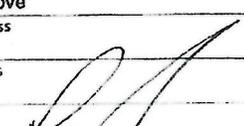




DEVELOPMENT PERMIT APPLICATION

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

To be completed by Applicant	PROPERTY LOCATION		
	Physical Address Lot R-2 Clinton Drive - TBD		
	Legal Description(s) (Subdivision, Survey, Block, Tract, Lot) Vintage II Block A Lot R-2		
	Parcel Number(s) USS 1284 - 5B1601420020		
	<input type="checkbox"/> This property located in the downtown historic district <input type="checkbox"/> This property located in a mapped hazard area, if so, which _____		
	LANDOWNER/ LESSEE		
	Property Owner R&S Construction LLC	Contact Person Rob Worden	
	Mailing Address Po Box 210194 Auke Bay, 99821	Phone Number(s) 907-321-5015	
	E-mail Address roblisa@ak.net		
	LANDOWNER/ LESSEE CONSENT Required for Planning Permits, not needed on Building/ Engineering Permits		
I am (we are) the owner(s) or lessee(s) of the property subject to this application and I (we) consent as follows:			
A. This application for a land use or activity review for development on my (our) property is made with my complete understanding and permission.			
B. I (we) grant permission for officials and employees of the City and Borough of Juneau to inspect my property as needed for purposes of this application.			
X	 Landowner/Lessee Signature	<u>December 4th 2023</u> Date	
X	_____ Landowner/Lessee Signature	_____ Date	
NOTICE: The City and Borough of Juneau staff may need access to the subject property during regular business hours and will attempt to contact the landowner in addition to the formal consent given above. Further, members of the Planning Commission may visit the property before the scheduled public hearing date.			
APPLICANT (If the same as OWNER, write "SAME")			
Applicant same as above	Contact Person		
Mailing Address	Phone Number(s)		
E-mail Address			
X	 Applicant's Signature	<u>December 4th 2023</u> Date of Application	

DEPARTMENT USE ONLY BELOW THIS LINE

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

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

Intake Initials JLS
Date Received 12-11-23

Case Number pwp 23-004



PARKING WAIVER APPLICATION

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.

To be completed by Applicant

PROJECT SUMMARY
New Construction of a proposed 1 storey commercial building

TYPE OF PARKING WAIVER REQUESTED (check one)

MINOR DEVELOPMENT Parking Waiver Departmental Review (PWD) MAJOR DEVELOPMENT w/CUP Parking Waiver Planning Commission Review (PWP)

DEVELOPMENT FOR WHICH THE PARKING IS REQUIRED (check one)

Existing Proposed – Related Case Number: _____

NUMBER OF REQUIRED PARKING SPACES PER CBJ 49.40.210(A)

For Residential Uses: _____ spaces For Non-Residential Uses: 18 spaces

NUMBER OF PARKING SPACES THAT WILL BE PROVIDED

For Residential Uses: _____ spaces For Non-Residential Uses: 13 spaces

ALL REQUIRED MATERIALS ATTACHED

Complete application per CBJ 49.15 and CBJ 49.40.210(d)(6)

Narrative including:

Why the parking waiver is being requested?

How the requested waiver meets items 1-4 on page 2

DEPARTMENT USE ONLY BELOW THIS LINE

PARKING WAIVER FEES			
Residential Spaces	_____	Non-Residential Spaces	_____
Residential Fee	\$ _____	Non-Residential Fee	\$ _____
Total Residential	\$ _____	Total Non-Residential	\$ <u>320.00 w/CUP</u>
Total Fee		\$ <u>320.00</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
<u>PWP 23-004</u>	<u>12-11-23</u>

PARKING WAIVER NARRATIVE:

-Vintage Park II , Block A, Lot R-2 is a corner lot with 2 streetsides and 2 sides to adjoining neighbor with an unusual easement. See attached easement.

-This unique easement restricts the current owner out of 11,188 sq ft of useable space for parking, landscaping etc.This space is currently used by the adjoining neighbor at the expense of the current lot owner.

-The proposed drive through will allow for pickup of pizzas for employee deliveries as well as customers which will reduce onsite static parking.

-Clinton Drive has allowable and posted on street parking.

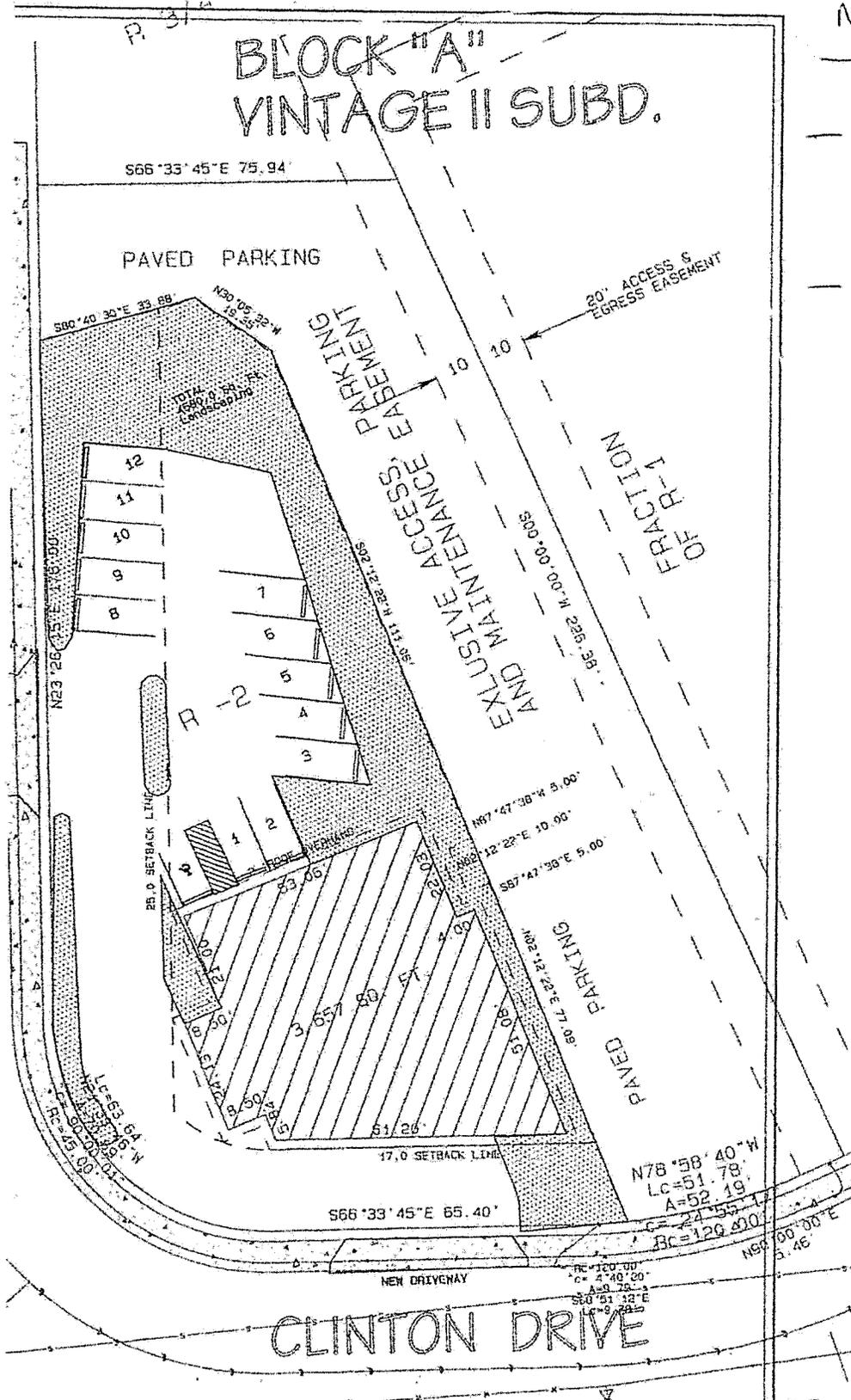
-We have provided parking studies and information from the proposed purchaser of the land and building that far exceeds the needed parking for the business "Dominos".

-The granting of this waiver will supply ample parking for the dominos employees and customers picking up a pizza.

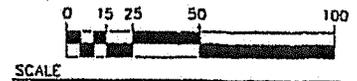
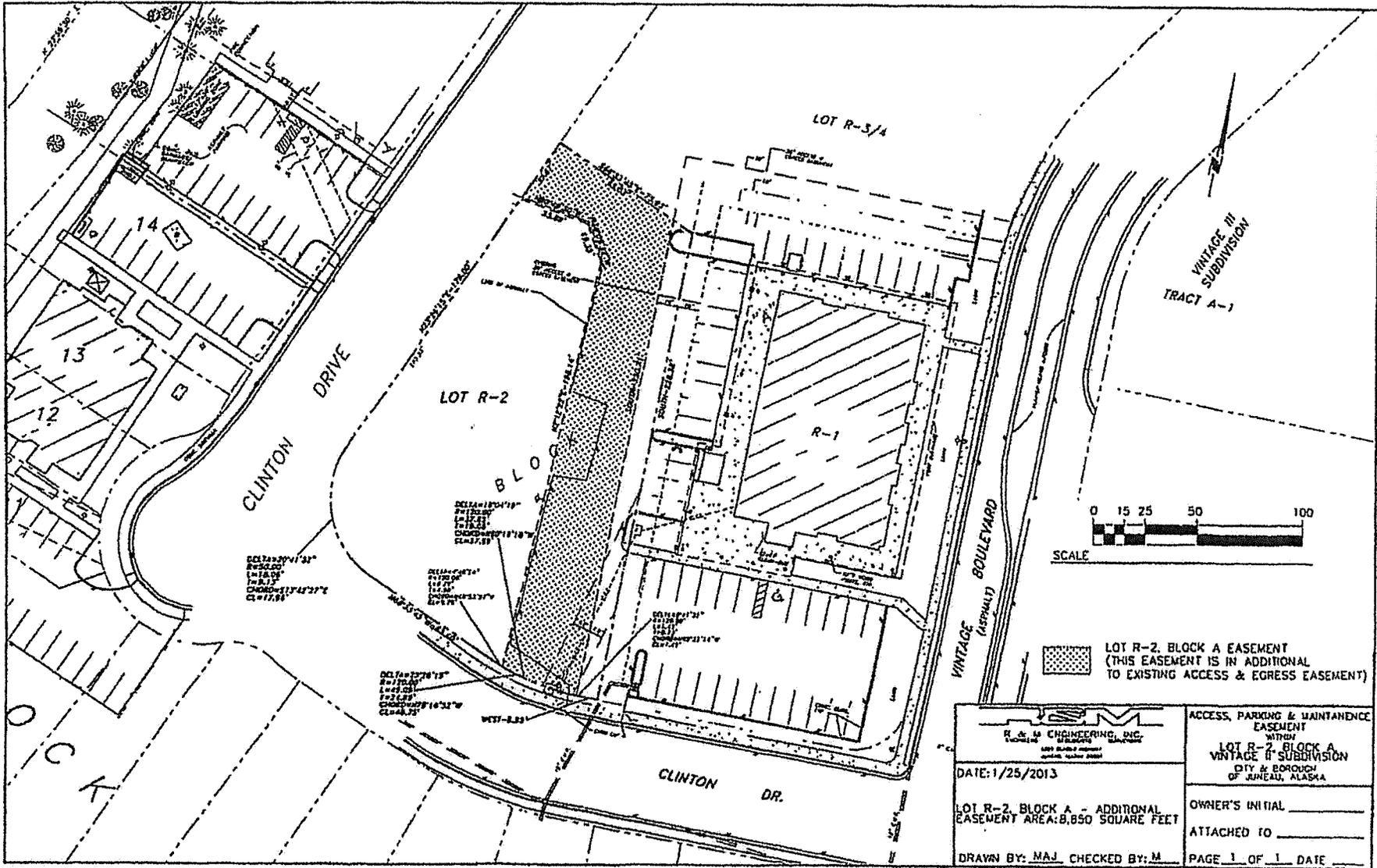
-This development is located outside of the PD-1 and PD-2 parking districts.

-Granting this waiver will not result in adverse impacts to property in the neighboring areas.

-This waiver will not materially endanger public health, safety or welfare.



- Notes:
- total lot -
= 26,650.84 sqft
 - easement on lot not allowed to use by owners
= 11,188.35 sqft
 - actual useable land for current owners
= 15,462.49 sqft



LOT R-2, BLOCK A EASEMENT
(THIS EASEMENT IS IN ADDITIONAL
TO EXISTING ACCESS & EGRESS EASEMENT)

R & S ENGINEERING, INC.
1000 1/2 Street, Suite 100
Anchorage, Alaska 99501
DATE: 1/25/2013
LOT R-2, BLOCK A - ADDITIONAL
EASEMENT AREA: 8,850 SQUARE FEET
DRAWN BY: MAJ CHECKED BY: M

ACCESS, PARKING & MAINTENANCE
EASEMENT
WITH
LOT R-2, BLOCK A
VINTAGE III SUBDIVISION
CITY & BOROUGH
OF JUNEAU, ALASKA
OWNER'S INITIAL _____
ATTACHED TO _____
PAGE 1 OF 1 DATE _____

CC

A
L
A
S
K
A

2013-003549-0

Recording District 101 Juneau

05/20/2013 03:02 PM Page 1 of 6



Juneau Recording District

After recording return to:
SableFish, LLC
3150 C Street, suite 290
Anchorage, Alaska 99503-3980

FTAA

③ F-42842j
2058329

**LOT R-2, BLOCK A, VINTAGE II SUBDIVISION
EXCLUSIVE ACCESS, PARKING AND MAINTENANCE EASEMENT**

In consideration of the benefits derived therefrom, the **GRANTOR, BBS ENTERPRISES**, whose address is 3000 Vintage Boulevard, Juneau, Alaska 99801, conveys and quitclaims to the **GRANTEE, SABLEFISH, LLC**, and its successors and/or assigns, as owner of Lot R-1, **BLOCK A, VINTAGE II SUBDIVISION**, according to the official plat thereof, filed under Plat No. 85-58 in the records of the Juneau Recording District, First Judicial District, State of Alaska, (dominant estate), whose address is 3000 Vintage Boulevard, Juneau, Alaska 99801, an exclusive easement for the purpose of ingress/egress, parking and maintenance on and across a portion of Lot R-2, Block A, Vintage Subdivision II (servient estate), said easement being more particularly described as follows:

A certain tract or parcel of land lying and being situated within a portion of Lot R-2, Block A, Vintage II Subdivision, according to the official plat thereof, filed under Plat No. 85-58 in the records of the Juneau Recording District, First Judicial District, State of Alaska being more particularly described as follows:

Beginning at the northwesterly most corner of Lot R-2 identical to the southwesterly most corner of Lot R 3/4, Block A, Vintage II Subdivision and being a point on the easterly right-of-way of Clinton Drive;
thence departing said right-of-way along the common boundary between aforementioned Lots R-2 and Lot R 3/4, S66°33'45"E a distance of 75.93 feet to the northeasterly most corner of this description, identical to the northeasterly most corner of Lot R-2 and being a point on the common boundary between a Fraction of Lots R-1 and Lot R-2;
thence along said common boundary along the westerly boundary of this description South, a distance of 226.38 feet to the southeasterly most corner of this description, a point on the northerly right-of-way limits of Clinton Drive, identical to the southwest corner of a fraction of Lot R-1 and the southeast corner of Lot R-2 hereinbefore described;

Access, Parking and Maintenance Easement - 1 -

thence along said right-of-way limits of Clinton Drive, identical to the southerly boundary of Lot R-2 West, a distance of 8.55 feet to a point of curvature;
thence along a 120.00' radius curve to the right, through an arc of 18°45'52", an arc length of 39.30 feet (Chord = N80°37'04"W a distance of 39.12 feet) to the southwesterly most corner of this description;
thence departing said right-of-way crossing through Lot R-2, Block A, Vintage II Subdivision the following courses: N2°12'22"E a distance of 77.09 feet;
thence N87°47'38"W a distance 5.00 feet;
thence N2°12'22"W a distance 10.00 feet;
thence S87°47'38"W a distance 5.00 feet;
thence N2°12'22"E a distance 111.06 feet;
thence N30°05'32"W a distance 19.35 feet;
thence N80°40'30"W a distance of 33.88 feet to a point on the hereinbefore described easterly right-of-way limits of Clinton Drive;
thence along said right-of-way limits, identical to the westerly boundary of Lot R-2 N23°26'15"E a distance of 32.67 feet to the true point of beginning.

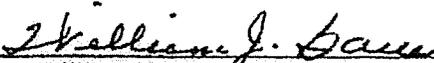
The easement is illustrated on Attachment A.

Grantee also may use up to 75 square feet for concrete parking curbs, landscaping, pedestrian walkways and utility pedestals and transformers contiguous to Lot R-1 (see item A on Attachment A).

The easement shall be perpetual and runs with the land as an easement appurtenant rather than an easement in gross.

This instrument replaces and supersedes in full the Access, Parking and Maintenance Easement recorded March 1, 2013 as document no. 2013-001626-0, in the records of the Juneau Recording District, State of Alaska.

Dated this 16 day of May, 2013.


By: William J. Bauer
Owner of BBS Enterprises, Grantor

SableFish, LLC
**SIGNED IN
COUNTERPART**

By: Miles S. Schlosberg, Manager

Access, Parking and Maintenance Easement - 2 -



thence along said right-of-way limits of Clinton Drive, identical to the southerly boundary of Lot R-2 West, a distance of 8.55 feet to a point of curvature;
thence along a 120.00' radius curve to the right, through an arc of 18°45'52", an arc length of 39.30 feet (Chord = N80°37'04"W a distance of 39.12 feet) to the southwesterly most corner of this description;
thence departing said right-of-way crossing through Lot R-2, Block A, Vintage II Subdivision the following courses: N2°12'22"E a distance of 77.09 feet;
thence N87°47'38"W a distance 5.00 feet;
thence N2°12'22"W a distance 10.00 feet;
thence S87°47'38"W a distance 5.00 feet;
thence N2°12'22"E a distance 111.06 feet;
thence N30°05'32"W a distance 19.35 feet;
thence N80°40'30"W a distance of 33.88 feet to a point on the hereinbefore described easterly right-of-way limits of Clinton Drive;
thence along said right-of-way limits, identical to the westerly boundary of Lot R-2 N23°26'15"E a distance of 32.67 feet to the true point of beginning.

The easement is illustrated on Attachment A.

Grantee also may use up to 75 square feet for concrete parking curbs, landscaping, pedestrian walkways and utility pedestals and transformers contiguous to Lot R-1 (see item A on Attachment A).

The easement shall be perpetual and runs with the land as an easement appurtenant rather than an easement in gross.

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Dated this _____ day of May, 2013.

**SIGNED IN
COUNTERPART**

By: William J. Bauer
Owner of BBS Enterprises, Grantor

SableFish, LLC

Miles S. Schlosberg
By: Miles S. Schlosberg, Manager

Access, Parking and Maintenance Easement - 2 -

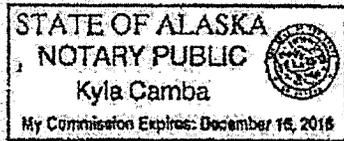


ACKNOWLEDGEMENTS

STATE OF ALASKA)
) ss:
FIRST JUDICIAL DISTRICT)

This is to certify that on the 16 day of May, 2013, before the undersigned, a Notary Public in and for the State of Alaska, duly commissioned and sworn, appeared William J. Bauer, Owner of BBS Enterprises, to me known and known to me to be the Grantor in the foregoing easement, acknowledged to me that he executed the same freely and voluntarily, being fully authorized to do so.

WITNESS my hand and official seal on the day and year in this certificate first above written.



[Signature]
Notary Public in and for Alaska
My Commission Expires: 12/16/16

State of _____)
)ss.
_____ County)

The foregoing instrument was acknowledged before me this _____ day of May, 2013, by Miles S. Schfosberg, Manager of SableFish, LLC, an Alaska limited liability company, on behalf of the company.

SIGNED IN
COUNTERPART
Notary Public in _____
My commission expires: _____

ACKNOWLEDGEMENTS

STATE OF ALASKA)
) ss:
FIRST JUDICIAL DISTRICT)

This is to certify that on the _____ day of _____, 2013, before the undersigned, a Notary Public in and for the State of Alaska, duly commissioned and sworn, appeared William J. Bauer, Owner of BBS Enterprises, to me known and known to me to be the Grantor in the foregoing easement, acknowledged to me that he executed the same freely and voluntarily, being fully authorized to do so.

WITNESS my hand and official seal on the day and year in this certificate first above written.

**SIGNED IN
COUNTERPART**

Notary Public in and for Alaska
My Commission Expires: _____

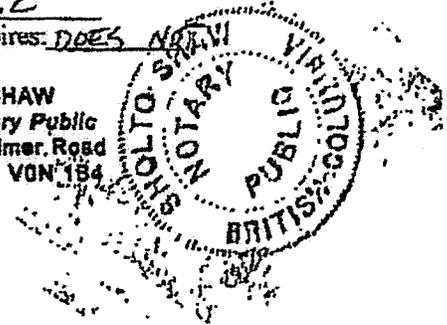
Prov of British Columbia
State of _____)
) ss.
_____ County)

The foregoing instrument was acknowledged before me this 16 day of May, 2013, by Miles S. Schlosberg, Manager of SableFish, LLC, an Alaska limited liability company, on behalf of the company.

M.S.

Notary Public in BC
My commission expires: DOES NOT EXPIRE

SHOLTO SHAW
Lawyer & Notary Public
#332-4370 Lorimer Road
Whistler, B.C. V0N 1B4

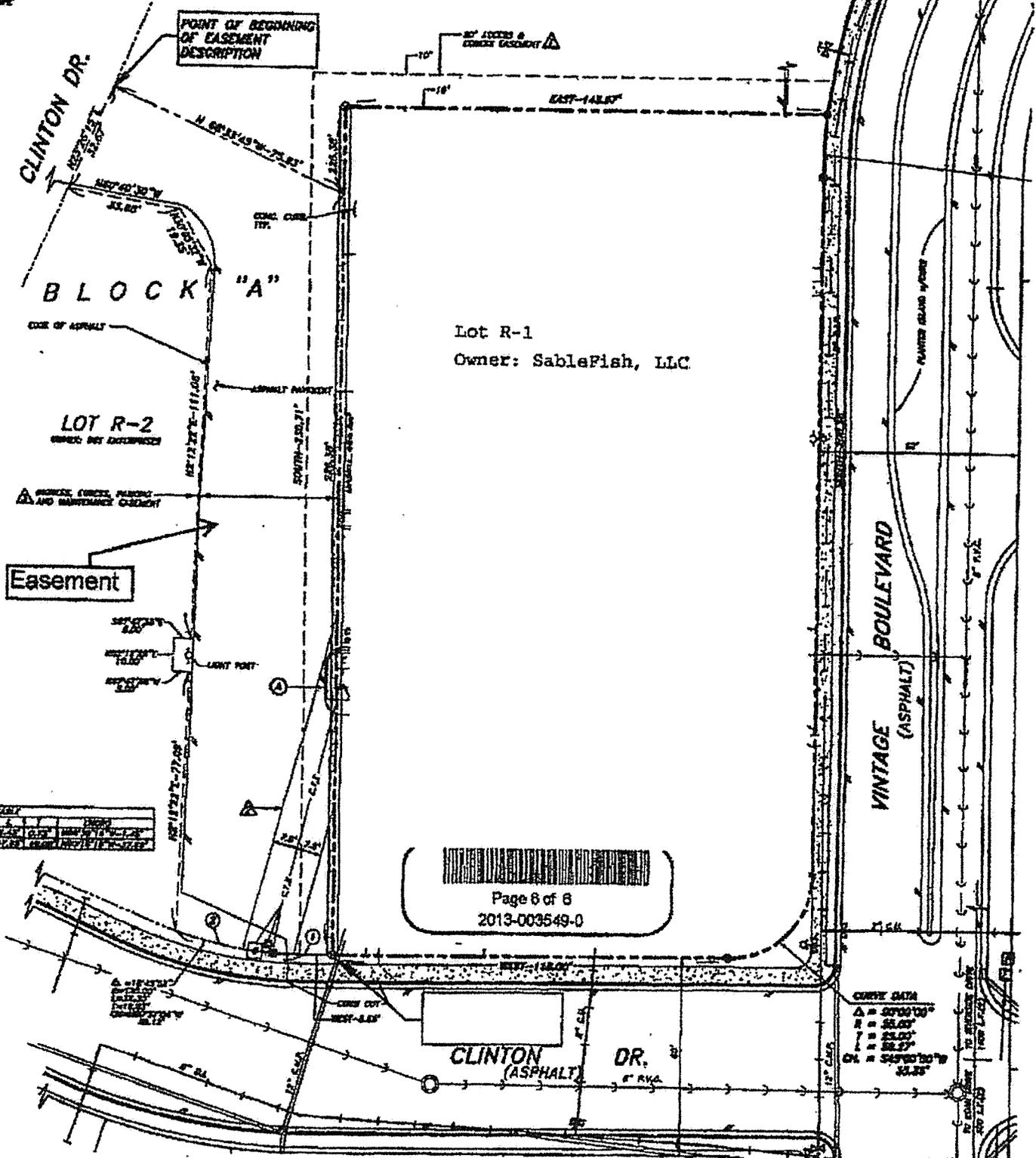


ONS

CHECK FOR
REAL TIME
REV

Attachment A

LOT R 3/4
OWNER: SABLEFISH, LLC



Page 6 of 6
2013-003549-0

CURVE DATA
 Δ = 20700'00"
 R = 36.00'
 L = 36.00'
 CH = 34590'00"
 33.30'

WSS
5/16/13