



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 0 Village St., 0 Elderberry St., and adjacent lot SW of 0 Elderberry St (no parcel viewer information)	
	Legal Description(s) (Subdivision, Survey, Block, Tract, Lot) <small>Juneau Indian Village BL5 LT5, Juneau Indian Village BL5 LT3, Juneau Indian Village BL5 LT2, and lot SW of Juneau Indian Village BL5 LT2</small>	
	Parcel Number(s) 8B3401000100	
	<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 City and Borough of Juneau	Contact Person Dan Bleidorn
	Mailing Address 155 S. Seward St	Phone Number(s) 907-586-5252
	E-mail Address Lands_Office@juneau.gov	
	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.		
<div style="display: flex; justify-content: space-between;"> <div style="width: 60%;"> <p><u>Dan Bleidorn</u> Landowner/Lessee (Printed Name)</p> <p><u>Daniel Bleidorn</u> Landowner/Lessee (Signature)</p> </div> <div style="width: 35%;"> <p><u>Lands & Resources Manager</u> Title (e.g.: Landowner, Lessee)</p> <p><u>11/07/2023</u> Date</p> </div> </div>		
<div style="display: flex; justify-content: space-between;"> <div style="width: 60%;"> <p>_____</p> <p>_____</p> </div> <div style="width: 35%;"> <p>_____</p> <p>_____</p> </div> </div>		
<p>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.</p>		
APPLICANT		
Applicant (Printed Name) <small>If same as LANDOWNER, write "SAME"</small> LeMann Bluff LLC		
Mailing Address PO BOX 34094, Juneau AK 99803	Contact Person Stan Lee	
E-mail Address sjlexcelak@gmail.com	Phone Number(s) 907-957-2197	
<div style="display: flex; justify-content: space-between;"> <div style="width: 60%;"> <p><u>Stan Lee - LeMann Bluff</u> Applicant's Signature</p> </div> <div style="width: 35%;"> <p><u>11/15/23</u> Date of Application</p> </div> </div>		

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

Intake Initials <i>TC</i>	Date Received 1/2/24
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INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

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

Case Number PAD24-001	Date Received 1/2/24
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MEMORANDUM

CITY/BOROUGH OF JUNEAU

Lands and Resources Office
155 Heritage Way, Juneau, Alaska 99801
Dan.Bleidorn@juneau.gov
(907) 586-5252

TO: Alicia Hughes-Skandijs, Chair of the Assembly LHED Committee
FROM: Dan Bleidorn, Lands and Resources Manager *Daniel Bleidorn*
SUBJECT: LeMann Bluff LLC Application to Purchase CBJ Property located on USS 4694 Juneau Indian Village
DATE: December 12, 2023

In October 2023, LeMann Bluff LLC completed an application to acquire CBJ property through a negotiated sale. The application states that they are requesting this acquisition because they are the adjacent property owners and that the CBJ property is mostly undevelopable hillside. The applicant owns the apartment building located at 361 Distin Ave. Over the telephone the applicant discussed their request to acquire the property in order to clean up trash and to prevent illegal activity and camping. All three of the properties in this request were acquired by the CBJ through tax foreclosure. Lots 2 and 3 were acquired by CBJ in 1995 and Lot 5 in 1987. The total combined area of the properties in this application is estimated to be 6,910 square feet.

All applications for Negotiated Sales of CBJ property are subject to CBJ code sections 53.09.200 and 53.09.260. At this stage, the application has been received and the next step will be for the application to go before the full Assembly as a new business agenda item in accordance with 53.09.260 (a) (attached).

Negotiated sales also require a Planning Commission review, which ensures the disposal of CBJ property conforms with Assembly adopted plans. If the application is successful, the Assembly would authorize the disposal through the adoption of an ordinance which will include terms and conditions of the sale. 53.09.260 (b). (attached). A Development Permit Application and a Property Acquisition and Disposal Review Application have been submitted to the Community Development Department and that process will be completed prior to moving forward with this application.

The applicant is also requesting the acquisition of an undeveloped Right-Of-Way (ROW) that has no connection to the adjacent streets. The ROW acquisition process is separate from the Lands Acquisition process and does not involve Assembly or City Manager approval. The total square footage of the undeveloped ROW is estimated to be 2,665 square feet.



City and Borough of Juneau Land Purchase Applicants

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Applicant Information

LaMann Bluff LLC

Mailing Address: PO Box 34094 Juneau, AK 99803 Legal Representative: Stann Lee Phone: (907) 957-2197 Email: sjexcelak@gmail.com

CBJ Land Information

Site Address: 0 Village St, 0 Elderberry St. Adjacent Lot to SW of 0 Elderberry St (no info listed on Parcel Viewer)

Legal Description: Juneau Indian Village BL 5 LT5, Juneau Indian Village BL 5 LT3, Juneau Indian Village BL5 LT2, Lot to SW of BL5 LT2 (no info on Parcel Viewer)

Map: [Map Link](#)

Have you mailed the \$500.00 filing fee?: Yes

Provide a brief description of your proposal:

The sale of 4 lots currently owned by CBJ Lands and Resources to LaMann Bluff LLC. This is in an effort to consolidate with the adjacent property currently owned by LaMann Bluff to the north of the proposed purchase. The adjacent lot to the southwest of lot BL5 LT 2 is currently not displaying any information due to possible Right of Way currently with the property and would be considered as part of the 4 lot purchase. The combined purchase of the lots totals approximately 10,000 square feet of space which consists mostly of undeveloped hillside.

- [Parcel-1C060V050050.pdf](#)
- [Parcel-1C060V050030.pdf](#)
- [Parcel-1C060V050020.pdf](#)



