CO

Zoning: Date: 8/11/22 Initials: BMK Comments:
OK For CO

Fire: Date: _____ Initials: _____ Comments:
 SPRINKLERED: Y / N

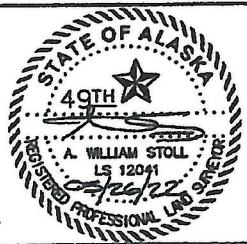


SURVEYOR'S CERTIFICATE

I, A. WILLIAM STOLL, IN MY CAPACITY AS A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF ALASKA, CERTIFY THAT THIS PLOT PLAN REPRESENTS A SURVEY OF THE COMPLETED BUILDING MADE BY ME OR UNDER MY DIRECT SUPERVISION ON MAY 25, 2022 OF THE FOLLOWING DESCRIBED PROPERTY: LOT 3B1, TEE HARBOR ALASKA SUBDIVISION, PLAT 2019-28, JUNEAU RECORDING DISTRICT. AND THAT ALL WALKS, ROADS, IMPROVEMENTS, ENCROACHMENTS AND OVERLAPS ARE SHOWN CORRECTLY TO THE BEST OF MY KNOWLEDGE.

DATED: 5/26/2022

AS-BUILT HOUSE LOCATED ON PORTION OF
LOT 3B1
 TEE HARBOR ALASKA SUBDIVISION, PLAT # 2019-28
 CITY AND BOROUGH OF JUNEAU, ALASKA



DOWL
 AECL848 www.dowl.com
 9085 Glacier Highway
 Juneau, Alaska 99801
 907-780-3533

SCALE: 1" = 12'
DATE: 5/25/2022
PROJECT: J71026
FILE NO:
SHEET: 1 OF 1



Attachment R - 2022 Assessor's photo

Attachment G- STF_NCC23-13_with_Attachments



Assessor's Database

Current Owner

HOWARD AND SONJA GRAVES 2001 TRUST
PO BOX 34845, JUNEAU AK 99803

Parcel #: 8B3701000181 ([Map](#))

Address: 19535 GLACIER HWY

Legal Desc. 1: TEE HARBOR
ALASKA BL 1 LT 3B1

Legal Desc. 2:

Prev. Owner:
Use Code: Vacant

Site Value: \$159000.00
Exempt: No Data

Building PV: \$342800.00
Zoning: -Single Family and Duplex -36,000 sq.ft minimum lot size -1 unit per acre

Total PV: \$501800.00
Tax Year: 2023

No. of Units: 001
Garage: No
City Water: No
Exempt Land: 0

Year Built: 0
Garage Area: 000000
City Sewer: No
Exempt Building: 0

Lot Size: 20952.00
Exempt Total: 0

Gross Liv. Area: 001140 sqft
Last Trans: 20181105
Road/No Road: Roaded

Search the Database

Search the database using the search box below. The field accepts any search parameter (owner's name, address, parcel number, year built, etc.).



Assessor's Database

Current Owner

HOWARD AND SONJA GRAVES 2001 TRUST
PO BOX 34845, JUNEAU AK 99803

Parcel #: 8B3701000191 (Map)	Address: 19555 GLACIER HWY	Legal Desc. 1: TEE HARBOR ALASKA BL 1 LT 4A	Legal Desc. 2:
Prev. Owner:	Site Value: \$106800.00	Building PV: \$0.00	Total PV: \$106800.00
Use Code: Residential	Exempt: No Data	Zoning: -Single Family and Duplex -36,000 sq.ft minimum lot size -1 unit per acre	Tax Year: 2023
No. of Units: 001	Year Built: 0	Lot Size: 33532.00	Gross Liv. Area: 000000 sqft
Garage: No	Garage Area: 000000	Exempt Total: 0	Last Trans: 20181105
City Water: No	City Sewer: No		Road/No Road: Roaded
Exempt Land: 0	Exempt Building: 0		

Search the Database

Search the database using the search box below. The field accepts any search parameter (owner's name, address, parcel number, year built, etc.).