

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.

PROPERTY LOCATION						
Physical Address 15700 Auke Rec Bypa	ass Rd					
Legal Description(s) (Subdivision, Survey, Block, Tract, Lot) USS 3807						
Parcel Number(s)	100 3007					
8B3401000100						
This property is located in the downtown historic district This property is located in a mapped hazard area, if so, which						
LANDOWNER/ LESSEE						
Property Owner City and Borough of Juneau	ity and Borough of Juneau Contact Person Dan Bleidorn					
Mailing Address 155 Heritage Way, Juneau A	AK 99801	Phone Number(s) 907-586-5252				
E-mail Address Lands_Office@juneau.gov		907-380-3232				
LANDOWNER/ LESSEE CONSENT						
Required for Planning Permits, not needed on Building/ Engine	eering Permits.					
Consent is required of all landowners/ lessees. If submitted w	vith the application, alternative	written approval may be sufficient. Written approval must				
include the property location, landowner/ lessee's printed na	me, signature, and the applicar	nt's name.				
I am (we are) the owner(s)or lessee(s) of the property subject	to this application and I (we) co	onsent as follows:				
A. This application for a land use or activity review for development	opment on my (our) property is	s made with my complete understanding and permission.				
A. This application for a land use or activity review for develor B. I (we) grant permission for the City and Borough of Junear	opment on my (our) property is	s made with my complete understanding and permission. my property as needed for purposes of this application.				
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B. I (we) grant permission for the City and Borough of Juneau	opment on my (our) property is u officials/employees to inspect	my property as needed for purposes of this application. Manager				
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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 - 002

Date Received

Intake Initials



PROPERTY ACQUISTION AND DISPOSAL REVIEW 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.

	TYPE OF PROJECT REVIEW: Property Acquisition Review X Property Disposal Review PROJECT NUMBERS ASSOCIATED WITH PROPOSAL:						
	Is this project associated with any other Land Use Permits? YES Case No.: NO						
licant	Capital Improvement Program # (CIP)						
be completed by Applicant	ESTIMATED PROJECT COST: \$						
oe con	ALL REQUIRED MATERIALS ATTACHED						
To b	Complete application						
	Pre-Application notes (if applicable)						
	Narrative including:						
	☐ Current use of land or building(s)						
	☐ Proposed use of land or building(s)						
	\square How the proposed project complies with the Comprehensive Plan						
	How the proposed project complies with the Land Use Code (Title 49)						
	Site Plan (details on page 2)						
٨	NOTE: This application is <u>required</u> even if the proposed project is associated with other Land Use permits.						
<u> </u>							
	NOTE: This application is required even if the proposed project is associated with other Land Use permits. DEPARTMENT USE ONLY BELOW THIS LINE PROPERTY ACQUISITION & DISPOSAL FEES Fees Check No. Receipt Date						

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INCOMPLETE	APPLICATIONS WIL	I NOT RE	ACCEPTED
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Property Acquisition & Disposal Review Information

Property Acquisition & Disposal project review is outlined in CBJ 53.04 and 53.09

Each application for a Property Acquisition & Disposal project is reviewed by the Planning Commission at a public hearing. The permit procedure is intended to provide the Commission the flexibility necessary to make recommendations tailored to individual applications.

<u>Application</u>: An application for a Property Acquisition & Disposal project review will not be accepted by the Community Development Department until it is determined to be complete. The items needed for a complete application are:

- 1. Forms: Completed Property Acquisition & Disposal Project Application, and Development Permit Application forms.
- 2. Fees: No fee required for projects that cost less than \$2.5 million. For projects costing more than this amount, the fee is \$1,600.00. All fees are subject to change.
- 3. Project Narrative: A detailed narrative describing the project.
- 4. Plans: All plans are to be drawn to scale and clearly show the items listed below:
 - a. Plat, site plan, floor plan and elevation views of existing and proposed structures and land;
 - b. Existing and proposed parking areas, including dimensions of the spaces, aisle width and driveway entrances;
 - c. Proposed traffic circulation within the site including access/egress points and traffic control devices;
 - d. Existing and proposed lighting (including cut sheets for each type of lighting);
 - e. Existing and proposed vegetation with location, area, height and type of plantings; and,
 - f. Existing physical features of the site (i.e. drainage, eagle trees, hazard areas, salmon streams, wetlands, etc.)

Document Format: All materials submitted as part of an application shall be submitted in either of the following formats:

- 1. Electronic copies in the following formats: .doc, .txt, .xls, .bmp, .pdf, .jpg, .gif, .xlm, .rtf (other formats may be preapproved by the Community Development Department).
- 2. Paper copies 11" X 17" or smaller (larger paper size may be preapproved by the Community Development Department).

<u>Application Review & Hearing Procedure</u>: Once the application is determined to be complete, the Community Development Department will initiate the review and scheduling of the application. This process includes:

Review: As part of the review process the Community Development Department will evaluate the application for consistency with applicable City & Borough of Juneau codes and adopted plans. Depending on unique characteristics of the permit request the application may be required to be reviewed by other municipal boards and committees. Review comments may require the applicant to provide additional information, clarification, or submit modifications/alterations for the proposed project.

Hearing: Property Acquisition & Disposal project Applications must be reviewed by the Planning Commission. Once an application has been deemed complete and has been reviewed by all applicable parties the Community Development Department will schedule the requested permit for the next appropriate meeting. The Planning Commission will make a recommendation based on staff's analysis and forward it to the Assembly for final approval/denial.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

In August 2023 Chris Ruschmann applied to acquire CBJ property adjacent to his property which is located at 15700 Auke Rec Bypass Road. This CBJ property is located outside of the sewer service boundary but also does not have water service because the service out the road is located south of this property on Auke Rec Bypass Road and not on Glacier Highway. The applicant's property is served by municipal water and if this application moves forward, there is an opportunity to negotiate an access and utility easement on the applicant's property to provide municipal drinking water to the remaining CBJ Parcel. Access to municipal water would increase the value and developability of the remaining CBJ property in a way that makes this proposal beneficial to the CBJ.

According to 53.09.260 the Assembly must determine "whether the proposal should be further considered and, if so, whether by direct negotiation with the original proposer or by competition after an invitation for further proposals". If the Assembly provides a motion to negotiate with the original proposer on these two lots, and if the negotiations are successful, ordinances with terms and conditions of the sales will be introduced prior to a public hearing.

The Manager recommends the Assembly pass a motion of support to work with the original proposer in accordance with City Code 53.09.260

The second languagem William Livebild U. S. SURVEY
NO. 3807, ALASKA
STRANDIA
APPENDIX AST LABOR MARKET O BRASS CAPPED INDA POST AIDAS TO LEY ACTION ORIGINAL *****









