

PLANNING COMMISSION
NOTICE OF DECISION

Date: May 11, 2005

File No.: USE2005-00017

Aniakchak, Inc.
10518 Fox Farm Trail
Juneau, AK 99801

Application For: A Conditional Use permit to allow use of a portion of the undeveloped Davis Ave right-of-way for a driveway serving a condominium project.

Legal Description: Mendota Park Parcel 1

Parcel Code No.: 5-B12-0-107-004-1

Hearing Date: May 10, 2005

The Planning Commission, at its regular public meeting, adopted the analysis and findings listed in the attached memorandum dated May 4, 2005 and approved the Conditional Use Permit for a driveway in the right-of-way to be conducted as described in the project description and project drawing submitted with the application and with the following conditions:

1. The applicant shall provided a notarized statement agreeing:
 - (A) That the City and Borough shall not be obligated to provide any maintenance, grading or snow plowing for the access driveway that would not be provided as a matter of course for any other driveway located on private land;
 - (B) That the applicant and the applicant's heirs, successors, and assigns will defend, indemnify and hold harmless the City and Borough of Juneau from any claim or action for any injury, loss or damage suffered by any person arising from the design, maintenance, or use of the access driveway;
 - (C) That the access driveway will not be blocked from vehicular or pedestrian access by the public;
 - (D) That the City and Borough of Juneau will have unimpeded access to the driveway to carry out other responsibilities;
 - (E) That the applicant will maintain the access driveway according to the requirements and conditions established by the Director of Engineering in the excavation permit; and
 - (F) That the City and Borough will record a copy of the agreement with the State Recorder's Office for each lot or parcel of land adjoining the segment of right-of-way in which the access driveway is to be located.

Aniakchak, Inc.
File No.: USE2005-00017
May 11, 2005
Page 2 of 3

2. The driveway shall meet all CBJ Engineering requirements and those that are necessary for fire and emergency service vehicles.
3. The applicant shall obtain a public facility transmission and excavation permit prior to beginning construction.
4. Prior to issuance of a building permit the developer shall submit, to the CBJ Engineering Department, a detailed drainage plan which includes provisions for managing stormwater run-off during construction and details the drainage facilities to be included as part of the development. No building permit shall be issued until such plans are deemed adequate by the CBJ Engineering Department.

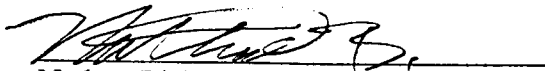
Attachments: May 4, 2005, memorandum from Nathan Bishop, Community Development to the CBJ Planning Commission regarding USE2005-00017.

This Notice of Decision constitutes a final decision of the CBJ Planning Commission. Appeals must be brought to the CBJ Assembly in accordance with CBJ §01.50.030. Appeals must be filed by 4:30 P.M. on the day twenty days from the date the decision is filed with the City Clerk, pursuant to CBJ §01.50.030 (c). Any action by the applicant in reliance on the decision of the Planning Commission shall be at the risk that the decision may be reversed on appeal (CBJ Sec. 49.20.120).

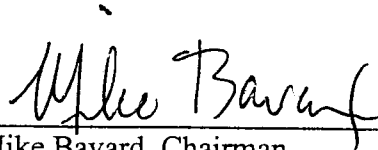
Effective Date: The permit is effective upon approval by the Commission
May 10, 2005

Expiration Date: The permit will expire 18 months after the effective date, or November 10, 2006, if no Building Permit has been issued and substantial construction progress has not been made in accordance with the plans for which the development permit was authorized. Application for permit extension must be submitted thirty days prior to the expiration date.

Project Planner:

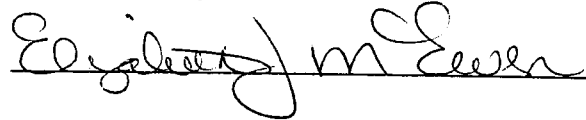

Nathan Bishop, Planner
CBJ Community Development

Aniakchak, Inc.
File No.: USE2005-00017
May 11, 2005
Page 3 of 3



Mike Bavard, Chairman
Planning Commission

Filed With City Clerk



May 13, 2005

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 1 (800) 949-4232, or fax (360) 438-3208.

MEMORANDUM

CITY/BOROUGH OF JUNEAU
155 South Seward Street, Juneau, Alaska 99801

DATE: May 4, 2005

TO: Planning Commission

FROM: Nathan Bishop, Planner
Community Development Department

FILE NO.: USE2005-00017 - Conditional Use

PROPOSAL: A Conditional Use permit to allow use of a portion of the undeveloped Davis Avenue right-of-way for a driveway serving a condominium project.

GENERAL INFORMATION

Applicant: Aniakchak, Inc.

Property Owner: Aniakchak, Inc.

Property Address: 10518 Fox Farm Trail

Legal Description: Mendota Park Parcel 1

Parcel Code Number: 5-B12-0-107-004-1

Site Size: 5.04 Acres

Zoning: D-10

Utilities: Public sewer and water available at property line

Access: Davis Avenue

Existing Land Use: Vacant

Surrounding Land Use: North - Multifamily residential
South - Vacant
East - Un-built ROW
West - Davis Avenue



PROJECT DESCRIPTION

The applicant requests a Conditional Use permit for constructing an approximately 750-foot long by 20-foot wide driveway in an un-constructed portion of the Davis Avenue R.O.W (See Attachment A). The driveway would be used to access a proposed 40 to 50-unit multifamily development, Parcel 1, within Mendota Park.

BACKGROUND

On April 12, 2005, the CBJ Planning Commission recommended an amendment to a zone change they approved in 2003 for this parcel. This ordinance is scheduled to be heard on May 9 (the day before the meeting on this use case); if this zone change is approved, the zoning on this parcel will be changed to D-10 (Multifamily Residential). However, this change has a condition requiring the dedication of certain specified easements and contribution of funds for the construction of facilities within such easements.

In mid November 2003, the applicant received a permit to construct an access driveway in the un-built portion of the Davis Avenue ROW. Prior to the recent zone change the applicant intended for the access drive to be in the ROW for only a short distance, whereupon it would turn onto the applicants parcel and proceed to the condominium development. However, after several meetings with staff and representatives of the neighborhood association the development plan was changed to include a neighborhood park for public use. To avoid compromising the park area, the driveway had to be moved up onto the ROW after a short jog onto the applicants parcel (See Attachment B).

ANALYSIS

Project Site - The Davis Avenue ROW runs parallel to Lemon Creek from Glacier Highway to the Correctional Facility; however, only the first half of it is constructed. Beyond Churchill Way (the terminus of the constructed portion of the ROW), the floodway of Lemon Creek intersects and crosses into the R.O.W. for a short distance. It is in this area that the first driveway in the ROW was authorized. This site for the second section of proposed driveway is between the Lemon Creek Correctional Facility and the previously-approved driveway in the ROW. Prior to the development of this area, this land was the beginning of the alluvial fan for Lemon Creek; as such, the gravel strata should provide suitable materials for roadbed construction. The site has little topographic relief and is sparsely vegetated with second growth spruce and alder.

Project Design - This proposal will add additional 750-feet of driveway into the ROW, for a total length of 1,150-feet in the ROW. The access driveway will be 20-feet wide, with a chip-sealed or paved driving surface, providing the materials available on site will support such a topping. If materials are not suitable for paving or chip sealing, the driveway on the south side of the park will be constructed as an all-weather gravel surface (See Attachment C) with the remaining sections being topped as proposed.

The applicant has only submitted a typical cross section and site plan at this time (see Attachment D). Full development plans will need to be submitted at the time the applicant applies for a grading permit for development of the driveway.

Traffic - The Trip Generation manual produced by the Institute for Transportation Engineers estimates that there would be 6.59 trip ends per dwelling unit within this type of residential development. Using the proposed maximum build out of 50 dwelling units produces an estimate of 329 vehicle trips over the proposed driveway on a daily basis. With this level of traffic, maintenance will be an issue that will need to be addressed by the condominium association in order to ensure a safe driving surface, and minimize dust concerns.

Parking and Circulation – There will not be any parking provided on the driveway. All parking areas will be on private property within the condominium development, in garages, or parking areas. The twenty foot width of the proposed driveway will accommodate two-way traffic and emergency vehicle access. Vehicle turnarounds will be located in the parking lots at the end of the driveway.

Noise - Noise impact will be mainly limited to construction of the driveway improvements and will be of a temporary nature with limited hours.

Public Health or Safety – The driveway will be built to accommodate fire and emergency vehicles. In addition, it will provide emergency access to the bank of Lemon Creek. As a portion of the driveway is within the floodway, it will have to be constructed to withstand the erosion of a flooding event and guarantee safe passage between the public street and the property that the driveway will access.

Property Value or Neighborhood Harmony – Development of this driveway will more likely than not increase the value of the adjacent properties. The additional access will allow the property owners more flexibility in how they use their land and provide a direct access to the park and walking trail being dedicated as part of the condominium development.

Neighborhood harmony is more difficult to determine. This area has not been used for many years and some of the residents of the neighborhood have been using the undeveloped parcel this driveway will access, as a recreation area. Staff believes they would see any changes to this use as inharmonious. However, this has been a platted ROW since residential development began in this area in the early 1950's. The park and walking areas, being dedicated as a part of the zone change of the parcel being accessed, go a long way in preserving neighborhood harmony.

Conformity with Adopted Plans - Adopted plans are supportive of finding ways to safely encourage multifamily developments such as this. Development of the right-of-way conforms to CBJ Comprehensive Plan and Land Use Code.

Drainage- On the submitted plans, the developer indicates that all drainage shall be directed toward the river. Given the proximity to Lemon Creek and the impaired status of the creek, staff believes it will be important to manage stormwater runoff during construction and to provide adequate facilities to manage the runoff expected from the large percentage of hardened surfaces after construction.

To facilitate this end, staff recommends that the Planning Commission adopt a condition requiring the developer to submit a detailed drainage plan to be reviewed for adequacy by the CBJ Engineering Department, and no building permit shall be issued until such plan is deemed adequate by such review. Such drainage plan shall include provisions for managing stormwater during construction and detail the drainage facilities to be included as part of the development.

Juneau Coastal Management Program - Based on the above analysis, and with the adoption of the proposed condition on drainage, the proposed driveway conforms to JCMP requirements.

FINDINGS

CBJ §49.15.330 (e) (1), Review of Director's Determinations, states that the Planning Commission shall review the Director's report to consider:

1. Whether the application is complete; and,
2. Whether the proposed use is appropriate according to the Table of Permissible Uses;
3. Whether the development as proposed will comply with the other requirements of this chapter.

The Commission shall adopt the Director's determination on the three items above unless it finds, by a preponderance of the evidence, that the Director's determination was in error, and states its reasoning for each finding with particularity.

CBJ §49.15.330 (f), Commission Determinations, states that even if the Commission adopts the Director's determination, it may nonetheless deny or condition the permit if it concludes, based upon its own independent review of the information submitted at the public hearing, that the development will more probably than not:

1. Materially endanger the public health or safety;
2. Substantially decrease the value of or be out of harmony with property in the neighboring area; or,
3. Not be in general conformity with the comprehensive plan, thoroughfare plan, or other officially adopted plans.

Per CBJ §49.15.300 (e) (1) (A thru C), Review of Director's Determinations, the Director makes the following findings on the proposed development:

1. Is the application for the requested conditional use permit complete?

Yes. We find the application contains the information necessary to conduct full review of the proposed operations. The application submittal by the applicant, including the appropriate fees, substantially conforms to the requirements of CBJ Chapter 49.15.

2. Is the proposed use appropriate according to the Table of Permissible Uses?

Yes. The requested permit is appropriate according to the Table of Permissible Uses. The permit is listed at CBJ §49.25.300, Section 17.320 for the D-10 zoning district.

3. *Will the proposed development comply with the other requirements of this chapter?*

Yes. The proposed development complies with Section 49.35.240(d) Access Driveways Allowed in Rights-of-Way.

4. *Will the proposed development materially endanger the public health or safety?*

No. Based on the previous analysis staff believes public safety will benefit and public health will not be impacted.

5. *Will the proposed development substantially decrease the value of or be out of harmony with property in the neighboring area?*

No. Based on previous analysis staff believes impacts will be offset by the improvements.

6. *Will the proposed development not be in general conformity with the land use plan, thoroughfare plan, or other officially adopted plans?*

No. This development conforms to applicable Comprehensive Plans, Land Use Code and other adopted plans.

7. *Will the proposed development comply with the Juneau Coastal Management Program?*

Yes. By requiring the driveway to meet CBJ Engineering standards, and preparation of a stormwater pollution prevention plan, staff finds the development will be consistent with JCMP requirements

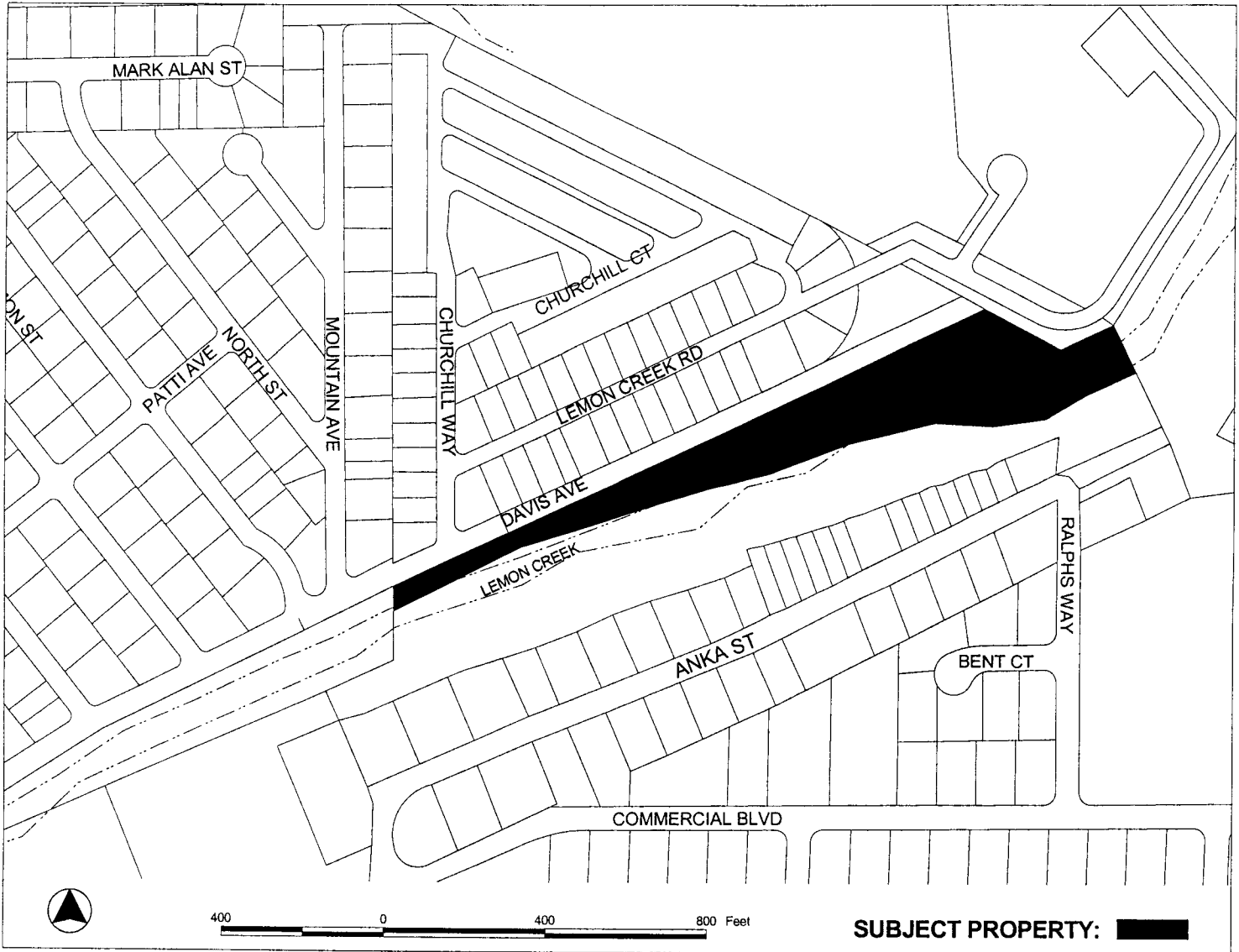
RECOMMENDATION

It is recommended that the Planning Commission adopt the Director's analysis and findings and grant the requested Conditional Use permit. The permit would allow the development of additional 750-feet of driveway within the Davis Avenue ROW. The approval is subject to the following conditions:

1. The applicant shall provided a notarized statement agreeing:
 - (A) That the City and Borough shall not be obligated to provide any maintenance, grading or snow plowing for the access driveway that would not be provided as a matter of course for any other driveway located on private land;
 - (B) That the applicant and the applicant's heirs, successors, and assigns will defend, indemnify and hold harmless the City and Borough of Juneau from any claim or action for any injury, loss or damage suffered by any person arising from the design, maintenance, or use of the access driveway;
 - (C) That the access driveway will not be blocked from vehicular or pedestrian access by the public;
 - (D) That the City and Borough of Juneau will have unimpeded access to the driveway to carry out other responsibilities;

- (E) That the applicant will maintain the access driveway according to the requirements and conditions established by the Director of Engineering in the excavation permit; and
 - (F) That the City and Borough will record a copy of the agreement with the State Recorder's Office for each lot or parcel of land adjoining the segment of right-of-way in which the access driveway is to be located.
2. The driveway shall meet all CBJ Engineering requirements and those that are necessary for fire and emergency service vehicles.
 3. The applicant shall obtain a public facility transmission and excavation permit prior to beginning construction.
 4. Prior to issuance of a building permit the developer shall submit to the CBJ Engineering Department, a detailed drainage plan which includes provisions for managing stormwater run-off during construction and details the drainage facilities to be included as part of the development. No building permit shall be issued until such plans are deemed adequate by the CBJ Engineering Department.

NOTICE OF PUBLIC HEARING



PROPOSAL:

USE2005-00016: An Allowable Use permit to construct a 51-unit condominium development.
USE2005-00017: A Conditional Use permit to allow use of a portion of the undeveloped Davis Ave right-of-way for a driveway serving a condominium project.

FILE NO: USE2005-00016 & USE2005-00017	APPLICANT: ANIAKCHAK INC
TO: Adjacent Property Owners	PROPERTY OWNER: ANIAKCHAK INC
HEARING DATE: May 10, 2005	PROPERTY ADDRESS: DAVIS AVE
HEARING TIME: 7:00 P.M.	PARCEL CODE NUMBER: 5-B12-0-107-004-1
PLACE: ASSEMBLY CHAMBERS Municipal Bldg. 155 South Seward St., Juneau, Alaska 99801	SITE SIZE: 5.04 Acres ZONING: RR ACCESS: DAVIS AVE

PROPERTY OWNERS PLEASE NOTE:

You are invited to attend this Public Hearing and present oral testimony. The Planning Commission will also consider written testimony. You are encouraged to submit written material to the Community Development Department no later than 8:30 A.M. on the Wednesday preceding the Public Hearing. Materials received by this deadline are included in the information packet given to the Planning Commission a few days before the Public Hearing. Written material received after the deadline will be provided to the Planning Commission at the Public Hearing.

If you have questions, please contact Nathan Bishop at 586-0759, or e-mail: Nathan_Bishop@ci.juneau.ak.us
Planning Commission Agendas, Staff Reports and Meeting Results can be viewed at www.juneau.org/plancomm.

ALLOWABLE/CONDITIONAL USE APPLICATION

(APPLICANT PLEASE FILL IN TOP PORTION OF PAGE AFTER FIRST LINE AS A MINIMUM)

Project Number _____ Project Name Riverside Park Condos Case Number USE05-17 Date Received 4/12/05

DESCRIBE THE PROJECT FOR WHICH AN ALLOWABLE OR CONDITIONAL USE APPROVAL IS NEEDED. ATTACH A DETAILED DESCRIPTIVE LETTER ABOUT THE PROJECT DESCRIBED IN THIS APPLICATION.

The requested conditional use is to occupy use a portion of the undeveloped Davis Ave. 12.6 +/- for a driveway serving a condominium project.

MODIFICATION OF EXISTING APPROVAL? No Yes - CASE NUMBER USE 2003-00048

EXISTING USE OF LAND AND/OR BUILDING(S):

Undeveloped

PROPOSED USE OF LAND AND/OR BUILDING(S):

Residential condominiums

UTILITIES PROPOSED

WATER: Public On Site SEWER: Public On Site

SITE DIMENSIONS:

Width 2000 ft. Depth 40-200 ft. Total Area 219,470 square feet

DIMENSIONS OF STRUCTURE: *Driveway (Outside Dimensions)*

Length 780 ft. Width 20 ft. Height N/A ft. Total Area 15,600 square feet

SIGNS: Sign Approvals are a separate permit approval. Provide sign plan as an information item.

EXTERNAL LIGHTING

Existing to remain No Yes - provide fixture information, illumination pattern, and location of lighting fixtures.
Proposed No Yes - provide fixture information, illumination pattern, and location of lighting fixtures.

Every 300 LF of Driveway

PARKING

Existing Spaces: - 0 - Proposed Spaces: 146

PLEASE NOTE: INCOMPLETE APPLICATIONS MAY NOT BE SCHEDULED FOR PLANNING COMMISSION ACTION. UNACCEPTED APPLICATIONS WILL BE RETURNED TO THE APPLICANT FOR COMPLETION.

CIRCLE TYPE OF PERMIT: ALLOWABLE USE / CONDITIONAL USE

TABLE OF PERMISSIBLE USES CATEGORY:

	Fees	Check No.	Receipt No.	Date
Application Fees	\$ <u>350</u>			
Adjustment	\$			
Public Notice Sign Fee	\$ <u>50</u>			
Public Notice Sign Deposit	\$			
Total Fee	\$ <u>400.00</u>	<u>1354</u>	<u>20075</u>	<u>4/12/05</u>

I:\db\Internet\Internet.xls page label: devappca.xls revised 2/9/99

NOTE: MUST BE ACCOMPANIED BY "DEVELOPMENT PERMIT APPLICATION" FORM WHICH HAS LAND OWNER OR LESSEE CONSENT SIGNED

APPLICANT INFORMATION

DEVELOPMENT PERMIT APPLICATION

(APPLICANT - PLEASE FILL IN THE PROJECT/APPLICANT INFORMATION)

Project Number	CITY and BOROUGH of JUNEAU	Date Received: 4/12/05
Project Name (City Staff to assign name)	Riverside Park Condos	

PROJECT / APPLICANT INFORMATION

Project Description *Construction of residential condominium project known as Riverside Park and related driveways and amenities*

PROPERTY LOCATION

Street Address: *NHN Davis Avenue* City / Zip: _____

Subdivision (if known): *Menota Park* Survey (if known): _____ Block / Tract (if known): _____ Lot (if known): *Parcel 1*

Assessor's Parcel Number (if known): _____

LANDOWNER / LESSEE

Property Owner's Name: *Aniakchak, Inc.* Contact by E-Mail: *juvander@gn.net* Contact Person: *Jan Vandoit* Work Phone No.: *789-3441*

Mailing Address: *10518 Fox Farm Tr., Juneau, AK 99801* Home Phone No.: *789-4952* FAX No.: *789-4084*

LANDOWNER/LESSEE CONSENT (Required for Planning permits not needed on Building/Engineer permits)

I am (we are) the owner(s) or Lessee 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.

[Signature] **Landowner/Lessee Signature** Date: *4-11-5*

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 and/or the Design Review Board may visit the property and may do so during the weekend before the scheduled public hearing date.

INITIAL ALL THAT MAY APPLY	
APPLICATION TYPE	OWNER'S INITIALS
ALLOWABLE USE	<i>AJ</i>
CONDITIONAL USE	<i>AJ</i>
VARIANCE	
DESIGN REVIEW	
SUBDIVISION	
OTHER _____	

APPLICANT (If same as OWNER, write "SAME" and sign and date at X below)

Applicant's Name: *JANE* Contact by E-Mail: _____ Contact Person: _____ Work Phone No.: _____

Mailing Address: _____ Home Phone No.: _____ FAX No.: _____

[Signature] **Applicant's Signature** Date of Application: *4-11-5* _____

(OFFICE USE ONLY BELOW THIS LINE)

C K	PERMIT TYPE	SIGN	DATE RECEIVED	APPLICATION NO.	C K	PERMIT TYPE	DATE RECEIVED	APPLICATION NO.	
									<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	CONDITIONAL USE APPROVAL		<i>4/12/05</i>	<i>USE05-17</i>		SEWER PERMIT			
	VARIANCE					GRADING PERMIT			
	DESIGN REVIEW APPROVAL	MINOR				DRIVEWAY PERMIT			
		MAJOR				RIGHT-OF-WAY PERMIT			
	SUBDIVISION	MINOR				PUB. FAC. TRANSMISS. & EXCAV. PERMIT			
		MAJOR PLAN				OTHER - (Describe)			
	STREET VACATION								
	SIGN APPROVAL	LOCATED IN HISTORIC DISTRICT? <input type="checkbox"/> YES <input type="checkbox"/> NO							
	BUILDING PERMIT								
						Permit Intake Initials	<i>NWB/elm</i>		

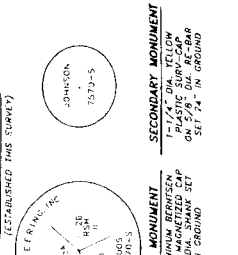
Zone: _____ Total Lot Area: _____ Required Setbacks: Front _____ Back _____ Side _____ Other _____

COMMENTS:

GENERAL NOTES

1. THIS SURVEY WAS CONDUCTED BY THE CONSULTING ENGINEER IN ACCORDANCE WITH THE PROFESSIONAL SURVEYING ACT AND THE REGULATIONS THEREUNDER.
2. THE FIELD SURVEY WAS CONDUCTED BY THE CONSULTING ENGINEER AND HIS ASSISTANTS ON THE DATE(S) INDICATED ON THE FIELD NOTES.
3. THE FIELD SURVEY WAS CONDUCTED BY THE CONSULTING ENGINEER AND HIS ASSISTANTS ON THE DATE(S) INDICATED ON THE FIELD NOTES.
4. THE FIELD SURVEY WAS CONDUCTED BY THE CONSULTING ENGINEER AND HIS ASSISTANTS ON THE DATE(S) INDICATED ON THE FIELD NOTES.
5. THE FIELD SURVEY WAS CONDUCTED BY THE CONSULTING ENGINEER AND HIS ASSISTANTS ON THE DATE(S) INDICATED ON THE FIELD NOTES.
6. THE FIELD SURVEY WAS CONDUCTED BY THE CONSULTING ENGINEER AND HIS ASSISTANTS ON THE DATE(S) INDICATED ON THE FIELD NOTES.
7. THE FIELD SURVEY WAS CONDUCTED BY THE CONSULTING ENGINEER AND HIS ASSISTANTS ON THE DATE(S) INDICATED ON THE FIELD NOTES.
8. THE FIELD SURVEY WAS CONDUCTED BY THE CONSULTING ENGINEER AND HIS ASSISTANTS ON THE DATE(S) INDICATED ON THE FIELD NOTES.
9. THE FIELD SURVEY WAS CONDUCTED BY THE CONSULTING ENGINEER AND HIS ASSISTANTS ON THE DATE(S) INDICATED ON THE FIELD NOTES.
10. THE FIELD SURVEY WAS CONDUCTED BY THE CONSULTING ENGINEER AND HIS ASSISTANTS ON THE DATE(S) INDICATED ON THE FIELD NOTES.

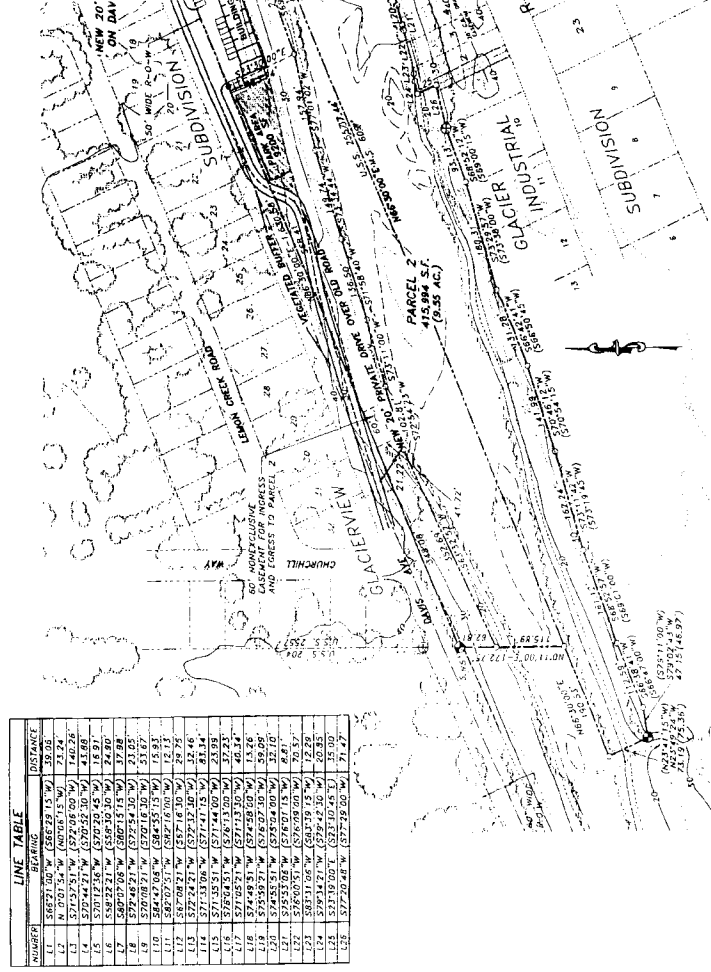
TYPICAL MONUMENTS
(ESTABLISHED THIS SURVEY)



NOTES

1. BUILDING A, DRIVEWAY AND PARK IS CONSISTENT WITH THE RECORD PLANS AND PRIVATE PROPERTY TO THE NORTH.
2. THERE IS AN 8' EASEMENT FOR PATH W/T.
3. THERE IS AN 8' EASEMENT FOR PATH W/T.

STATION	LINE	BEARING	DISTANCE
1	1-1/4\"	N 001° 54' W	100.00
2	1-1/4\"	N 001° 54' W	100.00
3	1-1/4\"	N 001° 54' W	100.00
4	1-1/4\"	N 001° 54' W	100.00
5	1-1/4\"	N 001° 54' W	100.00
6	1-1/4\"	N 001° 54' W	100.00
7	1-1/4\"	N 001° 54' W	100.00
8	1-1/4\"	N 001° 54' W	100.00
9	1-1/4\"	N 001° 54' W	100.00
10	1-1/4\"	N 001° 54' W	100.00
11	1-1/4\"	N 001° 54' W	100.00
12	1-1/4\"	N 001° 54' W	100.00
13	1-1/4\"	N 001° 54' W	100.00
14	1-1/4\"	N 001° 54' W	100.00
15	1-1/4\"	N 001° 54' W	100.00
16	1-1/4\"	N 001° 54' W	100.00
17	1-1/4\"	N 001° 54' W	100.00
18	1-1/4\"	N 001° 54' W	100.00
19	1-1/4\"	N 001° 54' W	100.00
20	1-1/4\"	N 001° 54' W	100.00
21	1-1/4\"	N 001° 54' W	100.00
22	1-1/4\"	N 001° 54' W	100.00
23	1-1/4\"	N 001° 54' W	100.00
24	1-1/4\"	N 001° 54' W	100.00
25	1-1/4\"	N 001° 54' W	100.00
26	1-1/4\"	N 001° 54' W	100.00
27	1-1/4\"	N 001° 54' W	100.00
28	1-1/4\"	N 001° 54' W	100.00
29	1-1/4\"	N 001° 54' W	100.00
30	1-1/4\"	N 001° 54' W	100.00
31	1-1/4\"	N 001° 54' W	100.00
32	1-1/4\"	N 001° 54' W	100.00
33	1-1/4\"	N 001° 54' W	100.00
34	1-1/4\"	N 001° 54' W	100.00
35	1-1/4\"	N 001° 54' W	100.00
36	1-1/4\"	N 001° 54' W	100.00
37	1-1/4\"	N 001° 54' W	100.00
38	1-1/4\"	N 001° 54' W	100.00
39	1-1/4\"	N 001° 54' W	100.00
40	1-1/4\"	N 001° 54' W	100.00
41	1-1/4\"	N 001° 54' W	100.00
42	1-1/4\"	N 001° 54' W	100.00
43	1-1/4\"	N 001° 54' W	100.00
44	1-1/4\"	N 001° 54' W	100.00
45	1-1/4\"	N 001° 54' W	100.00
46	1-1/4\"	N 001° 54' W	100.00
47	1-1/4\"	N 001° 54' W	100.00
48	1-1/4\"	N 001° 54' W	100.00
49	1-1/4\"	N 001° 54' W	100.00
50	1-1/4\"	N 001° 54' W	100.00
51	1-1/4\"	N 001° 54' W	100.00
52	1-1/4\"	N 001° 54' W	100.00
53	1-1/4\"	N 001° 54' W	100.00
54	1-1/4\"	N 001° 54' W	100.00
55	1-1/4\"	N 001° 54' W	100.00
56	1-1/4\"	N 001° 54' W	100.00
57	1-1/4\"	N 001° 54' W	100.00
58	1-1/4\"	N 001° 54' W	100.00
59	1-1/4\"	N 001° 54' W	100.00
60	1-1/4\"	N 001° 54' W	100.00
61	1-1/4\"	N 001° 54' W	100.00
62	1-1/4\"	N 001° 54' W	100.00
63	1-1/4\"	N 001° 54' W	100.00
64	1-1/4\"	N 001° 54' W	100.00
65	1-1/4\"	N 001° 54' W	100.00
66	1-1/4\"	N 001° 54' W	100.00
67	1-1/4\"	N 001° 54' W	100.00
68	1-1/4\"	N 001° 54' W	100.00
69	1-1/4\"	N 001° 54' W	100.00
70	1-1/4\"	N 001° 54' W	100.00
71	1-1/4\"	N 001° 54' W	100.00
72	1-1/4\"	N 001° 54' W	100.00
73	1-1/4\"	N 001° 54' W	100.00
74	1-1/4\"	N 001° 54' W	100.00
75	1-1/4\"	N 001° 54' W	100.00
76	1-1/4\"	N 001° 54' W	100.00
77	1-1/4\"	N 001° 54' W	100.00
78	1-1/4\"	N 001° 54' W	100.00
79	1-1/4\"	N 001° 54' W	100.00
80	1-1/4\"	N 001° 54' W	100.00
81	1-1/4\"	N 001° 54' W	100.00
82	1-1/4\"	N 001° 54' W	100.00
83	1-1/4\"	N 001° 54' W	100.00
84	1-1/4\"	N 001° 54' W	100.00
85	1-1/4\"	N 001° 54' W	100.00
86	1-1/4\"	N 001° 54' W	100.00
87	1-1/4\"	N 001° 54' W	100.00
88	1-1/4\"	N 001° 54' W	100.00
89	1-1/4\"	N 001° 54' W	100.00
90	1-1/4\"	N 001° 54' W	100.00
91	1-1/4\"	N 001° 54' W	100.00
92	1-1/4\"	N 001° 54' W	100.00
93	1-1/4\"	N 001° 54' W	100.00
94	1-1/4\"	N 001° 54' W	100.00
95	1-1/4\"	N 001° 54' W	100.00
96	1-1/4\"	N 001° 54' W	100.00
97	1-1/4\"	N 001° 54' W	100.00
98	1-1/4\"	N 001° 54' W	100.00
99	1-1/4\"	N 001° 54' W	100.00
100	1-1/4\"	N 001° 54' W	100.00



NO.	DATE	REVISION	BY	APPROV.

**MENDOTA PARK
PHASE I SITE ACCESS ROAD,
PARKING AND GRADING PLAN**

GRAPHIC SCALE IN FEET
0 50 100 150 200 250 300

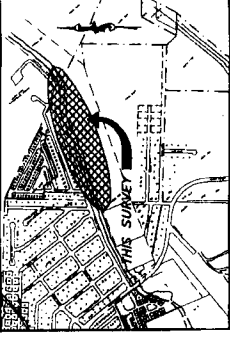


R & M ENGINEERING, INC.
ENGINEERS - GEOLGISTS - SURVEYORS
6205 GLACIER HIGHWAY - JUNEAU ALASKA 99801
(907) 780-0980

ANIAKCHAK, INC.
10518 FOX FARM TRAIL
JUNEAU, ALASKA 99801
CITY & BOROUGH OF JUNEAU, ALASKA

DATE: APRIL 2005
DRAWN BY: J.M.P.
CHECKED BY: J.M.P.
SCALE: 1" = 100'

ATTACHMENT A



VICINITY MAP
SOURCE: C.B.I. PROPERTY ATLAS
SCALE: 1" = 1,000' +/-

SYMBOLS

- ⊕ C.B.I. MONUMENT (RECOVERED THIS SURVEY)
- ⊕ I.B. MONUMENT (RECOVERED THIS SURVEY)
- ⊕ 7275-5 PRIMARY MONUMENT (ESTABLISHED THIS SURVEY)
- ⊕ 7275-5 SECONDARY MONUMENT (ESTABLISHED THIS SURVEY)
- 7275-5 MONUMENT RECOVERED OR ESTABLISHED THIS SURVEY
- BOUNDARY / PROPERTY LINE
- - - RIGHT-OF-WAY CENTERLINE

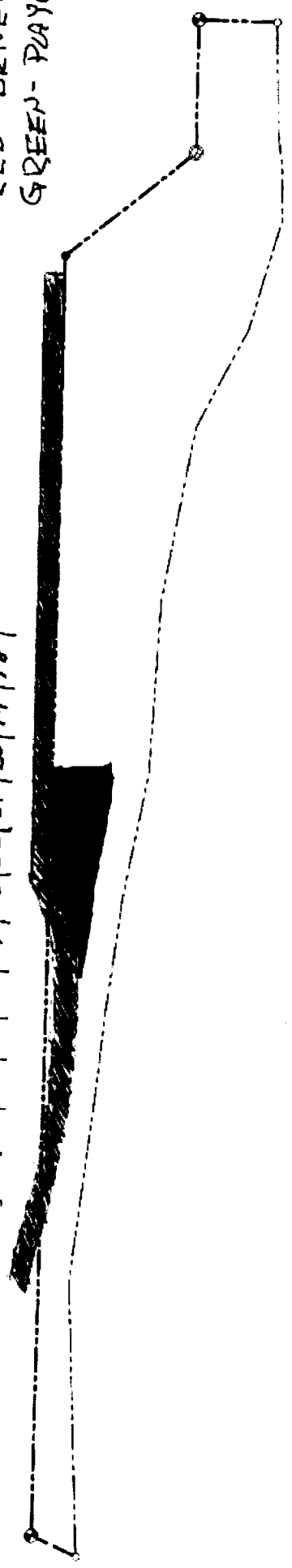
RECEIVED
APR 12 2005
PERMIT CENTER / CDC

ATTACHMENT B

DRIVEWAY FOR DAVIS STREET PROJECT

LEGEND
RED - DRIVEWAY
GREEN - PLAYGRO

32 | 31 | 30 | 29 | 28 | 27 | 26 | 25 | 24 | 23 | 22 | 21 | 20 | 19 | 18 |



SCALE 1" = 200'

4-4-05

RECEIVED

APR 12 2005

PERMIT CENTER / CDD

ANIACHAK, INC.
10518 Fox Farm Trail
Juneau, Alaska 99801
907.789.3441 Voice
907.789.4084 Fax
jvandort@gci.net

April 11, 2005

ATTACHMENT C

Mr. Nathan Bishop, Planner
CBJ Department of Community Development
155 S. Seward Street
Juneau, Alaska 99801

Re: Riveredge Park Condominium Project
Parcel 1, Mendota Park Subdivision
Conditional Use/Allowable Use

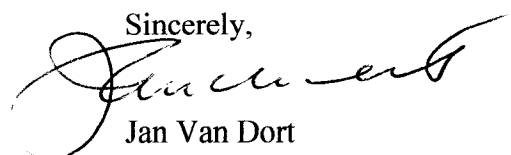
Dear Nathan:

Almost all of the information needed to adjudicate these applications has already been submitted in connection with the numerous land use permit proceedings of which this project has been the subject. The drawings submitted with this application represent the end product of much work and much negotiation by staff, the neighborhood association and the applicant.

The floor plan and elevation depict the general layout and the exterior of the building which we plan to use. The individual units can stand alone or be assembled into multi-unit structures. The site plan shows the location and size of the assemblies we plan to construct. Construction will be completed in phases over several years depending on demand.

The project will obtain access from Davis Avenue; the driveway serving it will be partially within the undeveloped portion of the Davis Avenue right-of-way (ROW) and will consist of an all-weather road 20 feet in width. We have already obtained a conditional use permit (USE 2003-00048) to put the first portion of the driveway in the ROW and the corresponding grading permit. Some construction on this portion has occurred. This application requests a modification of that permit to put a second portion in the same ROW. This is necessary because the beneficial use of almost one of the surface area of our property has been lost to a public park and river side green belt containing a public pedestrian path.

Sincerely,



Jan Van Dort