City & Borough of Juneau, Alaska
155 Heritage Way Juneau, AK 99801

Plan NO.: ***USE20260004***
Plan Type: **PL - Conditional Use Permit**
Work Classification: **Commission Approval (Final)**
Plan Status: **In Review**
Apply Date: **03/19/2026**
Expiration: **[None Listed]**

Location Address

9333 Glacier Hwy, juneau, AK 99801

Parcel Number

5B1601140051

Contacts

Rob Worden, WORDEN HOMES INC	**Applicant**
PO BOX 211574, AUKE BAY, AK 99821-1574	
(907) 321-5015	roblisa@ak.net

Rob Worden, WORDEN HOMES INC	**Owner**
PO BOX 211574, AUKE BAY, AK 99821-1574	
(907) 321-5015	roblisa@ak.net

Description: 5 unit storage building with assessory apartment .Needed to meet PAC2025-0022

Fees	Amount
Public Notice Sign Fee	50.00
Public Notice Sign Deposit	100.00
Class II Use Fee	500.00
Total:	**$650.00**

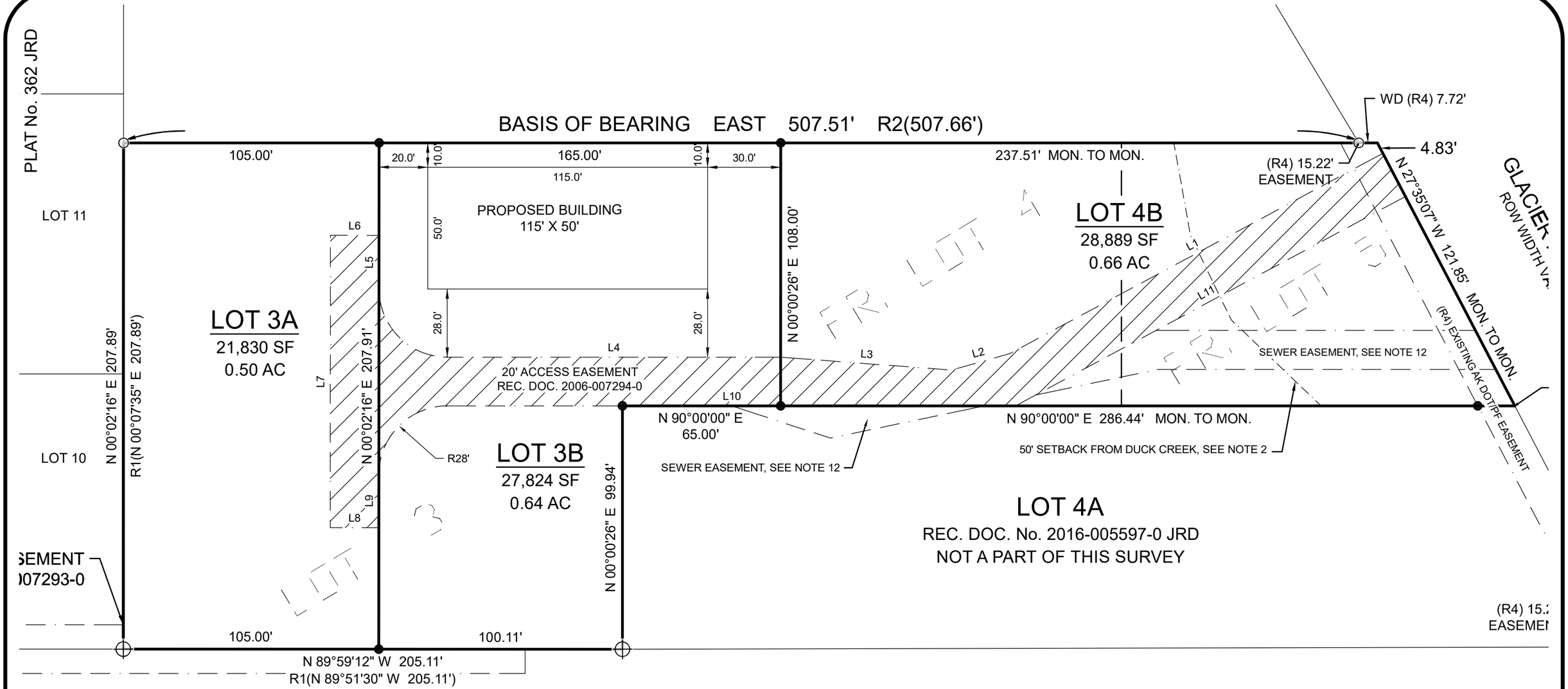
Payments	Amt Paid
Total Fees	**$650.00**
Credit Card	$650.00
Amount Due:	**$0.00**

Additional Information:

Note: *Only answered questions are listed below. For a full view of all application questions see Civic Access More Info Tab:*

https://cityandboroughofjuneauak-energovweb.tylerhost.net/apps/selfservice#/plan/aea8d8be-0bb3-48d3-8cfe-5829add1f23d?tab=moreinfo

Pre-Application Case Number: PAC2025-0022
Describe the Project: new 5 unit storage bays with an accessory apartment
Describe the Project Purpose: There is a shortage of dry large storage in town and this will mirror the existing buildings next to it.
Describe the Project Site Circulation: there is plenty of driving areas and parking in the area.
Describe the Project Traffic: standard construction traffic during project with storage unit parking in front of the units after construction or parking inside the units.
Describe the Project Site Drainage: all drainage runs to a ditch easement and out to duck creek at the front of the adjoining property
Describe the Project Site Snow Storage: There are several snow storage spots on site and at the ends of the proposed building
Describe the Project Site Vegetation: paved parking in the front and natural vegetation in the rear of the building
Describe Any Other Project Details: This building is a mirror image to the building on the neighboring lot .
Comprehensive Plan: This building fits in as light commercial and is the same as neighboring properties.
Accessory Apartment?: Yes
Previous Approval Case Number: PAC2025-0022
Total Area of Lot (Sq. Ft): 27824
Total Area of Existing Structures(s) (Sq.Ft): 2400
Total Area of Proposed Structure(s) (Sq. Ft.): 6750
Total Lot Coverage Existing Structure(s) (Sq. Ft.): 2400
Total Lot Coverage Proposed Structure(s) (Sq. Ft.): 9150
Current use of land or building(s): light commercial with shop bays and one accessory apartment
Proposed use of land or building(s): light commercial with 5 more shop bays and one more accessory apartment
Project includes proposed lighting?: Yes
Existing lighting to remain?: Yes
CBJ Water Available?: Public
CBJ Sewer Available?: Public
Class I Use: No
Class II Use: Yes
Class III Use: No
Class IV Use: No
Class V Use: No



A BUILDING PLAN SKETCH OF

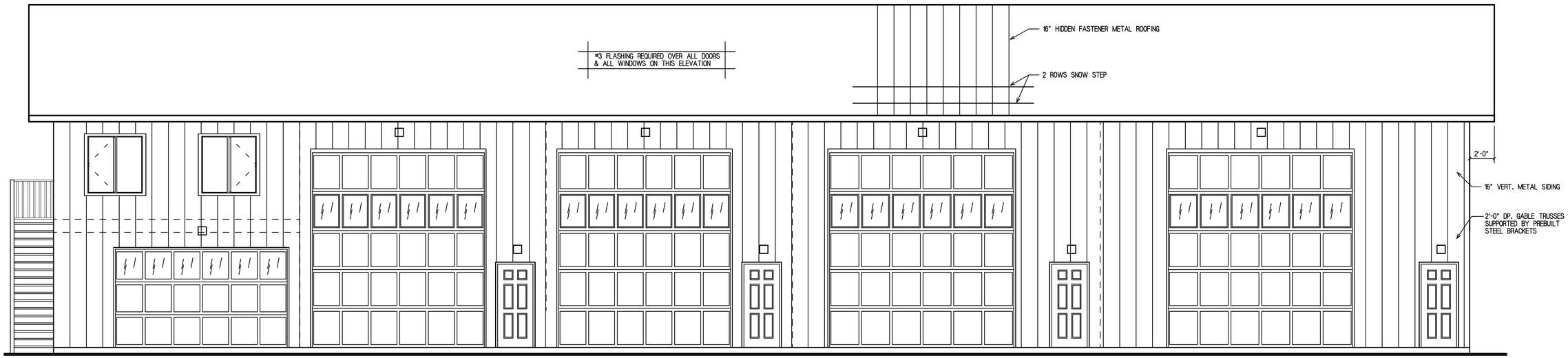
LOT 3B

BLOCK 41, MENDENALL ACRE TRACTS

JUNEAU RECORDING DISTRICT

SCALE: 1" = 40' WHEN PRINTED TO SIZE ON 11X17 PAPER

RECORD NORTH

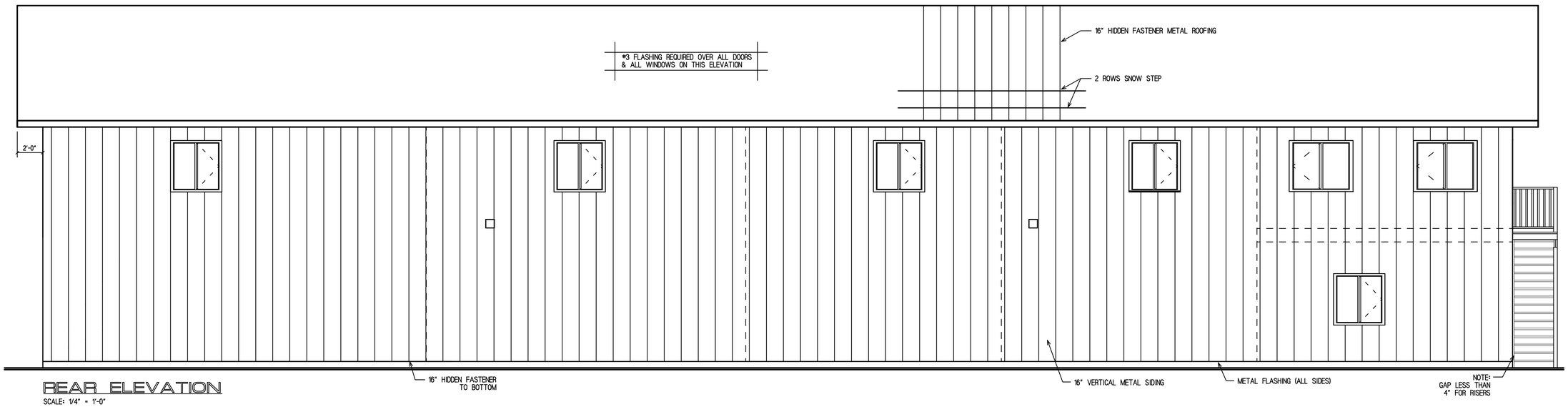


FRONT ELEVATION

SCALE: 1/4" = 1'-0"

NOTE: TYPICAL ALL ELEVATIONS
- VENTED RIDGE
- VENTED SOFFIT
- METAL ROOFING
- VERT. METAL SIDING

☐ - EXTERIOR WALL LIGHT



REAR ELEVATION

SCALE: 1/4" = 1'-0"

REFER TO ENGINEER DRAWINGS FOR ALL STRUCTURAL DETAILS AND SPECS.

WORDEN HOMES BOAT STORAGE BLDG.

ADDRESS: 9337 GLACIER HWY, JUNEAU AK

MODEL: CUSTOM - 5 UNITS

ORDER #: K25005

A1

DRAWN BY: LIFESPACE DESIGN (2020) INC.

DATE ORIG. DRAWN: FEBRUARY 26, 2025

SPECIFICATION UPDATE: 2025

REVISIONS	DATE (D/M/Y)	DRAWN	CHECKED
SKETCH DRAWINGS	12 MAR 2025	LIFESPACE	
SKETCH DRAWINGS	15 MAR 2025	LIFESPACE	
WORKING DRAWINGS	25 JUNE 2025	LIFESPACE	
REVISIONS	19 AUG 2025	LIFESPACE	
REVISIONS	12 JAN 2026	LIFESPACE	

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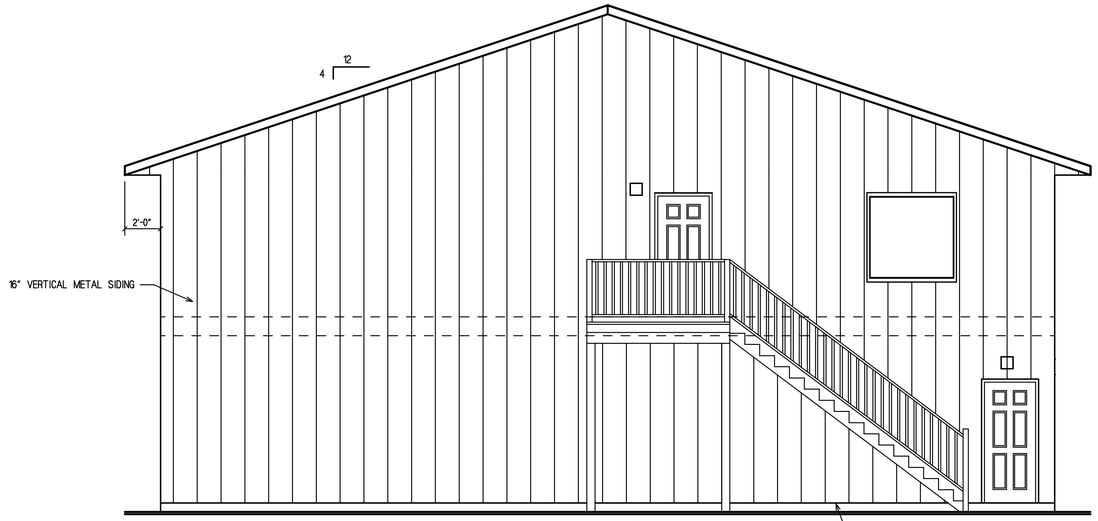


LEFT ELEVATION
SCALE: 1/4" = 1'-0"

#3 FLASHING REQUIRED OVER ALL DOORS & ALL WINDOWS ON THIS ELEVATION

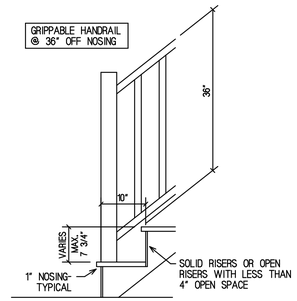
STAIR NOTES:

7 3/4" MAX. RISE
10" MIN. TREAD (NOSING TO NOSING)
36" MIN. RAIL HEIGHT AT LANDINGS
SLOPED GRIPPABLE HANDRAIL TO BE 34-38" ABOVE SLOPED PLANE OF NOSINGS
3x12 STAIR HORSE
HANDRAIL TO WALL OR POST DIMENSION: MIN. 1 1/2"
HANDRAILS MUST RETURN TO WALL OR END AT POST- NO PROJECTING ENDS
PICKETS: LESS THAN 4" BETWEEN

NOTE:
ALL EXTERIOR DECK AND STAIR WOOD MUST BE FACTORY PRESSURE TREATED, CEDAR, REDWOOD OR OTHER APPROVED MATERIALS WITH RESISTANCE TO DECAY.

NOTE:
3 FT. LANDINGS REQUIRED AT TOP AND BOTTOM AND INTERMEDIATE SO THAT NO FLIGHT OF STAIRS EXCEEDS 12 FT. BETWEEN LEVELS, EXCEPT AT TOP OF INTERIOR STAIRS WHERE DOOR DOES NOT SWING OVER STAIRS.

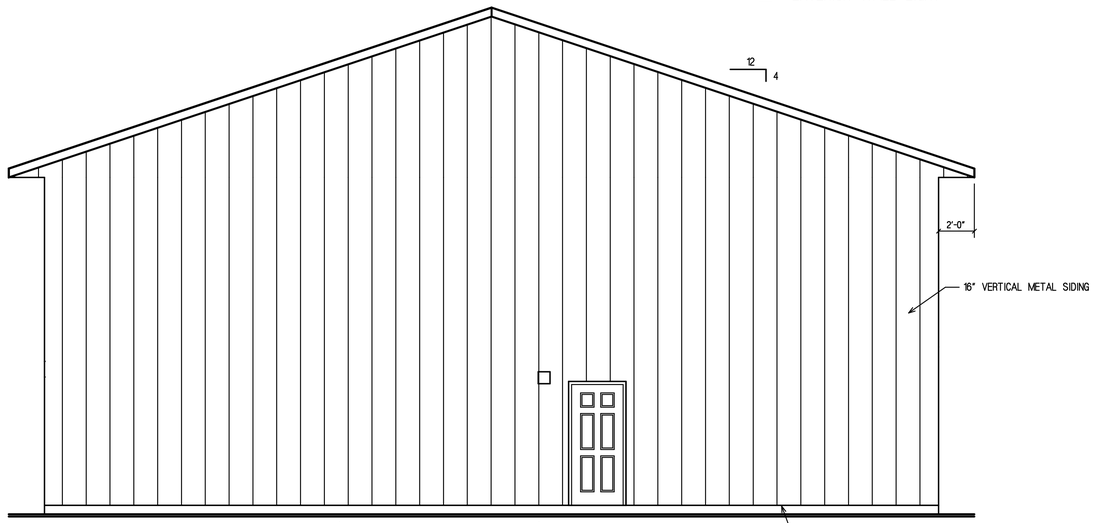
NOTE:
SRAIR REQUIREMENTS UNDER THE 2012 INTERNATIONAL RESIDENTIAL CODE. SEE IRC SECTIONS R311 AND R312 FOR ADDITIONAL DETAILED REQUIREMENTS & EXCEPTIONS.



STAIR DETAIL
SCALE: 3/4" = 1'-0"

NOTE: TYPICAL ALL ELEVATIONS
- VENTED RIDGE
- VENTED SOFFIT
- METAL ROOFING
- VERT. METAL SIDING

☐ - EXTERIOR WALL LIGHT



RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

#3 FLASHING REQUIRED OVER ALL DOORS & ALL WINDOWS ON THIS ELEVATION

REFER TO ENGINEER DRAWINGS FOR ALL STRUCTURAL DETAILS AND SPECS.

WORDEN HOMES
BOAT STORAGE BLDG.

ADDRESS: 9337 GLACIER HWY, JUNEAU AK
MODEL: CUSTOM - 5 UNITS
ORDER #: K25005
A2

DRAWN BY: LIFESPACE DESIGN (2020) INC.
DATE ORIG. DRAWN: FEBRUARY 26, 2025
SPECIFICATION UPDATE: 2025

REVISIONS	DATE (DAY/Y)	DRAWN	CHECKED
SKETCH DRAWINGS	12 MAR 2025	LIFESPACE	
SKETCH DRAWINGS	15 MAR 2025	LIFESPACE	
WORKING DRAWINGS	25 JUNE 2025	LIFESPACE	
REVISIONS	19 AUG 2025	LIFESPACE	
REVISIONS	12 JAN 2026	LIFESPACE	

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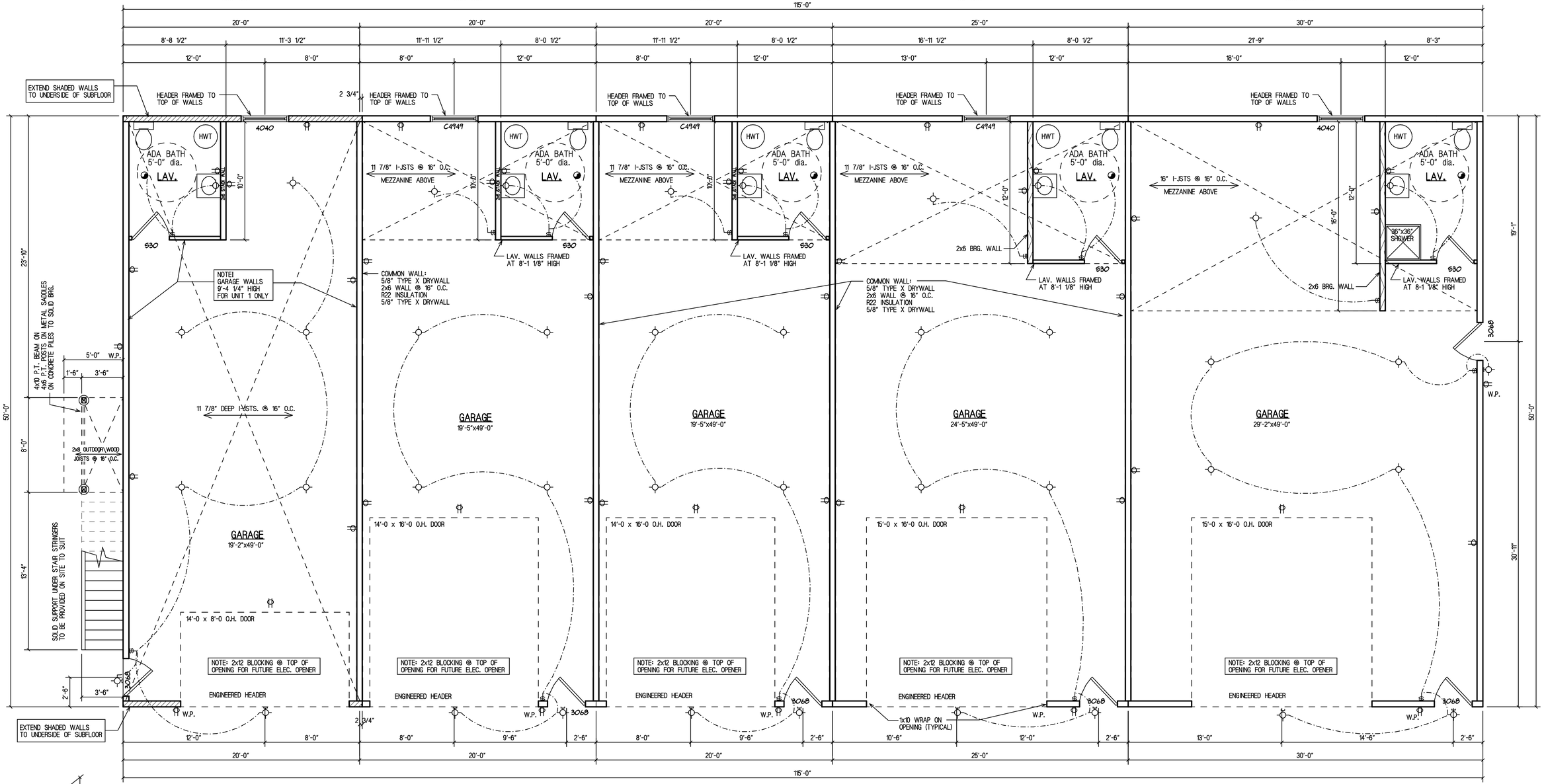
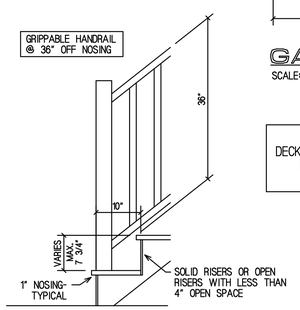


GARAGE LEVEL PLAN

SCALE: 1/4"=1'-0"

NOTE!
ALL GARAGE WALLS FOR UNITS 2-5 TO BE 18'-6" HIGH UNLESS NOTED OTHERWISE.

NOTE:
DECKS SHOWN FOR REFERENCE ONLY. REFER TO ENGINEERED DECK DWGS. FOR DETAILS/NOTES



STAIR DETAIL

SCALE: 3/4" = 1'-0"

OPENING SCHEDULE								GARAGE LEVEL PLAN
NAME	TYPE	QTY.	SWING	HAND	WIDTH	HEIGHT	HEADER HEIGHT	DESCRIPTION
15x16	EXTERIOR DOOR	2	-	-	15'-3"	16'-0"	16'-0"	15x16 OH DOOR
14x16	EXTERIOR DOOR	2	-	-	14'-3"	16'-0"	16'-0"	14x16 OH DOOR
14x8	EXTERIOR DOOR	1	-	-	14'-3"	8'-0"	8'-0"	14x8 OH DOOR
3068	EXTERIOR DOOR	6	as per plan	as per plan	3'-2 1/2"	6'-10 1/2"	6'-10 1/2"	3'-0" EXT CLAD DOOR
S30	INTERIOR DOOR	5	as per plan	as per plan	3'-2"	6'-10 1/4"	6'-10 1/2"	3'-0" INTERIOR SWING DOOR
4040	WINDOW	1	-	-	4'-0"	4'-0"	6'-10 1/2"	
4040	WINDOW	4	-	-	4'-0"	4'-0"	17'-3 3/8"	

STAIR NOTES:

7 3/4" MAX. RISE
10" MIN. TREAD (NOSING TO NOSING)
36" MIN. RAIL HEIGHT AT LANDINGS
GRIPPABLE SLOPED HANDRAIL TO BE 34-38" ABOVE SLOPED PLANE OF NOSINGS
3x12 STAIR HORSE
HANDRAIL TO WALL OR POST DIMENSION: MIN. 1 1/2"
HANDRAILS MUST RETURN TO WALL OR END AT POST- NO PROJECTING ENDS
PICKETS: LESS THAN 4" BETWEEN

NOTE:
ALL EXTERIOR DECK AND STAIR WOOD MUST BE FACTORY PRESSURE TREATED, CEDAR, REDWOOD OR OTHER APPROVED MATERIALS WITH RESISTANCE TO DECAY.

NOTE:
3 FT. LANDINGS REQUIRED AT TOP AND BOTTOM AND INTERMEDIATE SO THAT NO FLIGHT OF STAIRS EXCEEDS 12 FT. BETWEEN LEVELS, EXCEPT AT TOP OF INTERIOR STAIRS WHERE DOOR DOES NOT SWING OVER STAIRS.

NOTE:
STAIR REQUIREMENTS UNDER THE 2012 INTERNATIONAL RESIDENTIAL CODE. SEE IRC SECTIONS R311 AND R312 FOR ADDITIONAL DETAILED REQUIREMENTS & EXCEPTIONS.

REFER TO ENGINEER DRAWINGS FOR ALL STRUCTURAL DETAILS AND SPECS.

WORDEN HOMES BOAT STORAGE BLDG.

ADDRESS: 9337 GLACIER HWY, JUNEAU AK
MODEL: CUSTOM - 5 UNITS
ORDER #: K25005
A3

DRAWN BY: LIFESPACE DESIGN (2020) INC.
DATE ORIG. DRAWN: FEBRUARY 26, 2025
SPECIFICATION UPDATE: 2025

REVISIONS	DATE (D/M/Y)	DRAWN	CHECKED
SKETCH DRAWINGS	12 MAR 2025	LIFESPACE	
SKETCH DRAWINGS	18 MAR 2025	LIFESPACE	
WORKING DRAWINGS	18 JUNE 2025	LIFESPACE	
REVISIONS	19 AUG 2025	LIFESPACE	
REVISIONS	12 JAN 2026	LIFESPACE	

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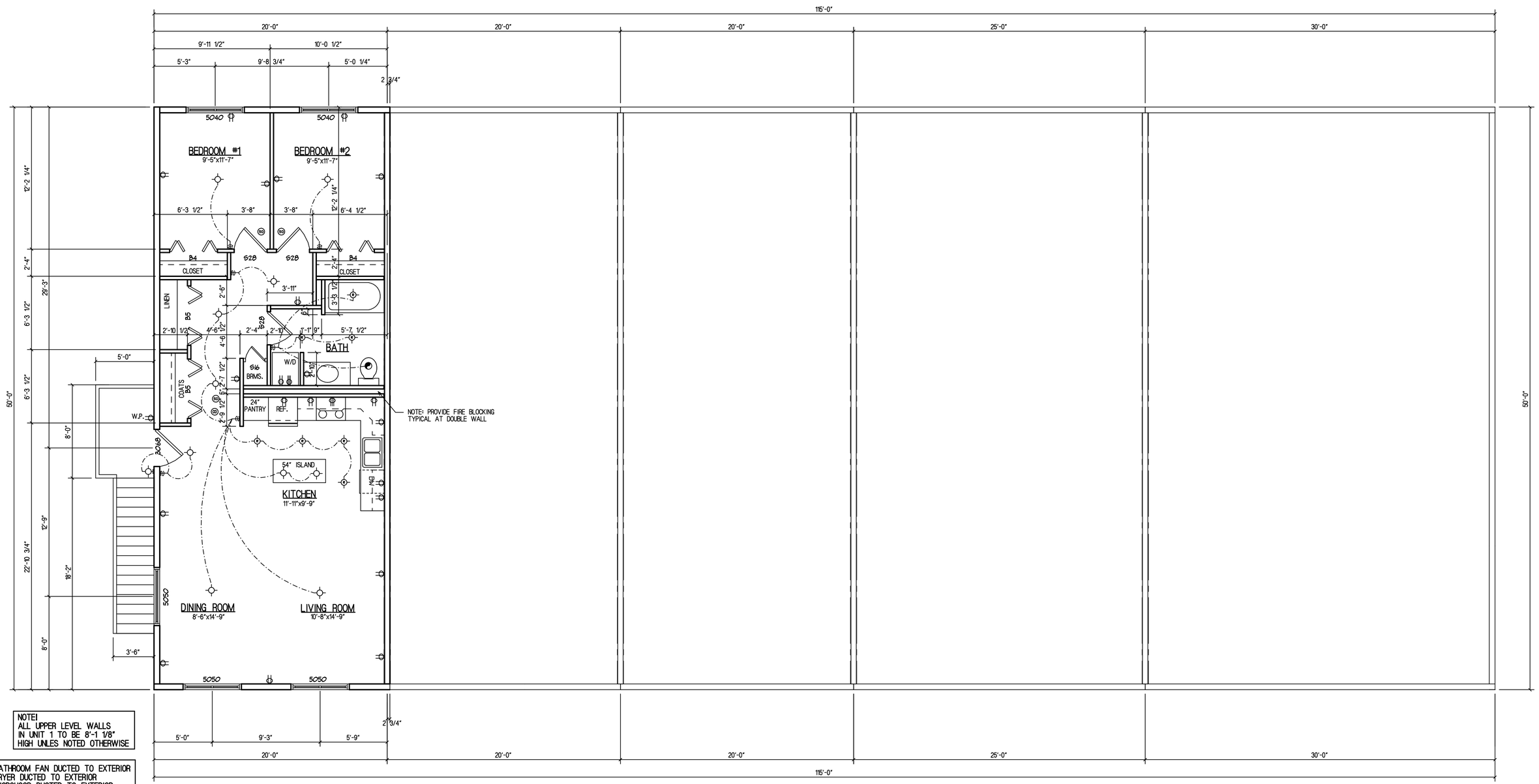
UNIT 1
1000 SQ. FT.

UNIT 2

UNIT 3

UNIT 4

UNIT 5



NOTE!
ALL UPPER LEVEL WALLS
IN UNIT 1 TO BE 8'-1 1/8"
HIGH UNLES NOTED OTHERWISE

- BATHROOM FAN DUCTED TO EXTERIOR
- DRYER DUCTED TO EXTERIOR
- MICROHOOD DUCTED TO EXTERIOR
- PROVIDE MIN. 26 Ga. THICKNESS AT KITCHEN EXHAUST FAN DUCTING.

UPPER FLOOR LEVEL: UNIT 1 ONLY

SCALE: 1/4"=1'-0"

OPENING SCHEDULE								UPPER LEVEL
NAME	TYPE	QTY.	SWING	HAND	WIDTH	HEIGHT	HEADER HEIGHT	DESCRIPTION
3068	EXTERIOR DOOR	1	as per plan	as per plan	3'-2 1/2"	6'-10 1/2"	6'-10 1/2"	3'-0" EXT CLAD DOOR
B4	INTERIOR DOOR	2	as per plan	as per plan	4'-1 1/4"	6'-10 1/2"	6'-10 1/2"	4'-0" BI-FOLD
B5	INTERIOR DOOR	2	as per plan	as per plan	5'-1 1/4"	6'-10 1/2"	6'-10 1/2"	5'-0" BI-FOLD
S16	INTERIOR DOOR	1	as per plan	as per plan	1'-8"	6'-10 1/2"	6'-10 1/2"	1'-6" INTERIOR SWING DOOR
S28	INTERIOR DOOR	3	as per plan	as per plan	2'-10"	6'-10 1/2"	6'-10 1/2"	2'-8" INTERIOR SWING DOOR
5040	WINDOW	2	-	-	5'-0"	4'-0"	6'-10 1/2"	
5050	WINDOW	3	-	-	5'-0"	5'-0"	6'-10 1/2"	

REFER TO ENGINEER DRAWINGS FOR ALL STRUCTURAL DETAILS AND SPECS.

WORDEN HOMES
BOAT STORAGE BLDG.

ADDRESS: 9337 GLACIER HWY, JUNEAU AK

MODEL: CUSTOM - 5 UNITS

ORDER #: K25005

A4

DRAWN BY: LIFESPACE DESIGN (2020) INC.

DATE ORG. DRAWN: FEBRUARY 26, 2025

SPECIFICATION UPDATE: 2025

REVISIONS	DATE (D/M/Y)	DRAWN	CHECKED
SKETCH DRAWINGS	12 MAR 2025	LIFESPACE	
SKETCH DRAWINGS	15 MAR 2025	LIFESPACE	
WORKING DRAWINGS	18 JUNE 2025	LIFESPACE	
REVISIONS	19 AUG 2025	LIFESPACE	
REVISIONS	12 JAN 2026	LIFESPACE	

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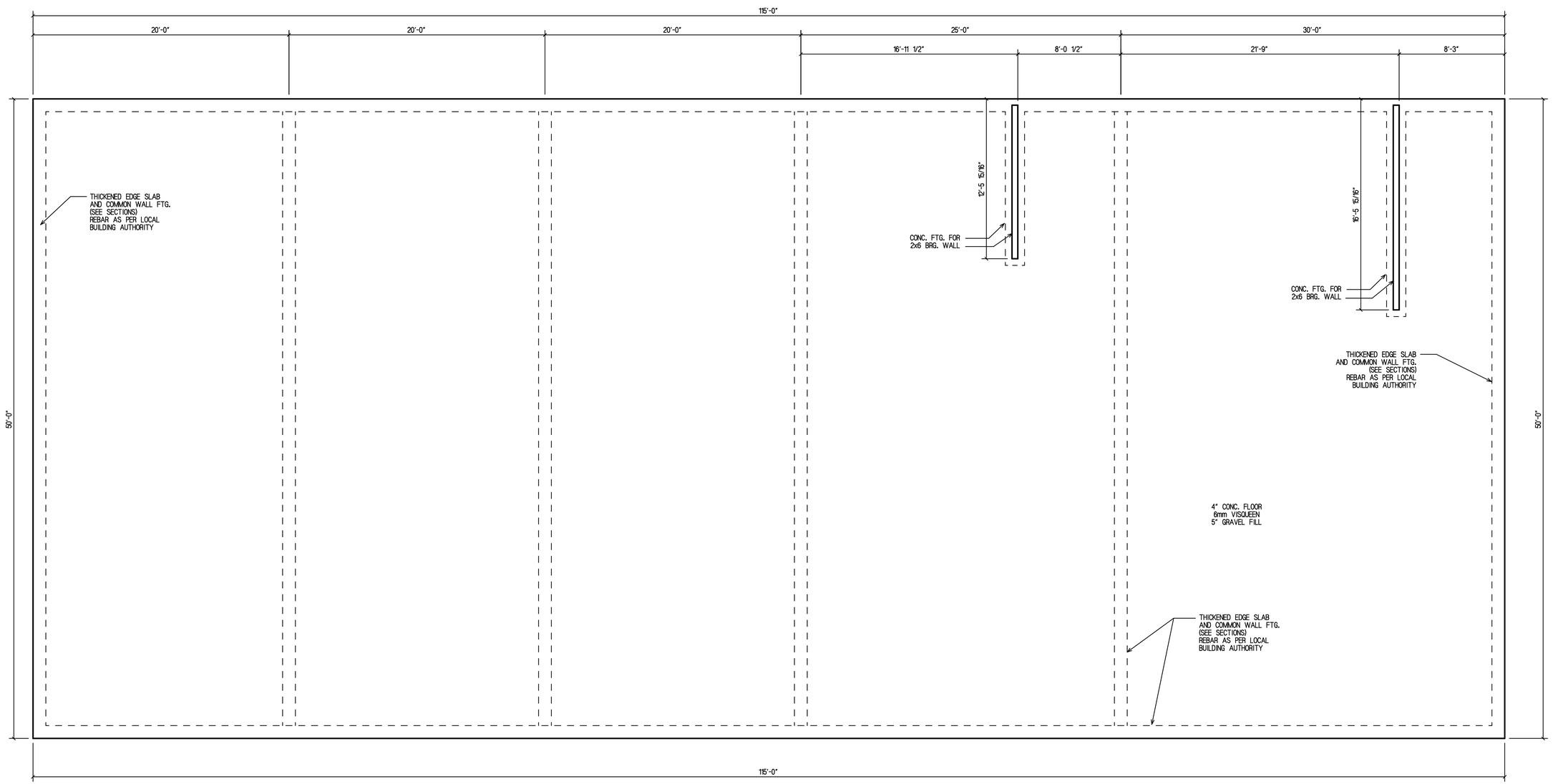

FOUNDATION PLAN

SCALE: 1/8"=1'-0"

NOTE:
STRUCTURAL AS PER STAMPED
ENGINEERED DRAWINGS

REFER TO ENGINEER DRAWINGS FOR ALL STRUCTURAL DETAILS AND SPECS.

WORDEN HOMES
BOAT STORAGE BLDG.

ADDRESS: 9337 GLACIER HWY, JUNEAU AK

MODEL: CUSTOM - 5 UNITS

ORDER #: K25005

A5

DRAWN BY: LIFESPACE DESIGN (2020) INC.

DATE ORG. DRAWN: FEBRUARY 26, 2025

SPECIFICATION UPDATE: 2025

REVISIONS	DATE (D/M/Y)	DRAWN	CHECKED
SKETCH DRAWINGS	12 MAR 2025	LIFESPACE	
SKETCH DRAWINGS	18 MAR 2025	LIFESPACE	
WORKING DRAWINGS	20 JUNE 2025	LIFESPACE	
REVISIONS	11 AUG 2025	LIFESPACE	
REVISIONS	12 JAN 2026	LIFESPACE	

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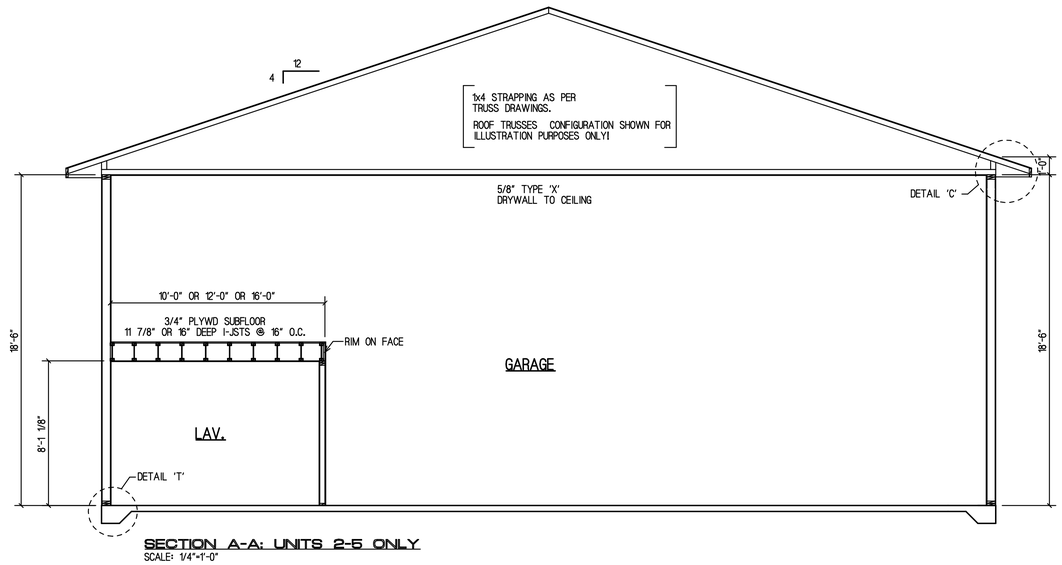
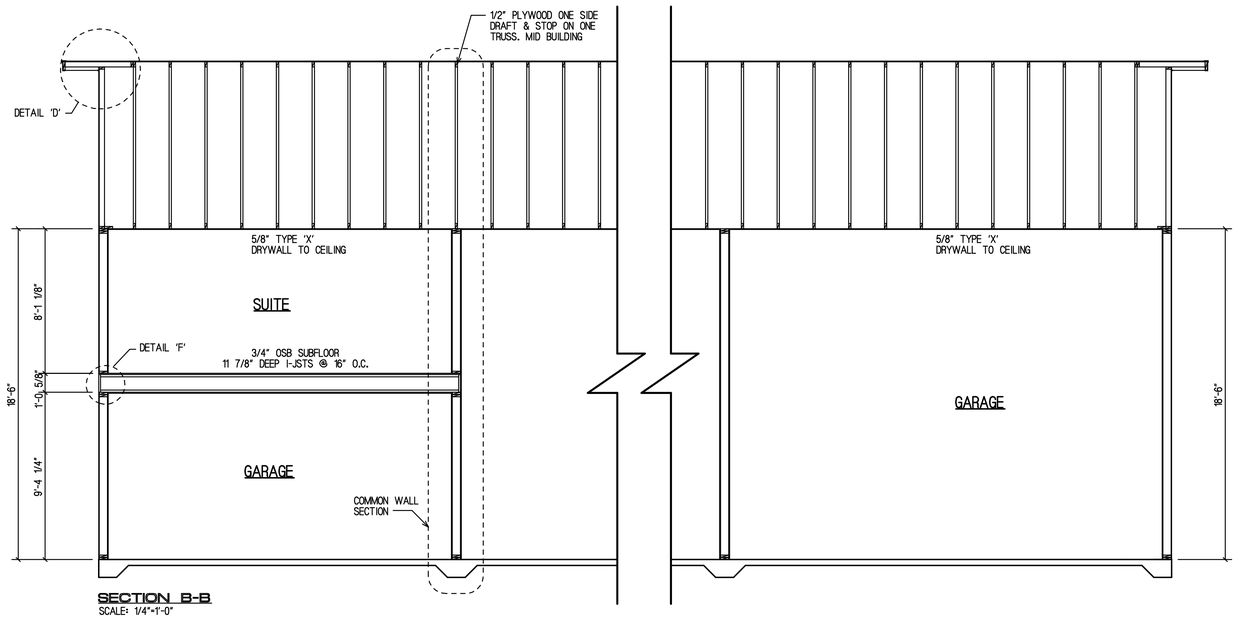
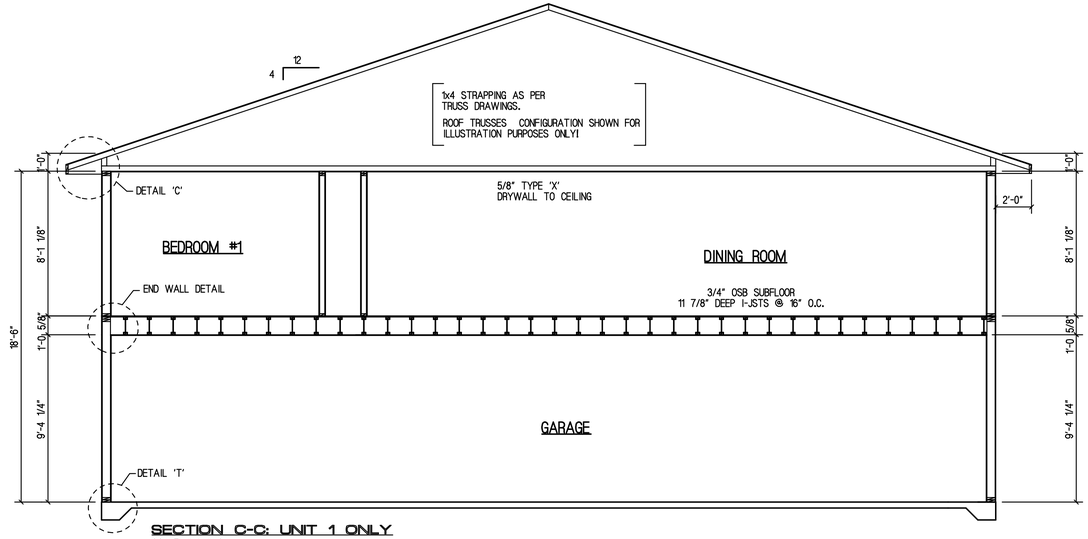


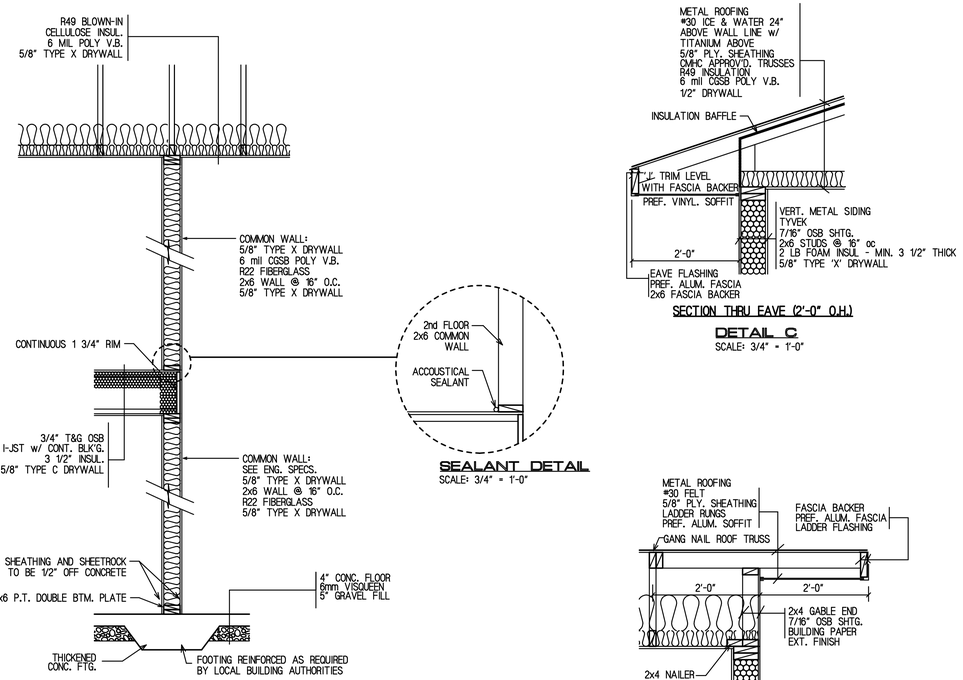
SECTION A-A: UNITS 2-5 ONLY
SCALE: 1/4"=1'-0"



SECTION B-B
SCALE: 1/4"=1'-0"



SECTION C-C: UNIT 1 ONLY
SCALE: 1/4"=1'-0"



SECTION THRU COMMON WALL
SCALE: 1/2" = 1'-0"

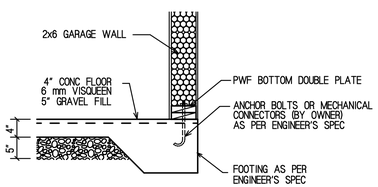
SEALANT DETAIL
SCALE: 3/4" = 1'-0"

SECTION THRU EAVE (2'-0" O.H.)

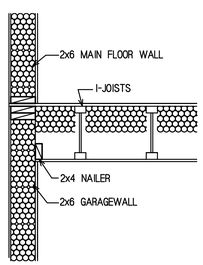
DETAIL C
SCALE: 3/4" = 1'-0"

SECTION THRU GABLE END (2'-0" O.H.)

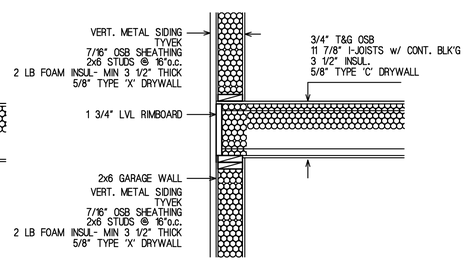
DETAIL D
SCALE: 3/4" = 1'-0"



DETAIL T
SCALE: 3/4" = 1'-0"



END WALL DETAIL
SCALE: 3/4" = 1'-0"



DETAIL F I-JOIST/2x6 GARAGE WALL
SCALE: 3/4" = 1'-0"

NOTE!

-ALL FOUNDATIONS TO BE CONSTRUCTED TO MEET THE REQUIREMENTS OF THE LATEST MUNICIPAL, CITY, PROVINCIAL, AND NATIONAL BUILDING CODES AND/OR AUTHORITY HAVING JURISDICTION.

-THIS FOUNDATION PLAN HAS BEEN DESIGNED USING STANDARD BUILDING PRACTICES, AND CONFORMS TO THE INTENT OF THE CODE. IT IS POSSIBLE THAT LOCAL AUTHORITIES MAY REQUIRE AN ENGINEERS REPORT TO CONFIRM THIS DESIGN. IF SUCH REPORT IS REQUIRED, IT IS THE RESPONSIBILITY OF THE OWNER OR BUILDER TO PROVIDE THE REPORT.

-FOUNDATION AND FOOTING DESIGN IS TO BE DESIGNED TO SUIT LOCAL SOIL CONDITIONS AND LOAD REQUIREMENTS.

-FOUNDATION IS TO BE DESIGNED TO ENSURE FOOTINGS AND/OR PILES EXTEND BELOW FROST LEVEL.

-DIMENSIONS TO BE CHECKED BY INSTALLING CONTRACTOR AND ANY DISCREPANCY TO BE VERIFIED BY OWNER

REFER TO ENGINEER DRAWINGS FOR ALL STRUCTURAL DETAILS AND SPECS.

WORDEN HOMES
BOAT STORAGE BLDG.

ADDRESS:
9337 GLACIER HWY, JUNEAU AK

MODEL:
CUSTOM - 5 UNITS

A6

ORDER #:
K25005

DRAWN BY: LIFESPACE DESIGN GROUP INC.

DATE ORIG. DRAWN: FEBRUARY 26, 2025

SPECIFICATION UPDATE: 2025

REVISIONS	DATE (D/M/Y)	DRAWN	CHECKED
SKETCH DRAWINGS	12 MAR 2025	LIFESPACE	
SKETCH DRAWINGS	8 MAR 2025	LIFESPACE	
WORKING DRAWINGS	18 JUNE 2025	LIFESPACE	
REVISIONS	11 AUG 2025	LIFESPACE	
REVISIONS	12 JAN 2026	LIFESPACE	

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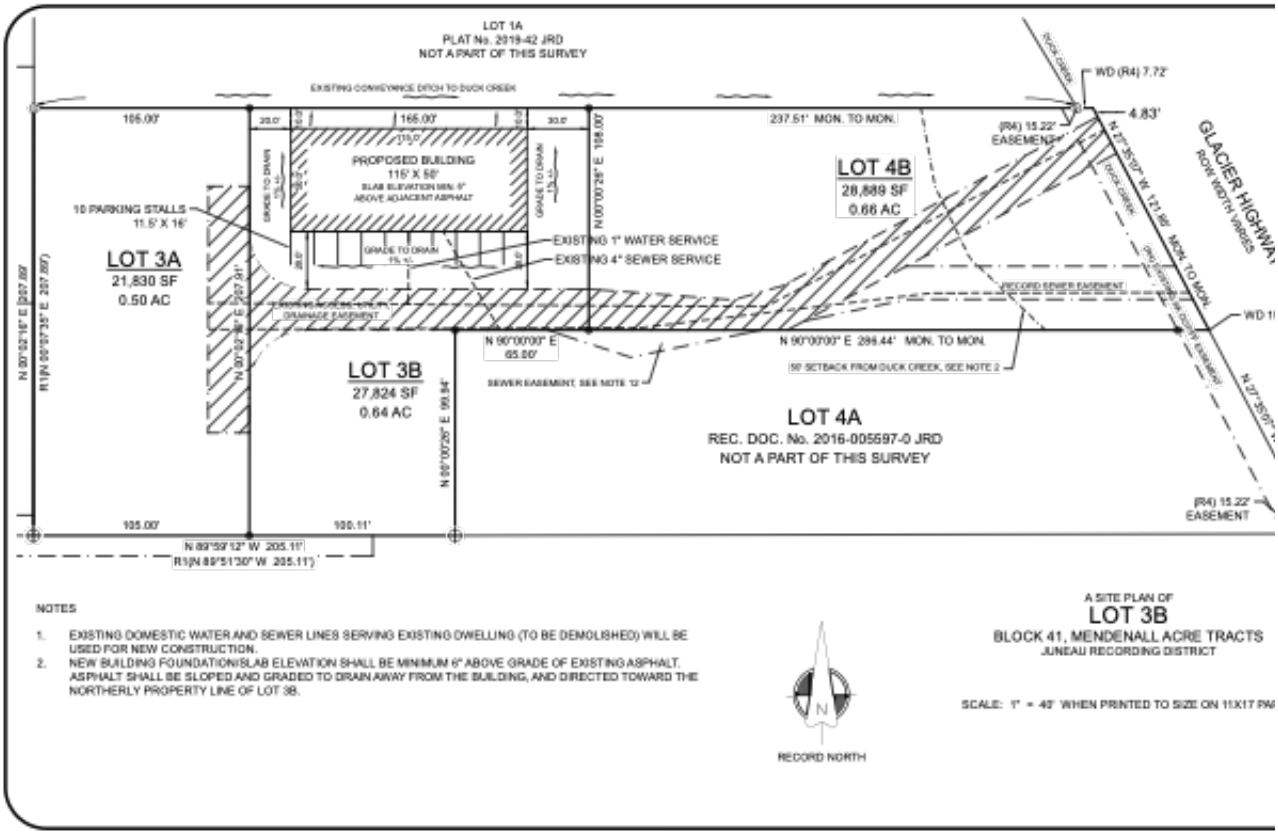
From: **Alec Venechuk** lastfrontiersurveying@gmail.com
Subject: Worden Homes Mendenhall Acres Site plan
Date: January 28, 2026 at 1:31 PM
To: Rob and Lisa Worden roblisa@ak.net, Permits Permits@juneau.gov

AV

See attached Site plan for Worden Homes.

-Alec



CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

(907) 586-0715
CDD_Admin@juneau.gov
www.juneau.org/community-development
155 Heritage Way • Juneau, AK 99801

NONCONFORMING CERTIFICATE

Date: March 17, 2026
File No.: NCC2025 0062

Rob Worden
P.O. Box 211574
Auke Bay, AK 99821
roblisa@ak.net

Proposal:	A Nonconforming Situation Review for practical access to a right-of-way through street frontage.
Property Address:	9333 Glacier Hwy
Property Legal Description:	MENDENHALL ACRES BL 41 LT 3B
Property Parcel Code No.:	5B1601140050

The Director of Community Development adopted the analysis and findings listed in the attached memorandum dated March 17, 2026, and has found the following situations on the lot to be certified nonconforming to the Title 49 Land Use Code of the City and Borough of Juneau:

- Nonconforming Structures (CBJ 49.30.250):
  - Front yard setback of 12.1 feet
- Nonconforming Lot (CBJ 49.30.260):
  - The lot does not have direct and practical access to a right-of-way through street frontage; however, an approved access easement serves the lot

This Nonconforming Certificate applies to the nonconforming situations stated above. The nonconforming rights provided herein may be relinquished under certain circumstances provided under the CBJ Title 49 Land Use Code. It is the responsibility of the owner or agent of the owner to ensure that all development on the lot is in compliance with this certification and the CBJ Title 49 Land Use Code.

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.*

The Director of Community Development adopted the analysis and findings lists in the attached memorandum dated March 17, 2026, and has found the following situations on the lot to be NONCOMPLIANT to the Title 49 Land Use Code:

- Noncompliant Structure [CBJ 49.30.310(j)]:
  - Side yard setback of approximately eight (8) feet
  - The property owner must bring the accessory structure into compliance with the Land Use Code.

This Nonconforming Certificate constitutes a final decision of the Director of Community Development. 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 signed by the Director of the CBJ Community Development Department.

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: K L Oberlin — 3/17/2026

Kathryn Oberlin, Planner
Community Development Department
Date Signed

Director: Scott Ciambor, Planning Manager, for — 3/17/2026

Jill Lawhorne, Director
Community Development Department
Date Signed

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.

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

DIRECTOR'S REVIEW STAFF REPORT
NONCONFORMING CERTIFICATION
NCC2025 0062

(907) 586-0715
CDD_Admin@juneau.gov
www.juneau.org/community-development
155 Heritage Way • Juneau, AK 99801

DATE: March 17, 2026

TO: Jill Lawhorne, AICP | Director

BY: Kathryn Oberlin | Planner

PROPOSAL: A Nonconforming Situation Review for practical access to a right-of-way through street frontage

KEY CONSIDERATIONS FOR REVIEW:

- Commercial structure permitted through a variance and nonconforming for front yard setback.
- Access is provided via a 20-foot-wide access easement established with Conditional Use case USE2006-0045.
- Accessory structure noncompliant for side yard setback. The property owner must bring the accessory structure into compliance with the Land Use Code.

GENERAL INFORMATION	
Property Owner	Worden Homes Inc.
Applicant	Rob Worden
Property Address	9333 Glacier Hwy*
Legal Description	MENDENHALL ACRES BL 41 LT 3B
Parcel Number	5-B16-0114-005-0
Zoning	Light Commercial (LC)
Lot Size (sq. ft.)	27,824
Water/Sewer	CBJ
Access	Glacier Highway via access easement
Existing Land Use	Residential and storage
Associated Applications	BLD20260041

*Additional addresses include 9331 (storage shop) and 9329 (accessory dwelling unit)

STAFF RECOMMENDATION:

Staff recommends the following situations receive Nonconforming Certification:

- Nonconforming Structures (CBJ 49.30.250)
- Nonconforming for Lot (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.

- Unpermitted accessory structure in side yard setback

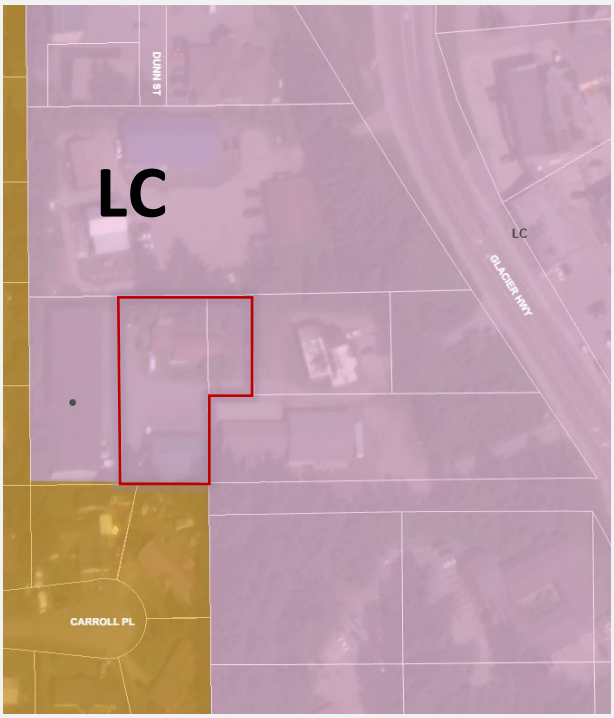
***CBJ 49.30.215: Accidental damage or destruction**. Structures receiving a nonconforming certification may have the right to reconstruct a nonconforming structure per CBJ Chapter 49.30.*

SITE FEATURES AND ZONING

SURROUNDING ZONING AND LAND USES	
North (LC)	Commercial
South (D5/LC)	Residential
East (LC)	Club Lodge
West (LC)	Warehouse

SITE FEATURES	
Anadromous	Duck Creek
Flood Zone	Panel 02110C1527E
Avalanche Hazard	None mapped
Hillside	None
Wetlands	No
Parking District	No
Historic District	No
Overlay Districts	Mining & Exploration Surface Activities Exclusion District, Bonus Eligible Overlay District, Urban/Rural Mining District

CURRENT ZONING MAP



1964 ZONING MAP

ZONING HISTORY

Year	Zoning District	Summary
1964	R1B	At the time of the zoning designation to R1B in 1964, a single-family structure existed on the property. No records are available to confirm the lot's dimensions during the R1B zoning period. Minimum lot size: 7,500 sq. ft. Minimum lot width: 75 ft. Minimum lot depth: 100 ft. Minimum front yard setback: 20 ft. Minimum side yard setback: 5 ft. Minimum rear yard setback: 25 ft. Maximum height: 2 stories and basement, not to exceed 35 ft. Maximum lot coverage: 30% Based on available records, the existing single-family structure appears to have remained compliant with permitted use, parking, and structural standards during this zoning period. Lot dimensional conformity cannot be confirmed due to lack of documentation.
1969	R7	At the time of rezoning to R7, the existing single-family structure remained in place. No documentation is available confirming lot dimensions during the R7 zoning period. Minimum lot size: 7,000 sq. ft. (single-family); 9,000 sq. ft. (duplex) Minimum lot width: 70 ft. Minimum lot depth: 85 ft. Minimum front yard setback: 20 ft. Minimum side yard setback: 5 ft. Minimum rear yard setback: 20 ft. Maximum height: 35 ft. Maximum lot coverage: 30% Parking: 1 space per dwelling unit Based on available information, the single-family use remained permitted and compliant with use, parking, and structural standards during the R7 zoning period. Lot dimensional conformity cannot be confirmed due to lack of documentation.
1987	LC	The zoning code was repealed and replaced in 1987. The property and surrounding area's zoning changed to LC. At the time, a single-family structure existed on the property. Based on available records, the use was permitted within the district. There are no records on file confirming the exact lot dimensions at the time. Minimum lot size: 2,000 sq. ft. Minimum lot width: 20 ft. Minimum lot depth: 80 ft.*

Year	Zoning District	Summary
		Minimum front yard setback: 25 ft. Minimum side yard setback: 10 ft. Minimum rear yard setback: 10 ft. Maximum height: 35 ft. permissible uses, 25 ft. accessory Maximum lot coverage: None Parking: 1 per 1000 sq. ft. gross floor area Minimum vegetative coverage: 15% According to the 1987 Zoning Code, section 49.40.120, each lot shall abut and be physically accessible from a dedicated street. Based on the 1987 Zoning Map, the lot did not meet this requirement. Access was not mentioned in prior versions of the zoning code.
2015	Amendment to Access Standards	Ordinance 2015-03(c)(am) (Attachment G) became effective in 2015. The exception in CBJ 49.15.424(c), which allows lots served by privately maintained access roads created through subdivision, is limited to lots outside the Urban Service Area or to roadways not accepted for maintenance by a government agency.
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 LC remain the same.

BACKGROUND INFORMATION

The applicant requests a Nonconforming Situation Review for access and frontage, both lot nonconformities (**Attachment A**). The property originated as part of U.S. Survey 381 (1904) (**Attachment B**). A single-family structure was constructed on the lot in 1951 (**Attachment C**).

The site has been subject to multiple development and land-use actions, including the conditional use permit for a storage shop with an upper-story accessory dwelling unit in 2004 (**Attachment D**). In 2004, a variance was approved related to construction activity proximal to an eagle's nest (**Attachment E**). Access to the lot was formally established through a 2006 Easement Agreement, approving a 20-foot-wide access and utility easement (**Attachment F**).

Ordinance 2015-03(c)(am) (**Attachment G**) came into effect in 2015; the principal access to the subdivision does not meet the applicable standards for public acceptance and maintenance, making this a nonconforming situation. In 2019, a Conditional Use Permit was approved for a marijuana-cultivation facility (**Attachment H**).

In 2025, the property was reconfigured through a minor subdivision lot line adjustment and consolidation (**Attachment I**). This was the first time the lot was officially platted.

INFORMATION REVIEWED

Year	Type	Summary
1904	Plat of U.S. Survey 381	Homestead Claim of T. Knudson (**Attachment B**)
1964	Zoning Map	Lots 3 and 4 unlabeled shown as one lot (**Attachment J**)
1987	Zoning Map	Lots 3, 4, and 5 of Block 41 shown. (**Attachment K**)
1991	Plat 91-78RS	Mendenhall Acre Tracts, Block 41, Lots 3 and 4 (**Attachment L**)
1995	BLD11072.01	Garage replacement and interior renovations (**Attachment M**)

Year	Type	Summary
2002	2002-011758-0 Statutory Warranty Deed	Granting Lot 3 and the West 50 feet of the North 108 feet of Lot 4, Block 41, Mendenhall Acre Tracts to Robin M. Worden and Melissa G. Worden (**Attachment C**)
2004	BLD2004-0258	New 40' by 60' garage/shop with 20' by 40' accessory dwelling unit on upper floor (**Attachment N)**
2004	NOD – USE2004-0034	To allow the construction of a 1,600 sq. ft. storage shop with an 800 sq. ft. upper-story accessory dwelling unit with conditions (**Attachment D**)
2004	NOD – VAR2004-0037	To allow construction near an eagle's nest (**Attachment E**)
2006	Zoning Map	Shows Lot 3 divided into two, Lot 4 divided into three, and Lot 5 divided into 2 in Block 41 of Mendenhall Acres (**Attachment O**)
2006	Easement Agreement	20-foot-wide access and utility easement approved under USE2006-0045 (**Attachment A**) to serve the three lots consistent with CBJ 49.35.250 (**Attachment F**)
2006	2006-007292-0 Quitclaim Deed	Granting Lot 3 and a portion of Lot 4, Black 41, Mendenhall Acre Tracts to Worden Homes, Inc. (**Attachment P**)
2015	Ordinance 2015-03(c)(am)	Ordinance 2015-03(c)(am) amended multiple provisions of Title 49, including subdivision and roadway standards. Among other changes, it established standards for privately maintained access roads outside of the Urban Service Area (**Attachment G**).
2019	NOD_USE2019-0018	To allow a marijuana-cultivation facility with conditions (**Attachment H**)
2023	Certificate of Occupancy	For BLD2020-0109, tenant improvement for Nugz LLC (**Attachment Q**)
2025	MIP2025-0008	Approval of a lot-line adjustment and the consolidation of lots, reducing five lots into three with conditions (**Attachment A**)
2025	Mendenhall Acre Plat	A subdivision of Lot 3 and Fractions of Lots 4 and 5, Block 41, Mendenhall Acres Tracts The plat eliminated two interior lot lines, vacated two unused easements, and shifted the shared boundary between Lots 3B and 4B approximately 15 ft. east (**Attachment I**).
2025	Draft As-Built Survey	Draft as-built survey depicting easements and structures in relation to property boundaries. (**Attachment R**)
2025	Assessor's Records	Includes images, sketches, and lot history (**Attachment C**)
2025	Site Visit	Visited site on 12/12/25. Staff confirmed presence of the accessory structure that was absent from the draft as-built survey.

ANALYSIS

Zoning District Comparison Table – The table below lists the required standards for the Light Commercial (LC) 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	Code Reference
Lot (square feet)	Size	2,000	27,824	CBJ 49.25.400
(Feet)	Width	20	115	CBJ 49.25.400
Setbacks (Feet)	Front (E)	25	**12.1 (commercial structure)**	CBJ 49.25.400
	Rear (W)	10	27.8	CBJ 49.25.400
	Side (N)	10	**~8 (accessory structure)**	CBJ 49.25.400 CBJ 49.25.430 (4)(iii)
	Side (S)	10	12	CBJ 49.25.400
	Street Side	17	N/A	CBJ 49.25.400
Lot Coverage		No maximum	~19%	CBJ 49.25.400
Height (Feet)	Permissible	45	1-story single-family structure; 2-story commercial structure	CBJ 49.25.400
	Accessory	35	<35 (accessory structure)	CBJ 49.25.400
Maximum Dwelling Units		30 DU/Acre	2	CBJ 49.25.500
Use		Commercial	Mixed uses	CBJ 49.25.300
Vegetative Cover		15%	~23%	CBJ 49.50.300
Parking		1/1,000 sq. ft. (warehouse, storage, wholesale business), 2 per dwelling unit (4)	4+	CBJ 49.40.210

Minimum Lot Requirements – Dimensions based on the 2025 Mendenhall Acre Plat (**Attachment I**).

Finding: Staff finds the lot conforming for lot size and lot width.

Minimum Setback Requirements – Dimensions based on draft as-built survey (**Attachment R**). The commercial structure on the south of the lot is 12.1 feet from the front property line to the east (**Attachment R**) which is less than the minimum front yard setback requirement of 25 feet. Planning Commission approval of USE04-34 (**Attachment D**) allowed construction of the commercial structure with an upper-story accessory dwelling unit (**Attachment N**), resulting in the nonconforming situation.

The accessory structure is approximately eight feet from the property line based upon a staff site visit. This setback distance was estimated using the scaled draft as-built survey (**Attachment S**). Based upon the documentation provided, the accessory structure is noncompliant for the northern side yard setback. More information about the noncompliant situation is provided later in the report.

Finding: Staff finds the commercial structure nonconforming for front yard setback.

Finding: Staff finds the accessory structure noncompliant for side yard setback.

Lot Coverage – Calculated from the assessor's sketches (**Attachment C**) and scaled draft as-built survey (**Attachment S**).

Finding: Staff finds the lot conforming for lot coverage.

Structure Height – Height estimated from assessor's records (**Attachment C**).

Finding: Staff finds the structures conforming for height.

Residential Density – The single-family structure and accessory dwelling unit are permissible in the district.

Finding: Staff finds the lot conforming for residential density (accessory dwelling units do not count toward density).

Use – The lot has mixed uses, accommodating commercial activities and residential development (CBJ 49.25.300).

Finding: Staff finds the lot conforming for use.

Vegetative Cover – Approximated from CBJ parcel viewer and scaled draft as-built survey (**Attachment S**).

Finding: Staff finds the lot conforming for vegetative cover.

Parking – CBJ 49.40.210(a) requires four off-street parking spaces (one per 1,000 square feet). One (1) ADA accessible space is required [CBJ 49.40.210(b)]. The 2023 assessor's photo (**Attachment T**) shows the ADA-required signage that was imposed under USE19-18 (**Attachment H**).

Use	**Total Square Ft.**	**Spaces Required**
Warehouse, storage, wholesale business	2,400	2 (1 per 1,000 sq. ft. gross floor area)
Single-family residential	1,773	2 per dwelling unit
Total Parking Requirement: **Total Off-Street Parking Spaces Provided:**		**4** **4+**

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

Modifications to Nonconforming ADA Parking: *Accessible spaces are required where parking facilities are altered or added. The term 'alterations' includes resurfacing of vehicular ways (2004 ADAAG Section 106.5). Resurfacing or resealing and projects that add new parking spaces constitute alterations (or additions) and must include accessible spaces as required in the scoping table. Normal maintenance, such as pothole repair, surface patching, or repainting in place existing striping for a few spaces, is not considered an alteration except where it affects a facility's usability.*

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.

Finding: Staff finds the unpermitted accessory structure noncompliant for side yard setback. Prior to the issuance of further permits, the property owner must bring the accessory structure into compliance with the Land Use Code.

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.

Finding: Staff finds none of the above events have taken place, and the nonconforming situations are not deemed abandoned.

FINDINGS

1. **Was the nonconforming situation allowed, or not prohibited by law, when it was established?**

   Analysis: The lot does not have practical access to a right-of-way via street frontage. Through a planning commission decision on USE2006-0045, a shared access easement was established (**Attachment A**). Ordinance 2015-03(c)(am) (**Attachment G**) became effective in 2015. The exception in CBJ 49.15.424(c), which allows lots served by privately maintained access roads created through subdivision, does not apply because it is limited to lots outside the Urban Service Area or those served by roads not accepted for maintenance by a government agency. Because this lot is located within the Urban Service Area, the subdivision's principal access does not qualify for the exception and is nonconforming. The 2025 plat includes a 20-foot access easement (**Attachment I**).

   Finding: Yes. Staff finds the lot nonconforming for lot access.

   Analysis: The commercial structure was approved for construction through a conditional use permit (**Attachment D**).

   Finding: Yes. Staff finds the commercial structure nonconforming for front yard setback.

   Analysis: The accessory structure in the north side yard is noncompliant for side yard setback because the structure exceeds the maximum height and square footage for unheated structures in the side yard setback [CBJ 49.25.430 (4)(C)(iii)].

   Finding: No. Staff finds the unpermitted accessory structure noncompliant for side yard setback. The property owner must apply for a building permit and move the structure within the side yard setback (10 feet) to bring the accessory structure into compliance with the Land Use Code.

2. **Has the nonconforming situation been abandoned?**

   Analysis: No information to suggest abandonment.

   Finding: No.

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:

- Nonconforming Structures (CBJ 49.30.250):
  - Front yard setback of 12.1 feet
- Nonconforming Lot (CBJ 49.30.260):
  - The lot does not have direct and practical access to a right-of-way through street frontage; however, an approved access easement serves the lot (**Attachment A**).

Staff recommends the Director adopt the analysis and findings, and find the following situations on the lot NONCOMPLIANT to the Title 49 Land Use Code:

- Noncompliant Structure [CBJ 49.30.310(j)]:
  - Side yard setback of approximately eight (8) feet
  - The property owner must bring the accessory structure into compliance with the Land Use Code.

STAFF REPORT ATTACHMENTS

Item	Description
Attachment A	Application Packet
Attachment B	1904 Plat of US Survey 381
Attachment C	Assessor's Records
Attachment D	NOD_USE04-34
Attachment E	NOD_VAR04-37
Attachment F	2006 Easement Agreement
Attachment G	Ordinance 2015-03(c)(am)
Attachment H	NOD_USE19-18
Attachment I	2025 Mendenhall Acre Plat
Attachment J	1964 Zoning Map
Attachment K	1987 Zoning Map
Attachment L	Plat 91-78RS
Attachment M	BLD11072.01
Attachment N	BLD2004-0258
Attachment O	2006 Zoning Map
Attachment P	2006-007292-0 Quitclaim Deed
Attachment Q	Certificate of Occupancy
Attachment R	Draft As-Built Survey
Attachment S	Scaled Draft As-Built Survey
Attachment T	2023 Commercial Structure Photo

CITY AND BOROUGH OF JUNEAU
COMMUNITY DEVELOPMENT

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: 9333 Glacier Highway

Legal Description(s) (Subdivision, Survey, Block, Tract, Lot): Mendenhall Acres BL 41 LT 3 FR, 4 FR

Parcel Number(s): 5B1601140050

☐ This property is located in the downtown historic district

☐ This property is located in a mapped hazard area, if so, which _____

LANDOWNER

Property Owner: Worden Homes Inc

Contact Person: Rob Worden

Mailing Address: PO Box 211574 Auke Bay 99821

Phone Number(s): 907-321-5015

E-mail Address: roblisa@ak.net

LANDOWNER CONSENT

Required for Planning Permits, not needed on Building/ Engineering Permits.

Consent is required of all landowners. If submitted with the application, alternative written approval may be sufficient. Written approval must include the property location, landowner's printed name, signature, and the applicant's name.

I am (we are) the owner(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.

Rob Worden — Landowner (Printed Name)

owner — Title (e.g.: Landowner)

X _____ Landowner (Signature)

October 28th 2025 — Date

_____ Landowner (Printed Name)

_____ Title (e.g.: Landowner)

X _____ Landowner (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): same

Contact Person: same

Mailing Address: same

Phone Number(s): same

E-mail Address: same

X _____ Applicant's Signature

October 28/25 — Date of Application

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

Intake Initials: PP

Case Number: NCC25-62

Date Received: 10/30/25

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

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

I:\FORMS\PLANFORM\DPA_Final Draft.docx

Updated 8/2025– Page 1 of 1

Attachment A – Application Packet

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

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
9333 GLACIER HWY

Is this property for sale: ☐ YES ☑ NO
If yes, what is the projected closing date?

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
Lots 3A and 3B do not have practical access to a right-of-way	NOD bundle from MIP2025-0008.
through their frontage. Though a planning commission	
decision on USE2006-0045, there is a shared access	
easement provided.	

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
Relevant information included in NOD bundle.	

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	$ 150.00			
Admin. of Guarantee	$ MIP25-0008			
Adjustment	$ -150.00			
Total Fee	$ N/A			

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
NCC25-62	10/30/25

Nonconforming Certification Application Instructions

Nonconforming Situations is outlined in CBJ 49.30.310

Pre-Application Conference: A pre-application conference is **NOT** required prior to submitting an application. It is highly recommended that applicants meet with a planner to discuss the nonconforming situation(s) and necessary or appropriate documentation for submittal. Staff may have access to documentation that the applicant does not. Please contact the Permit Center at 907-586-0770 or via e-mail at permits@juneau.org.

Application: An application for a Nonconforming Certificate 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 application for Nonconforming Certificate and Development Permit Application forms.
2. **Fees:** Fee is $150. If submitted in conjunction with a development permit, the fee is waived. All fees are subject to change.
3. **Project Narrative:** A detailed narrative describing the nonconforming situation(s).

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).

Application Review: 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 all applicable City & Borough of Juneau codes. Depending on the details of the permit request, the application may require review by other City & Borough of Juneau departments. Applicants may be required to provide additional information and clarification.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

(907) 586-0715
CDD_Admin@juneau.gov
www.juneau.org/community-development
155 Heritage Way • Juneau, AK 99801

COMMUNITY DEVELOPMENT
NOTICE OF DECISION
Date: October 27, 2025
File No.: MIP2025 0008

Worden Homes Inc
PO BOX 211574
Auke Bay, AK 99821
roblisa@ak.net

Proposal:	Applicant requests approval of a minor subdivision lot line adjustment and consolidation of lots, thereby reducing five lots into three reconfigured lots.
Property Address:	9333 Glacier Hwy
Property Legal Description:	MENDENHALL ACRES BL 41 LT 3 FR, 4 FR
Property Parcel Code No.:	5B1601140050; 5B1601140020
Proposed Subdivision:	LOTS 3A, 3B, and 4B

The Director of Community Development has **APPROVED WITH CONDITIONS** the preliminary plat for a three (3) lot subdivision of Mendenhall Acres Lot 3, and fractions of lots 4 and 5.

This approval is based on the preliminary plat dated 08/01/2025, attached hereto, and with the following conditions:

Condition 1: A 50-foot *no-development setback* measured from the centerline of the Duck Creek culvert shall be depicted and labeled on the plat.

Condition 2: A Nonconforming certificate is required prior to the issuance of a building permit for Access and Frontage on the lot.

Condition 3: Prior to final plat approval, certification from the CBJ Treasurer is required, confirming that all real property taxes and special assessments levied against the property for the year of recording have been paid.

Condition 4: Prior to final plat approval, the applicant shall revise the plat to include an emergency turnaround easement in compliance with IFC Appendix D103.4 and Table D103.4, subject to review and approval by Capital City Fire/Rescue.

Plat Note 1: PARTS OF THIS SUBDIVISION ARE LOCATED IN A SPECIAL FLOOD HAZARD AREA ACCORDING TO THE EFFECTIVE CITY AND BOROUGH OF JUNEAU FLOOD INSURANCE RATE MAPS (FIRM) COMMUNITY PANEL #0211C1527E, DATED SEPTEMBER 18, 202. SPECIAL DEVELOPMENT STANDARDS MAY APPLY ACCORDING TO CBJ TITLE 49, LAND USE CODE.

Plat Note 2: DUCK CREEK (*ADFG STREAM ID #111-50-10500-2002*) IS DETERMINED TO BE AN ANADROMOUS STREAM PER THE CITY AND BOROUGH OF JUNEAU 2013 COMPREHENSIVE PLAN. SPECIAL REGULATIONS INCLUDING DEVELOPMENT BUFFERS MAY APPLY.

Plat Note 3: THE ON- LOT STORMWATER RUNOFF DRAINAGE IS ACCEPTABLE AS EXISTS BETWEEN THE PLATTED LOTS OF THIS SUBDIVISION AND MAY NOT BE MODIFIED UNLESS PERMITTED BY CBJ ENGINEERING PURSUANT TO CBJ 19.12.120.1 BEST MANAGEMENT PRACTICES.

Plat Note 4: NO LOT WILL DIRECTLY ACCESS GLACIER HIGHWAY.

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 signed by the Director of the CBJ Community Development Department.

Expiration Date: The permit will expire five (5) years from the effective date, 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: _____ 10/27/2025

David Peterson, Planner
Community Development Department

Date Signed

Director: _____ 10/27/2025

Jill Lawhorne, Director
Community Development Department

Date Signed

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.

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

DIRECTOR'S REVIEW STAFF REPORT
MINOR SUBDIVISION
MIP2025 0008

(907) 586-0715
CDD_Admin@juneau.gov
www.juneau.org/community-development
155 Heritage Way • Juneau, AK 99801

DATE: October 27, 2025

TO: Jill Lawhorne, Director, AICP

BY: David Peterson, Planner II

PROPOSAL: Applicant requests approval of a minor subdivision lot line adjustment and consolidation of lots, reducing five lots to three lots.

STAFF RECOMMENDATION: Approval with Conditions.

KEY CONSIDERATIONS FOR REVIEW:

- No new lots being created.
- Access is provided via a 20 foot wide access easement established with Conditional Use case USE2006-0045.
- Flood Zone AE present on Lots 4 and 5/4B.
- The culverted Duck Creek flows through property.
- Emergency turnaround access must be provided.

GENERAL INFORMATION	
Property Owner	Worden Homes Inc; BPOE Juneau Lodge 420
Applicant	Worden Homes Inc
Property Address	9321; 9329; 9331; 9333 Glacier Hwy
Legal Description	MENDENHALL ACRES BL 41 LT 3 FR 4 FR
Parcel Number	5B1601140050; 5B1601140020
Zoning	Light Commercial (LC)
Lot Size	26,136 square feet/.60 acres; 25,546 square feet/.59 acres
Water/Sewer	CBJ Water and Sewer provided
Access	Glacier Highway via access easement.
Existing Land Use	Retail, Storage and Retail,
Associated Applications	N/A

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 49.15.411
- CBJ 49.15.412
- CBJ 49.25.300
- CBJ 49.25.400
- CBJ 49.35.210
- CBJ 49.35.250
- CBJ 49.35.310
- CBJ 49.35.410
- CBJ 49.35.510
- CBJ 49.35.610
- CJB 49.40.300
- CBJ 49.55.010
- CBJ 49.70.310
- 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 lots.*

Attachment A – Application Packet

SITE FEATURES AND ZONING

SURROUNDING ZONING AND LAND USES	
North (LC)	Office
South (D5/LC)	Child and Day Care
East (ZLC)	Retail
West (LC)	Storage

SITE FEATURES	
Anadromous	Duck Creek
Flood Zone	Per panel 02110C1527E, Flood Zone AE with an elevation of 25.8 and 24.6
Hazard	Flood
Hillside	N/A
Wetlands	N/A
Parking District	N/A
Historic District	N/A
Overlay Districts	Mining & Exploration Surface Activities Exclusion District; Bonus Eligible Overlay District.

BACKGROUND INFORMATION

Project Description – The applicant, Worden Homes Inc, proposes to construct a storage building with an accessory dwelling unit on a portion of Lot 3B, Block 41, Mendenhall Acres Subdivision (**Attachment E**). To accommodate on-site parking and comply with the dimensional standards of the Light Commercial (LC) zoning district (CBJ 49.25.400), the applicant will consolidate two lots under common ownership through the minor subdivision process (**Attachment B**).

In addition, Worden Homes Inc will acquire approximately 1,620 square feet of property from the adjoining parcel to the east, owned by BPOE Juneau Lodge No. 420, to provide sufficient parking area. They will consolidate their existing Lots 4 and 5 for practical property management purposes.

The three resulting lots will be served by an existing 20-foot-wide access and utility easement previously approved by the Planning Commission under Conditional Use Permit USE2006-0045, consistent with CBJ 49.35.250 for access requirements (**Attachment F**).

Duck Creek, an anadromous waterway, runs along Glacier Highway in a culvert adjacent to the project area. Per to CBJ 49.70.310(a)(1)(A), a 50-foot no-development setback from the ordinary high-water mark of Duck Creek shall be depicted on the plat. Portions of Lots 4 and 5 are located within FEMA Flood Zone AE (Base Flood Elevation 25.8 feet). The plat should include a note referencing the presence of mapped flood hazard areas and identified wetlands.

Background -

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

Item	Summary
2025 Preliminary Plat	Preliminary Plat of Lots 3A, 3B, and 4B, a subdivision of Lot 3 and Fractions of Lots 4 and 5, Block 41, Mendenhall Acres Subdivision. The preliminary plat eliminates two interior lot lines, vacates two unused access easements, and shifts the shared boundary between Lots 3B and 4B approximately 15 feet east. (**Attachment B**)
2025 As-built	As-built survey depicting all existing easements and structures in relation to property boundaries. (**Attachment C**)
2006 NOD - USE2006-0045	Conditional Use permit for a new 9,000 square foot, 9-unit storage condo building with one residential dwelling unit. Condition number four states that the proposed easement must be widened from 15 feet to 20 feet prior to issuance of a building permit for subject structure. (**Attachment F**)

ANALYSIS

Dimensional Standards – The proposed lots as shown on the preliminary plat meet or exceed the dimensional standards listed in CBJ 49.25.400. The CBJ 49.25.400 Dimensional Standards are listed below.

Standard			(LC) Requirement	Lot 3A	Lot 3B	Lot 4B
MINIMUMS	Lot Size (Square Feet)		2,000	21,830	27,824	28,889
	Lot Width (Feet)		20	207.91	108	108
	Setbacks (Feet)	Front (East)	25	35	72.92	236.15
		Rear (West)	10	20	42.47	30.6
		Side (North)	10	12.8	28.41	21.2
		Side (South)	10	14.3	64.42	14.7
		Street Side	17	N/A	N/A	N/A

Condition: N/A

Plat Note: N/A

Density – The Light Commercial (LC) zoning district allows a broad range of commercial and mixed-use development but does not establish a dwelling unit density standard like the residential zoning districts. Residential use in LC Per CBJ 49.25.300 – Table of Permissible Uses, residential uses in the LC district are allowable only when accessory to, or located in conjunction with, a permitted commercial use.

Condition: N/A

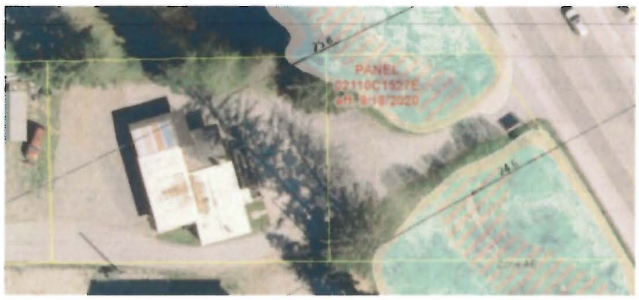
Plat Note: N/A

Wetlands – N/A

Condition: N/A

Plat Note: N/A

Hazards – Flood hazards are present on the property as identified on the City and Borough of Juneau GIS mapping and U.S. Fish and Wildlife Service National Wetlands Inventory, per panel 02110C1527E effective 9/18/2020. These wetlands are not expected to affect the development potential of the site. Any future work within jurisdictional wetlands may require review and authorization from the U.S. Army Corps of Engineers.



Condition: N/A

Plat Note 1: PARTS OF THIS SUBDIVISION ARE LOCATED IN A SPECIAL FLOOD HAZARD AREA ACCORDING TO THE EFFECTIVE CITY AND BOROUGH OF JUNEAU FLOOD INSURANCE RATE MAPS (FIRM) COMMUNITY PANEL #0211C1527E, DATED SEPTEMBER 18, 202. SPECIAL DEVELOPMENT STANDARDS MAY APPLY ACCORDING TO CBJ TITLE 49, LAND USE CODE.

Habitat – Duck Creek (ADF&G Stream No. 111-50-10500-2002) is an anadromous waterbody that flows through the property in a culvert along Glacier Highway. Although the creek is enclosed, it remains a designated anadromous stream under the Alaska Department of Fish and Game Anadromous Waters Catalog.

Per CBJ 49.70.310(a)(1)(A), development is prohibited within 50 feet of the ordinary high-water mark of an anadromous waterbody. Where the stream is culverted and the ordinary high-water mark cannot be identified, the setback shall be measured 50 feet from the centerline of the culvert as a proxy.

Applicant is encouraged to contact the U.S. Fish and Wildlife for the presence of eagle nests in the area. No anadromous waterbodies exist on Lot A, or within 50 feet.

Condition 1: A 50-foot *no-development setback* measured from the centerline of the Duck Creek culvert shall be depicted and labeled on the plat.

Plat Note 2: DUCK CREEK (*ADFG STREAM ID #111-50-10500-2002*) IS DETERMINED TO BE AN ANADROMOUS STREAM PER THE CITY AND BOROUGH OF JUNEAU 2013 COMPREHENSIVE PLAN. SPECIAL REGULATIONS INCLUDING DEVELOPMENT BUFFERS MAY APPLY.

PUBLIC AND PRIVATE IMPROVEMENTS

Item	Summary	Plat Note/Conditions
CBJ 49.35.210 Street Improvement Standards	N/A	N/A
CBJ 49.35.210(i)(4) Roadway Construction Standards Waivers	N/A	N/A
CB 49.35.310 Water Improvements	N/A	N/A
CBJ 49.35.410 Sewer Improvements	N/A	N/A
CBJ 49.35.510 Drainage	N/A	N/A
CBJ 49.35.610 Non-motorized Access	N/A	N/A

Condition: N/A

Plat Note 3: THE ON- LOT STORMWATER RUNOFF DRAINAGE IS ACCEPTABLE AS EXISTS BETWEEN THE PLATTED LOTS OF THIS SUBDIVISION AND MAY NOT BE MODIFIED UNLESS PERMITTED BY CBJ ENGINEERING PURSUANT TO CBJ 19.12.120.1 BEST MANAGEMENT PRACTICES.

Traffic – According to CBJ 49.40.300(a)(2) a traffic impact analysis is not required at this time.

Access – Per CBJ 49.35.250(a) staff has determined that the primary access to the subdivision is Glacier Highway by way of an access easement approved through USE2006-0045 (**Attachment F**). The access easement shall remain in effect and be shown on the final plat as the principal means of access to all lots within the subdivision. However, all lots must satisfy the minimum frontage requirement and have direct and practical access to the right-of-way through the frontage per 49.35.250(b). Therefore, a nonconforming situation will be required.

Lot Number	Primary access
Lot 3A	Glacier Highway
Lot 3B	Glacier Highway
Lot 4B	Glacier Highway

Condition 2: A Nonconforming certificate is required prior to the issuance of a building permit for Access and Frontage on the lot.

Plat Note: N/A

Arterial Streets – According to the CBJ Roadway Classification Map, Glacier Highway is a Minor Arterial. Under CBJ 49.35.210(b), subdivisions with arterial frontage must avoid direct lot access to the arterial and provide access via interior streets or easements; the 36,000-square-foot exception in 49.35.210(b)(3) applies only when direct minor-arterial access is proposed. This subdivision proposes no new direct arterial access, so that exception does not apply.

Vehicular access will occur via a 20-foot private access and utility easement created by this plat that connects to Glacier Highway; this easement supersedes earlier arrangements and follows the subdivision access standards in CBJ 49.35.250.

If existing recorded access/maintenance documents remain adequate, no new agreement may be necessary; however, if the easement is modified or beneficiaries change, CDD and Engineering may require a revised or supplemental access/maintenance agreement as a condition of final plat approval under the minor subdivision process.

Minimum lot area is set by the LC district at 2,000 square feet per lot (Table 49.25.400).

Per PAC notes, an NCC for Access and Frontage will be required prior to building permit

Standard	Requirement	Met?	Plat Notes/Conditions
CBJ 49.35.210(b)(1)(2) Access Restricted	No lot created through the subdivision shall have direct access onto an arterial street. A separate access street or frontage road is required.	☒Meets/Exceeds ☐Not met	
CBJ 49.35.210(b)(3) Access Exception – Parcels with less than 500 feet of frontage or 350 feet in depth	• All resulting lots meet or exceed 36,000 sq. ft. • All lots share a common access point; an easement is provided. • The applicant has submitted a plan demonstrating parking standards can be met – no back-out parking is allowed. • A signed maintenance agreement has been provided.	☒Meets/Exceeds ☐Not met	

Condition: N/A

Plat Note 4: NO LOT WILL DIRECTLY ACCESS GLACIER HIGHWAY.

OTHER ITEMS

Per 49.15.412(e)(1) - Certification from the CBJ Treasurer is required, stating that all real property taxes and special assessments levied against the property have been paid in full. If the certificate is sought between January 1 and the date of levy, a sufficient deposit must be made with the Treasurer to cover the estimated real property tax for the current year. Special assessments levied against a parcel to be subdivided must be paid in full prior to issuance of the certificate.

Condition 3: Prior to final plat approval, certification from the CBJ Treasurer is required, confirming that all real property taxes and special assessments levied against the property for the year of recording have been paid.

Plat Note: N/A

FIRE CODE IMPROVEMENTS

Access to the subdivision is provided by a private easement that exceeds 434 feet in length. Pursuant to the International Fire Code Appendix D, Section D103.4 (Dead Ends), dead-end fire apparatus access roads longer than 150 feet must be provided with an approved turnaround.

To comply with this standard, an emergency turnaround easement must be shown on the final plat. The turnaround shall meet the dimensional requirements of IFC Appendix D, Table D103.4, unless otherwise approved by Capital City Fire/Rescue.

> **Condition 3:** Prior to final plat approval, the applicant shall revise the plat to include an emergency turnaround easement in compliance with IFC Appendix D103.4 and Table D103.4, subject to review and approval by Capital City Fire/Rescue.
>
> **Plat Note:** N/A

AGENCY REVIEW

CDD conducted an agency review comment period between October 2, 2025, through October 20, 2025. Agency review comments have been addressed through the review process and can be found in **Attachment G**.

PUBLIC COMMENTS

CDD conducted a public comment period between October 14, 2025, through October 28th, 2025. Public notice was mailed to the neighbors directly abutting the properties (**Attachment H**). No public comment was received during this period.

PRELIMINARY PLAT FINDINGS

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

1. **Does the preliminary plat meet the criteria set forth in CBJ 49.15.412 and CBJ 49.35?**

   Finding: Yes. The preliminary plat meets the requirements of CBJ 49.15.412 and CBJ 49.35.

2. **Has the applicant complied with any conditions or plat notes required by the director in the notice of decision approving the final plat?**

   Finding: No. Prior to final plat approval, the applicant must meet all conditions of the preliminary plat.

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

   Finding: N/A.

RECOMMENDATION

Staff recommends the Director approve the requested Final Plat permit. The permit would approve a minor subdivision lot line adjustment and consolidation of lots, thereby reducing five lots into three reconfigured lots in a LC zone.

The approval is subject to the following conditions:

Condition 1: A 50-foot *no-development setback* measured from the centerline of the Duck Creek culvert shall be depicted and labeled on the plat.

Condition 2: A Nonconforming certificate is required prior to the issuance of a building permit for Access and Frontage on the lot.

Condition 3: Prior to final plat approval, certification from the CBJ Treasurer is required, confirming that all real property taxes and special assessments levied against the property for the year of recording have been paid.

Condition 4: Prior to final plat approval, the applicant shall revise the plat to include an emergency turnaround easement in compliance with IFC Appendix D103.4 and Table D103.4, subject to review and approval by Capital City Fire/Rescue.

Plat Note 1: PARTS OF THIS SUBDIVISION ARE LOCATED IN A SPECIAL FLOOD HAZARD AREA ACCORDING TO THE EFFECTIVE CITY AND BOROUGH OF JUNEAU FLOOD INSURANCE RATE MAPS (FIRM) COMMUNITY PANEL #0211C1527E, DATED SEPTEMBER 18, 202. SPECIAL DEVELOPMENT STANDARDS MAY APPLY ACCORDING TO CBJ TITLE 49, LAND USE CODE.

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Plat Note 4: NO LOT WILL DIRECTLY ACCESS GLACIER HIGHWAY.

Attachment	Description
Attachment A	MIP25-08_Application Packet
Attachment B	MIP25-08_Preliminary Plat
Attachment C	MIP25-08_As-built
Attachment D	MIP25-08_PAC25-22 Final Notes
Attachment E	Proposed Project
Attachment F	NOD_USE06-45
Attachment G	MIP25-08 - Review Comments
Attachment H	MIP25-08 - Public Notice_Abutters

CITY AND BOROUGH OF JUNEAU

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: 9329 Glacier Highway

Legal Description(s) (Subdivision, Survey, Block, Tract, Lot): Mendenhall Acres BL41 LT3 FR 4FR

Parcel Number(s): 5B1061140050

☐ This property is located in the downtown historic district

☐ This property is located in a mapped hazard area, if so, which _____

LANDOWNER

Property Owner: Worden Homes Inc | Contact Person: Rob Worden

Mailing Address: PO Box 211574 Auke Bay 99821 | Phone Number(s): 907-321-5015

E-mail Address: roblisa@ak.net

LANDOWNER CONSENT

Required for Planning Permits, not needed on Building/ Engineering Permits.

Consent is required of all landowners. If submitted with the application, alternative written approval may be sufficient. Written approval must include the property location, landowner's printed name, signature, and the applicant's name.

I am (we are) the owner(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.

Rob Worden — Landowner (Printed Name) | owner — Title (e.g.: Landowner)

X _____ Landowner (Signature) | 08/18/2025 — Date

_____ Landowner (Printed Name) | _____ Title (e.g.: Landowner)

X _____ Landowner (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): same | Contact Person

Mailing Address | Phone Number(s)

E-mail Address

X _____ Applicant's Signature | 08/18/25 — Date of Application

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

Intake Initials	
Case Number: MIP25-08	Date Received: 8/18/25

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

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

Updated 8/2025 Page 1 of 1

Attachment A – MIP25-08_Application Packet

Attachment A – Application Packet

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

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 adjustments

Number of Existing Parcels 1 Total Land Area 28,136 Number of Resulting Parcels 1

HAS THE PARCEL BEEN CREATED BY A MINOR SUBDIVISION IN THE PRECEDING 24 MONTHS
○ NO ○ YES Case Number _____

TYPE OF SUBDIVISION OR PLATTING APPROVAL REQUESTED

MINOR DEVELOPMENT (changing or creating 13 or fewer lots)	MAJOR DEVELOPMENT (changing or creating 14 or more lots)
○ Preliminary Plat (MIP)	○ Preliminary Plat (SMP)
○ Final Plat (MIF)	○ Final Plat (SMF)
○ Panhandle Subdivision	○ Preliminary Development Plan – PUD (PDP)
○ Accretion Survey	○ Final Development Plan – PUD (PDF) Preliminary
○ Boundary Adjustment	○ Development Plan – ARS (ARP) Final
○ Lot Consolidation (SLC)	○ Development Plan – ARS (ARF)
○ Bungalow Lot Subdivision	○ Bungalow Lot Subdivision
○ Common Wall/Zero Lot Subdivision	○ Common Wall/Zero Lot Subdivision
◉ Other Lot line adjustment	○ Other _____

ALL REQUIRED DOCUMENTS ATTACHED

- ☐ **Pre-application conference notes**
- ☐ **Narrative including:**
  - ☐ Legal description(s) of property to be subdivided
  - ☐ Existing structures on the land
  - ☐ Zoning district
  - ☐ Density
  - ☐ Access
  - ☐ Current and proposed use of any structures
  - ☐ Utilities available
  - ☐ Unique characteristics of the land or structure(s)
- ☐ **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	$185.00			

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

Case Number	Date Received
MIP 25-08	10/1/25

Attachment A – MIP25-08_Application Packet

Attachment A – Application Packet

9329 Glacier Highway Subdivision.

We are proposing to build a 5 unit shop bay with one single family apartment on 9329 Glacier Highway . Case number PAC2025 0022 is requiring a removal of a lotline that would go through the proposed building. Since we own both lots we are removing the lotline and are purchasing another 15 feet from the adjoining neighbor which does not affect the future building or any setbacks. Feel free to contact me with any questions regarding this project at 907-321-5015.

Rob Worden

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

(907) 586-0715
CDD_Admin@juneau.gov
www.juneau.org/community-development
155 Heritage Way • Juneau, AK 99801

Five Bay Shop with Apartment

Case Number:	PAC2025 0022
Applicant:	Robin and Melissa Worden
Property Owner:	Worden Homes Inc.
Property Address:	9329 Glacier Hwy; 9331 Glacier Hwy; 9333 Glacier Hwy
Parcel Code Number:	5B1601140050
Site Size:	26,136 square feet/.60 acres
Zoning:	(LC) Light Commercial
Existing Land Use:	Residence/Marijuana Cultivation

Conference Date:	April 30, 2025
Report Issued:	May 15, 2025

DISCLAIMER: Pre-application conferences are conducted for the purpose of providing applicants with a preliminary review of a project and timeline. Pre-application conferences are not based on a complete application and are not a guarantee of final project approval.

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.

Name	Title	Email address
Rob Worden	Applicant	RobLisa@ak.net
David Peterson	Planning	David.Peterson@juneau.gov
Jeff Hedges	Building	Jeffrey.Hedges@juneau.gov
Bridget LaPenter	General Engineering	Bridget.Lapenter@juneau.gov

Attachment A – MIP25-08_Application Packet

Attachment A – Application Packet

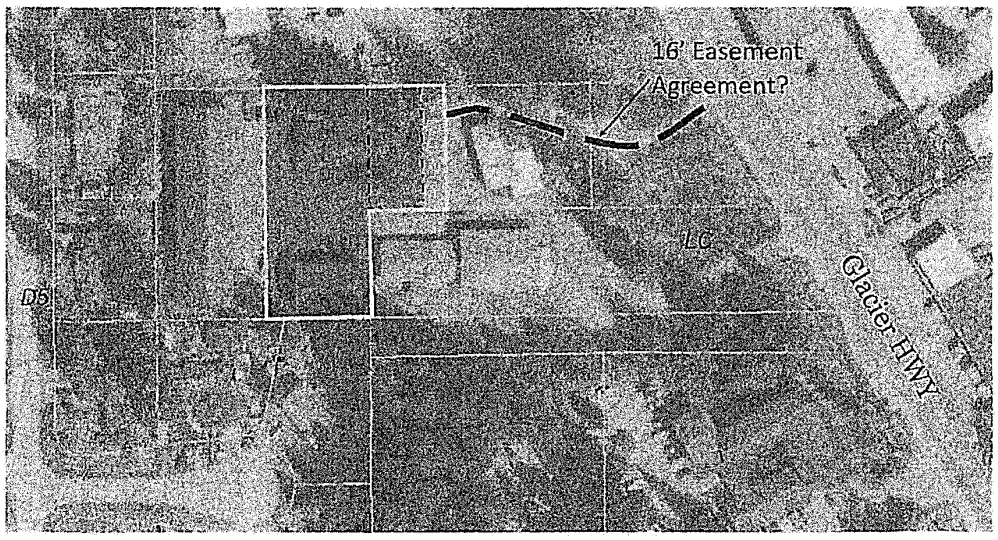
Conference Summary

Questions/issues/agreements identified at the conference that weren't 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.

Project Overview
The applicant proposes to construct a five-bay garage with an apartment on the site currently occupied by an existing residence. The existing structure was built in 1951, prior to the adoption of CBJ zoning regulations, and may not conform to current standards. It is unclear when the property was subdivided into its present configuration.
Under current Title 49 requirements, structures may not be constructed across property lines. To proceed with the proposed development, the existing residence would need to be removed, and the underlying lots consolidated.
A 16-foot access easement serving the landlocked lots was approved under Conditional Use Permit USE2006-0045. This easement was accepted by the Planning Commission at the time and has been grandfathered and permissible for continued use.

The minor subdivision process may be used to consolidate lots and adjust the boundary between lots.

Once the subdivision has been completed, a conditional use permit will be required for the 5,500 square foot building on a .63 acre lot.
Per 49.25.300(c)(3)(D) A residential development consisting of 12 or fewer dwelling units, or up to 12 bedrooms rented on a daily or weekly basis, or a nonresidential building that is less than 10,000 square feet in size or occupies less than one-half acre of land.
Per 49.25.300(c)(4) - Major development means all development activity that is not a minor development. Therefore, the proposed development will require a conditional use permit.



Planning Division

1. **Zoning** – Light Commercial Zoning (LC).
    a. Minimum Lot size: 2,000 square feet.
    b. Minimum Lot width: 20 feet.
2. **Table of Permissible Uses** – Refer to 49.25.300
3. **Subdivision** – Minor Subdivision

1. Pre-Application Conference

- A pre-application conference is required before submitting an application.
- A sketch plat may be requested at the director's discretion.

2. Application Submission

- Submit the following to the Community Development Department:
    - Draft preliminary plat
    - Minor subdivision application
    - Development permit application
    - Any other required forms
    - Application fee
- The draft plat must meet standards in CBJ 49.15.411.

3. Construction Plan Review *(if applicable)*

- Construction plans may be required to demonstrate feasibility of the proposed subdivision.
- Submit full sets for review by the Director of Engineering and Public Works, per CBJ 49.35.140.

4. Surveying and Monumentation

- Upon approval of construction plans, complete surveying and monumentation per CBJ 49.15, Article IV, Division 6.

5. Public Notice

- Once the application is deemed complete:
    - 4 or fewer lots: Notice mailed to abutting property owners.
    - 5 to 13 lots: Notice mailed to all property owners within 500 feet and registered neighborhood associations, per CBJ 11.35.
- **Applicant pays actual mailing cost.**

6. Review and Decision

The Director reviews the application for compliance with:

- CBJ 49.15.411;
- Subdivision development standards;
- Zoning district suitability;
- Street naming conventions;
- Engineering and Public Works review, including:
    - Drainage and water quality standards;
    - Street, pioneer path, and pedestrian access alignment;
    - Feasibility of improvements;
    - Wastewater treatment suitability if no public sewer is required.

7. Final Plat Submittal Requirements

Submit the Final Plat and the following supporting materials:

On the Plat:

Attachment A – Application Packet

- Ownership Certificate
- Surveyor's Certificate
- Optional: Certificate Sheet for clarity (with title, sheet number, acknowledgments)

Other Supporting Documents:

- Tax certification from CBJ Treasurer
- One original reproducible plat (22" × 34", black ink, ≤ 1" = 100' scale)
- Proof that improvements or financial guarantee for improvements (if applicable)

4. **Setbacks** –
    a. **Front:** 25 feet
    b. **Rear and Side:** 10 feet
    c. **Street Side:** 17 feet
5. **Height** –
    a. Maximum Permissible: 45 feet
    b. Maximum Accessory: 17 feet
6. **Access** – Lot has access to Glacier Highway via a 16 foot wide access easement established in 2006.
7. **Parking & Circulation** – TBD. Refer to 49.40.210 for parking requirements.
8. **Lot Coverage** – N/A
9. **Vegetative Coverage** – 15% minimum.
10. **Lighting** – Exterior lighting may not shed light or glare above the roofline of the building or beyond the property line of the site. Industrial and exterior lighting shall not be used in a manner that produces glare on public highways or neighboring property.
11. **Noise** – *Construction of buildings and projects.* It is unlawful to operate any pile driver, power shovel, pneumatic hammer, derrick, power hoist, or similar heavy construction equipment, before 7:00 a.m. or after 10:00 p.m., Monday through Friday, or before 9:00 a.m. or after 10:00 p.m., Saturday and Sunday, unless a permit shall first be obtained from the City and Borough building official.
12. **Flood** – Per panel 02110C1527E eff. 9/18/2020, no flood zones present on lots.
13. **Hazard/Mass Wasting/Avalanche/Hillside Endorsement** – N/A
14. **Wetlands** – N/A
15. **Habitat** – Applicant is encouraged to contact the U.S. Fish and Wildlife for the presence of eagle nests in the area. No anadromous waterbodies exist on Lot A, or within 50 feet.
16. **Plat or Covenant Restrictions** – N/A
17. **Traffic** – N/A
18. **Nonconforming situations** – A Nonconforming certificate is required prior to the issuance of a building permit for Access and Frontage on the lot.

Building Division

19. **Building** – Fire separation of 2 hours between S-1 and R occupancy, unless sprinklered.
20. **Outstanding Permits** – No outstanding permits.

Attachment A – Application Packet

General Engineering/Public Works

21. **Engineering** – No comments provided.
22. **Drainage** – No comments provided.
23. **Utilities** – No comments provided.

Fire Marshal

24. **Fire Items/Access** – No comments provided.

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
    a. Development Permit Application (DPA)
    b. Subdivision Application
2. Conditional Use Permit
    a. Development Permit Application (DPA)
    b. Allowable/Conditional Use Permit

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. Subdivision
    a. A copy of this pre-application conference report
    b. Narrative
    c. As-built Survey
    d. Preliminary Plat
2. Allowable/Conditional Use Permit
    a. A copy of this pre-application conference report
    b. Narrative
    c. Building Plans
    d. As-built Survey

Exceptions to Submittal Requirements

Submittal requirements that staff has determined **not** to be applicable or **not** required, given the specifics of the development proposal, are listed below. These items will **not** be required in order for the application to be reviewed.

1. N/A

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. 49.85.100 (2)(B) - Minor Subdivision - Subdivision creating no additional lots, $110.00 plus $25.00 for each lot changed. Total - $185
2. 49.85.100(3)(B)(i) – Class II uses for Commercial, mixed use or enclosed industrial uses with less than 10,000 square feet of building space and using less than one acre of land, Total - $500.

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

Submit your Completed Application
You may submit your application(s) online via email to permits@juneau.gov
OR in person with payment made to:

City & Borough of Juneau, Permit Center
230 South Franklin Street
Fourth Floor Marine View Center
Juneau, AK 99801

Phone: (907) 586-0715
Web: www.juneau.org/community-development

Attachments:
49.15.330 Conditional Use Permit
Development Permit Application (DPA)
Conditional Use Permit Application
Subdivision Application
Subdivision Preliminary Plat Checklist

Last Frontier Surveying and Engineering LLC

Alec Venechuk PLS, PE

08/15/2025

Rob Worden Subdivision

Lots 3, 4, 5, Block 41, Mendenhall Acre Subdivision - Juneau Recording District

Lot 3A

Northing Easting Bearing Distance

2384094.967 2512588.446

S 00°02'16" W 207.914

2383887.053 2512588.310

N 89°59'12" W 105.000

2383887.077 2512483.310

N 00°02'16" E 207.890

2384094.967 2512483.446

N 90°00'00" E 105.000

2384094.967 2512588.446

Closure Error Distance> 0.00000

Total Distance> 625.804

Polyline Area: 21829.730 sq ft, 0.501 acres

Attachment A – Application Packet

Lot 3B

Northing Easting Bearing Distance

2384094.967 2512588.446

N 90°00'00" E 165.000

2384094.967 2512753.446

S 00°00'26" W 108.000

2383986.967 2512753.432

N 90°00'00" W 65.000

2383986.967 2512688.432

S 00°00'26" W 99.938

2383887.030 2512688.420

N 89°59'12" W 100.110

2383887.053 2512588.310

N 00°02'16" E 207.914

2384094.967 2512588.446

Closure Error Distance> 0.00000

Total Distance> 745.962

Polyline Area: 27824.041 sq ft, 0.639 acres

Lot 4B

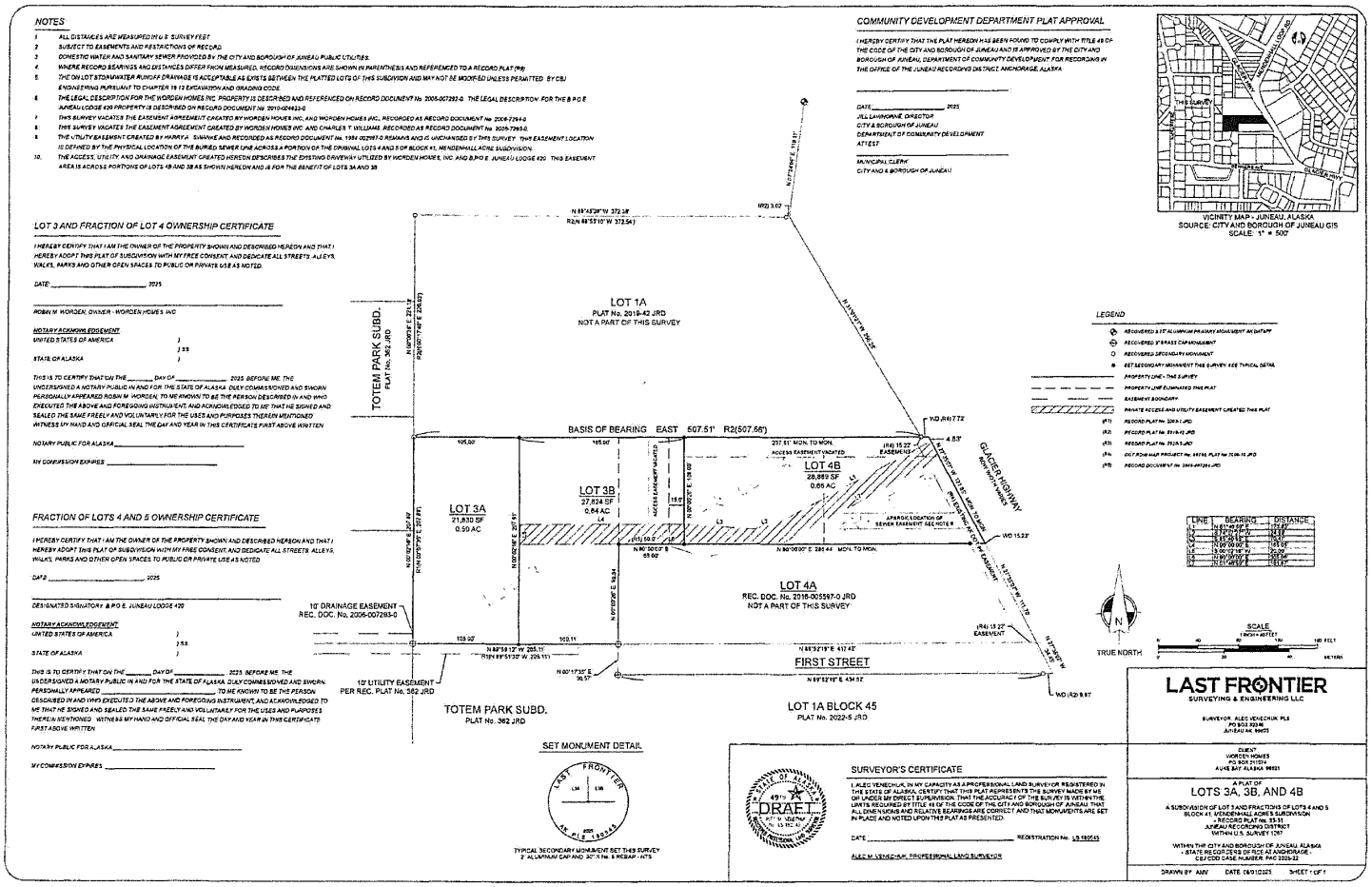
Northing	Easting	Bearing	Distance
2384094.967	2512990.958		
		S 29°01'42" E	123.516
2383986.967	2513050.893		
		N 90°00'00" W	297.461
2383986.967	2512753.432		
		N 00°00'26" E	108.000
2384094.967	2512753.446		
		N 90°00'00" E	237.512
2384094.967	2512990.958		

Closure Error Distance> 0.00000

Total Distance> 766.489

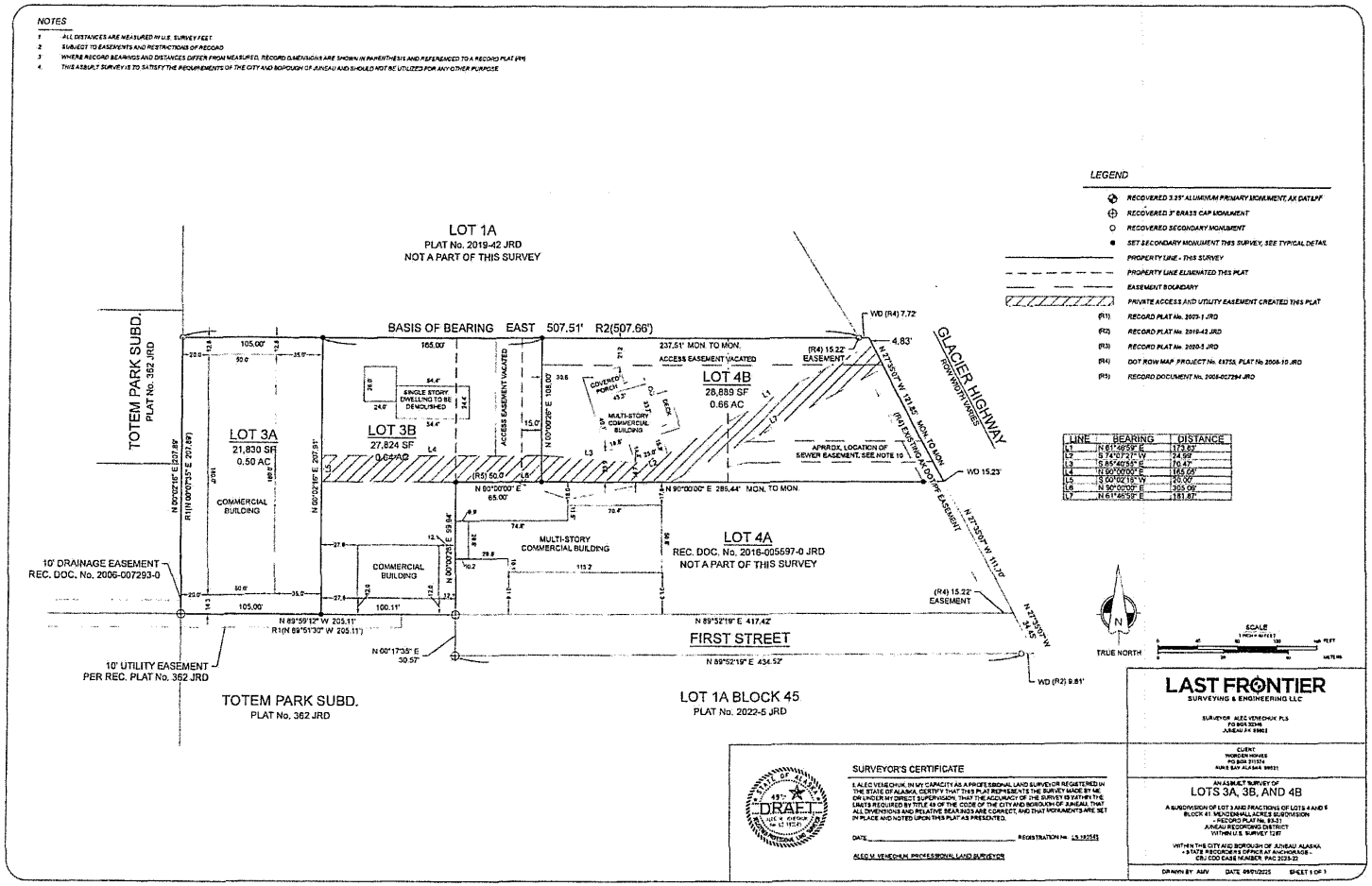
Polyline Area: 28888.506 sq ft, 0.663 acres

Attachment A – Application Packet



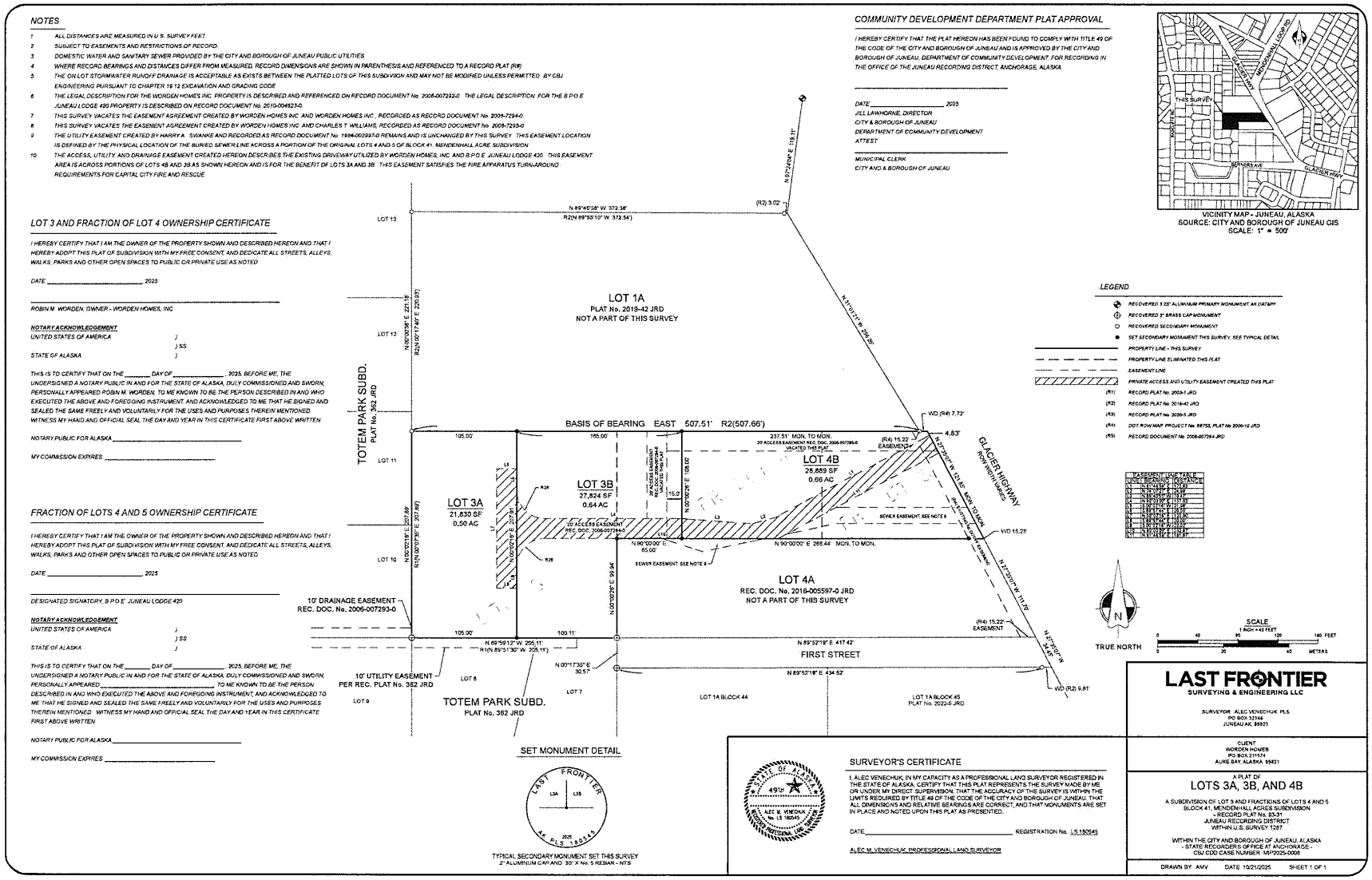
Attachment A – MIP25-08_Application Packet

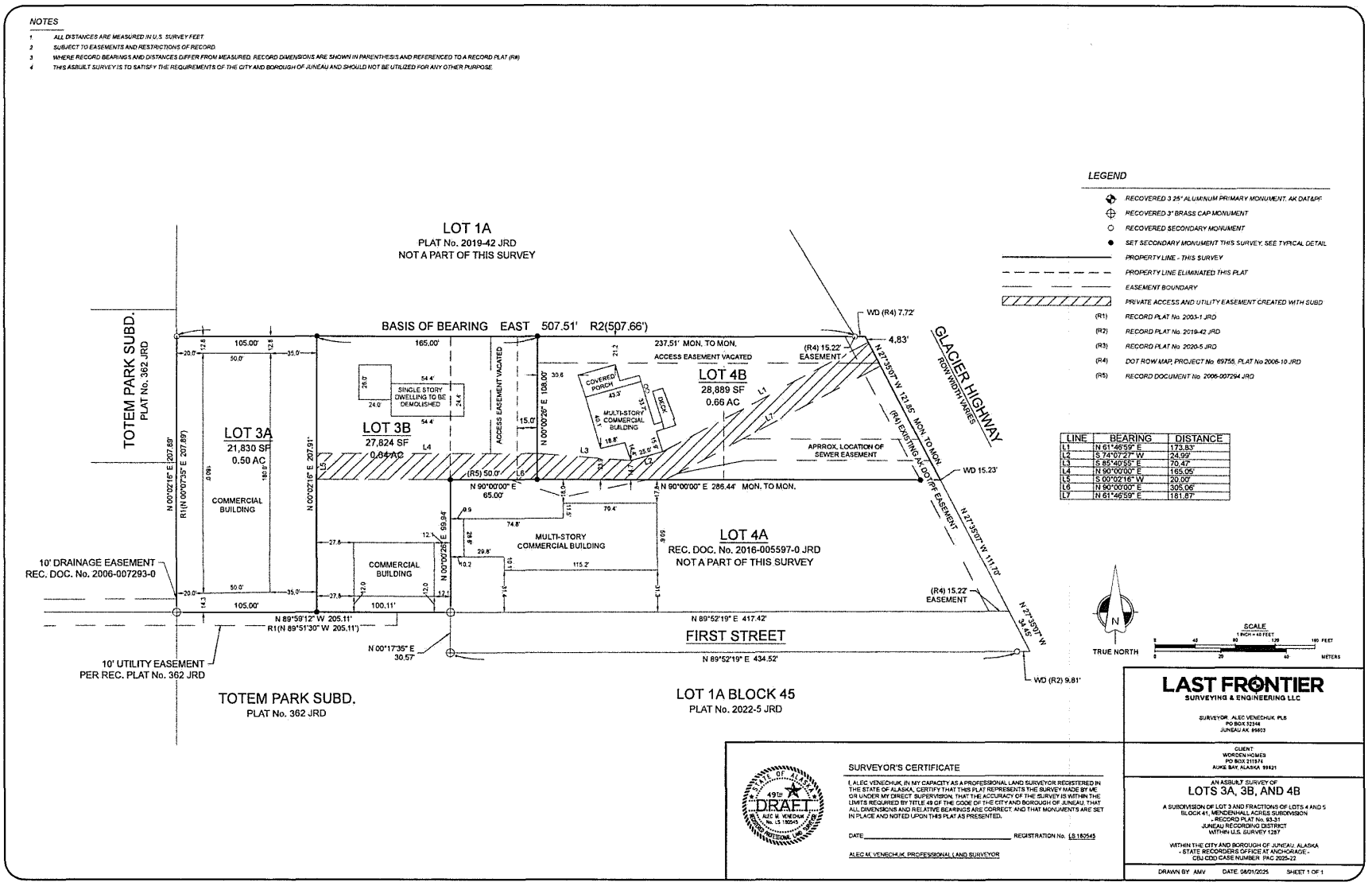
Attachment A – Application Packet



Attachment A – MIP25-08_Application Packet

Attachment A – Application Packet


NOTES
1 ALL DISTANCES ARE MEASURED IN U.S. SURVEY FEET.
2 SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
3 DOMESTIC WATER AND SANITARY SEWER PROVIDED BY THE CITY AND BOROUGH OF JUNEAU PUBLIC UTILITIES.
4 WHERE RECORD BEARINGS AND DISTANCES DIFFER FROM MEASURED, RECORD DIMENSIONS ARE SHOWN IN PARENTHESIS AND REFERENCED TO A RECORD PLAT (R#)
5 THE ON LOT STORMWATER RUNOFF DRAINAGE IS ACCEPTABLE AS EXISTS BETWEEN THE PLATTED LOTS OF THIS SUBDIVISION AND MAY NOT BE MODIFIED UNLESS PERMITTED BY CBJ ENGINEERING PURSUANT TO CHAPTER 19.12 EXCAVATION AND GRADING CODE
6 THE LEGAL DESCRIPTION FOR THE WORDEN HOMES INC. PROPERTY IS DESCRIBED AND REFERENCED ON RECORD DOCUMENT No. 2006-007292-0. THE LEGAL DESCRIPTION FOR THE B.P.O.E. JUNEAU LODGE 420 PROPERTY IS DESCRIBED ON RECORD DOCUMENT No. 2010-004923-0.
7 THIS SURVEY VACATES THE EASEMENT AGREEMENT CREATED BY WORDEN HOMES INC. AND WORDEN HOMES INC., RECORDED AS RECORD DOCUMENT No. 2006-7294-0.
8 THIS SURVEY VACATES THE EASEMENT AGREEMENT CREATED BY WORDEN HOMES INC. AND CHARLES T. WILLIAMS, RECORDED AS RECORD DOCUMENT No. 2006-7295-0.
9 THE UTILITY EASEMENT CREATED BY HARRY A. SWANKE AND RECORDED AS RECORD DOCUMENT No. 1984-002997-0 REMAINS AND IS UNCHANGED BY THIS SURVEY. THIS EASEMENT LOCATION IS DEFINED BY THE PHYSICAL LOCATION OF THE BURIED SEWER LINE ACROSS A PORTION OF THE ORIGINAL LOTS 4 AND 5 OF BLOCK 41, MENDENHALL ACRE SUBDIVISION
10 THE ACCESS, UTILITY, AND DRAINAGE EASEMENT CREATED HEREON DESCRIBES THE EXISTING DRIVEWAY UTILIZED BY WORDEN HOMES, INC. AND B.P.O.E. JUNEAU LODGE 420. THIS EASEMENT AREA IS ACROSS PORTIONS OF LOTS 4B AND 3B AS SHOWN HEREON AND IS FOR THE BENEFIT OF LOTS 3A AND 3B. THIS EASEMENT SATISFIES THE FIRE APPARATUS TURN-AROUND REQUIREMENTS FOR CAPITAL CITY FIRE AND RESCUE.
LOT 3 AND FRACTION OF LOT 4 OWNERSHIP CERTIFICATE
I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS PLAT OF SUBDIVISION WITH MY FREE CONSENT, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.
DATE _____, 2025
ROBIN M. WORDEN, OWNER - WORDEN HOMES, INC
NOTARY ACKNOWLEDGEMENT
UNITED STATES OF AMERICA)
) SS
STATE OF ALASKA)
THIS IS TO CERTIFY THAT ON THE _____ DAY OF _____, 2025, BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED ROBIN M. WORDEN, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE 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 _____
FRACTION OF LOTS 4 AND 5 OWNERSHIP CERTIFICATE
I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS PLAT OF SUBDIVISION WITH MY FREE CONSENT, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.
DATE _____, 2025
DESIGNATED SIGNATORY, B.P.O.E. JUNEAU LODGE 420
NOTARY ACKNOWLEDGEMENT
UNITED STATES OF AMERICA)
) SS
STATE OF ALASKA)
THIS IS TO CERTIFY THAT ON THE _____ DAY OF _____, 2025, BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED _____, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE 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 _____
COMMUNITY DEVELOPMENT DEPARTMENT PLAT APPROVAL
I HEREBY CERTIFY THAT THE PLAT HEREON HAS BEEN FOUND TO COMPLY WITH TITLE 49 OF THE CODE OF THE CITY AND BOROUGH OF JUNEAU AND IS APPROVED BY THE CITY AND BOROUGH OF JUNEAU, DEPARTMENT OF COMMUNITY DEVELOPMENT, FOR RECORDING IN THE OFFICE OF THE JUNEAU RECORDING DISTRICT, ANCHORAGE, ALASKA.
DATE _____, 2025
JILL LAWHORNE, DIRECTOR
CITY & BOROUGH OF JUNEAU
DEPARTMENT OF COMMUNITY DEVELOPMENT
ATTEST:
MUNICIPAL CLERK
CITY AND & BOROUGH OF JUNEAU
VICINITY MAP - JUNEAU, ALASKA
SOURCE: CITY AND BOROUGH OF JUNEAU GIS
SCALE: 1" = 500'
THIS SURVEY
MENDENHALL LOOP RD
GLACIER HWY
EGAN DR
BERNERS AVE
LEGEND
RECOVERED 3.25" ALUMINUM PRIMARY MONUMENT, AK DATAPP
RECOVERED 3" BRASS CAP MONUMENT
RECOVERED SECONDARY MONUMENT
SET SECONDARY MONUMENT THIS SURVEY, SEE TYPICAL DETAIL
PROPERTY LINE - THIS SURVEY
PROPERTY LINE ELIMINATED THIS PLAT
EASEMENT LINE
PRIVATE ACCESS AND UTILITY EASEMENT CREATED THIS PLAT
(R1) RECORD PLAT No. 2003-1 JRD
(R2) RECORD PLAT No. 2019-42 JRD
(R3) RECORD PLAT No. 2020-1 JRD
(R4) DOT ROW MAP PROJECT No. 69753, PLAT No. 2006-10 JRD
(R5) RECORD DOCUMENT No. 2006-007294-0 JRD
LOT 1A
PLAT No. 2019-42 JRD
NOT A PART OF THIS SURVEY
TOTEM PARK SUBD.
PLAT No. 362 JRD
BASIS OF BEARING EAST 507.51' R2(507.66')
LOT 3A
21,830 SF
0.50 AC
LOT 3B
27,824 SF
0.64 AC
LOT 4B
28,859 SF
0.66 AC
LOT 4A
REC. DOC. No. 2016-005597-0 JRD
NOT A PART OF THIS SURVEY
GLACIER HIGHWAY
ROW 60' VARIES
FIRST STREET
10' DRAINAGE EASEMENT
REC. DOC. No. 2006-007293-0
10' UTILITY EASEMENT
PER REC. PLAT No. 362 JRD
TOTEM PARK SUBD.
PLAT No. 362 JRD
LOT 1A BLOCK 44
LOT 1A BLOCK 45
PLAT No. 2022-5 JRD
SEWER EASEMENT, SEE NOTE 8
20' ACCESS EASEMENT
REC. DOC. 2006-007294-0
237.51' MON. TO MON.
20' ACCESS EASEMENT REC. DOC. 2006-007295-0 VACATED THIS PLAT
EASEMENT
N 90°00'00" E 288.44' MON. TO MON.
N 89°52'19" E 417.42'
N 89°53'18" E 434.52'
N 89°46'08" W 372.36'
R2(N 89°55'10" W 372.54')
BEARING AND DISTANCE TABLE
LINE BEARING DISTANCE
L1 N 01°46'58" E 20.13'
L2 N 90°00'00" W 10.21'
L3 N 00°00'26" E 117.89'
L4 S 90°00'00" E 10.21'
L5 N 00°00'26" E 130.02'
L6 N 89°59'34" E 10.00'
L7 N 00°00'26" E 130.02'
L8 S 89°59'34" W 10.00'
L9 N 00°00'26" E 117.89'
L10 N 90°00'00" W 10.21'
L11 N 00°00'26" E 130.02'
L12 S 90°00'00" E 10.21'
L13 N 00°00'26" E 117.89'
L14 N 90°00'00" W 10.21'
L15 N 00°00'26" E 130.02'
L16 S 90°00'00" E 10.21'
L17 N 00°00'26" E 117.89'
L18 N 90°00'00" W 10.21'
L19 N 00°00'26" E 130.02'
L20 S 90°00'00" E 10.21'



Attachment C – MIP25-08_As-built

Attachment A – Application Packet

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

(907) 586-0715
CDD_Admin@juneau.gov
www.juneau.org/community-development
155 Heritage Way • Juneau, AK 99801

Five Bay Shop with Apartment

Case Number:	PAC2025 0022
Applicant:	Robin and Melissa Worden
Property Owner:	Worden Homes Inc.
Property Address:	9329 Glacier Hwy; 9331 Glacier Hwy; 9333 Glacier Hwy
Parcel Code Number:	5B1601140050
Site Size:	26,136 square feet/.60 acres
Zoning:	(LC) Light Commercial
Existing Land Use:	Residence/Marijuana Cultivation

Conference Date:	April 30, 2025
Report Issued:	May 15, 2025

DISCLAIMER: Pre-application conferences are conducted for the purpose of providing applicants with a preliminary review of a project and timeline. Pre-application conferences are not based on a complete application and are not a guarantee of final project approval.

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.

Name	Title	Email address
Rob Worden	Applicant	RobLisa@ak.net
David Peterson	Planning	David.Peterson@juneau.gov
Jeff Hedges	Building	Jeffrey.Hedges@juneau.gov
Bridget LaPenter	General Engineering	Bridget.Lapenter@juneau.gov

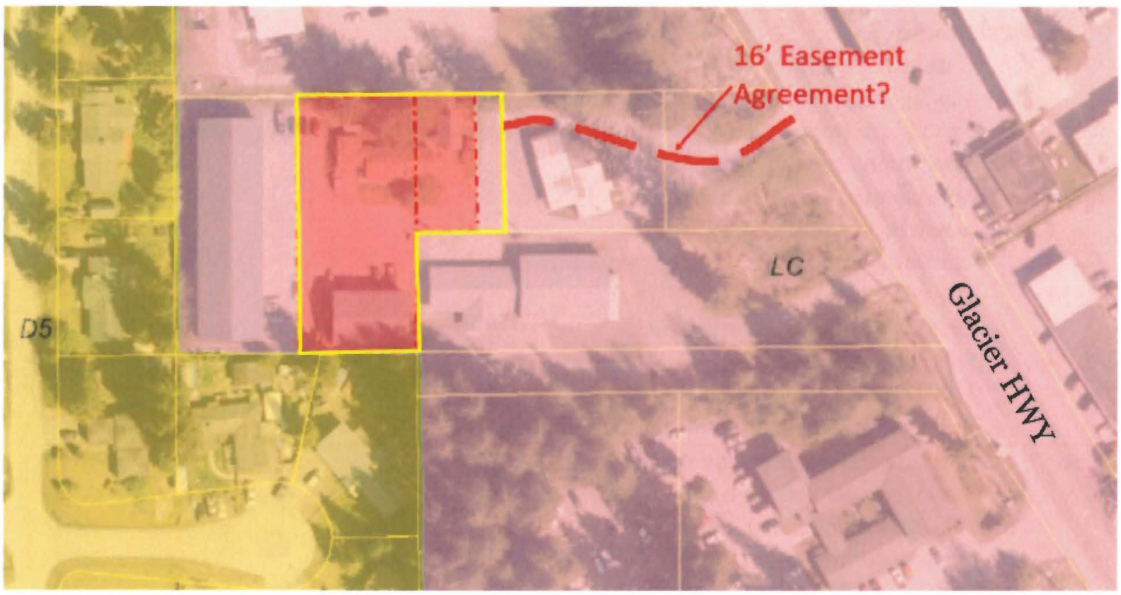
Conference Summary

Questions/issues/agreements identified at the conference that weren't 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.

Project Overview
The applicant proposes to construct a five-bay garage with an apartment on the site currently occupied by an existing residence. The existing structure was built in 1951, prior to the adoption of CBJ zoning regulations, and may not conform to current standards. It is unclear when the property was subdivided into its present configuration.
Under current Title 49 requirements, structures may not be constructed across property lines. To proceed with the proposed development, the existing residence would need to be removed, and the underlying lots consolidated.
A 16-foot access easement serving the landlocked lots was approved under Conditional Use Permit USE2006-0045. This easement was accepted by the Planning Commission at the time and has been grandfathered and permissible for continued use.

The minor subdivision process may be used to consolidate lots and adjust the boundary between lots.

Once the subdivision has been completed, a conditional use permit will be required for the 5,500 square foot building on a .63 acre lot.
Per 49.25.300(c)(3)(D) A residential development consisting of 12 or fewer dwelling units, or up to 12 bedrooms rented on a daily or weekly basis, or a nonresidential building that is less than 10,000 square feet in size or occupies less than one-half acre of land.
Per 49.25.300(c)(4) - Major development means all development activity that is not a minor development.
Therefore, the proposed development will require a conditional use permit.



Planning Division

1. **Zoning** – Light Commercial Zoning (LC).
    a. Minimum Lot size: 2,000 square feet.
    b. Minimum Lot width: 20 feet.
2. **Table of Permissible Uses** – Refer to 49.25.300
3. **Subdivision** – Minor Subdivision

1. Pre-Application Conference
- A pre-application conference is required before submitting an application.
- A sketch plat may be requested at the director's discretion.

2. Application Submission
- Submit the following to the Community Development Department:
    - Draft preliminary plat
    - Minor subdivision application
    - Development permit application
    - Any other required forms
    - Application fee
- The draft plat must meet standards in CBJ 49.15.411.

3. Construction Plan Review *(if applicable)*
- Construction plans may be required to demonstrate feasibility of the proposed subdivision.
- Submit full sets for review by the Director of Engineering and Public Works, per CBJ 49.35.140.

4. Surveying and Monumentation
- Upon approval of construction plans, complete surveying and monumentation per CBJ 49.15, Article IV, Division 6.

5. Public Notice
- Once the application is deemed complete:
    - 4 or fewer lots: Notice mailed to abutting property owners.
    - 5 to 13 lots: Notice mailed to all property owners within 500 feet and registered neighborhood associations, per CBJ 11.35.
- **Applicant pays actual mailing cost.**

6. Review and Decision

The Director reviews the application for compliance with:
- CBJ 49.15.411;
- Subdivision development standards;
- Zoning district suitability;
- Street naming conventions;
- Engineering and Public Works review, including:
    - Drainage and water quality standards;
    - Street, pioneer path, and pedestrian access alignment;
    - Feasibility of improvements;
    - Wastewater treatment suitability if no public sewer is required.

7. Final Plat Submittal Requirements

Submit the Final Plat and the following supporting materials:

On the Plat:

- Ownership Certificate
- Surveyor's Certificate
- Optional: Certificate Sheet for clarity (with title, sheet number, acknowledgments)

Other Supporting Documents:

- Tax certification from CBJ Treasurer
- One original reproducible plat (22" × 34", black ink, ≤ 1" = 100' scale)
- Proof that improvements or financial guarantee for improvements (if applicable)

4. **Setbacks** –
    a. **Front**: 25 feet
    b. **Rear and Side**: 10 feet
    c. **Street Side**: 17 feet
5. **Height** –
    a. Maximum Permissible: 45 feet
    b. Maximum Accessory: 17 feet
6. **Access** – Lot has access to Glacier Highway via a 16 foot wide access easement established in 2006.
7. **Parking & Circulation** – TBD. Refer to 49.40.210 for parking requirements.
8. **Lot Coverage** – N/A
9. **Vegetative Coverage** – 15% minimum.
10. **Lighting** – Exterior lighting may not shed light or glare above the roofline of the building or beyond the property line of the site. Industrial and exterior lighting shall not be used in a manner that produces glare on public highways or neighboring property.
11. **Noise** – *Construction of buildings and projects.* It is unlawful to operate any pile driver, power shovel, pneumatic hammer, derrick, power hoist, or similar heavy construction equipment, before 7:00 a.m. or after 10:00 p.m., Monday through Friday, or before 9:00 a.m. or after 10:00 p.m., Saturday and Sunday, unless a permit shall first be obtained from the City and Borough building official.
12. **Flood** – Per panel 02110C1527E eff. 9/18/2020, no flood zones present on lots.
13. **Hazard/Mass Wasting/Avalanche/Hillside Endorsement** – N/A
14. **Wetlands** – N/A
15. **Habitat** – Applicant is encouraged to contact the U.S. Fish and Wildlife for the presence of eagle nests in the area. No anadromous waterbodies exist on Lot A, or within 50 feet.
16. **Plat or Covenant Restrictions** – N/A
17. **Traffic** – N/A
18. **Nonconforming situations** – A Nonconforming certificate is required prior to the issuance of a building permit for Access and Frontage on the lot.

Building Division

19. **Building** – Fire separation of 2 hours between S-1 and R occupancy, unless sprinklered.
20. **Outstanding Permits** – No outstanding permits.

Attachment D – MIP25-08_PAC25-22 Final Notes

Attachment A – Application Packet

General Engineering/Public Works

21. **Engineering** – No comments provided.
22. **Drainage** – No comments provided.
23. **Utilities** – No comments provided.

Fire Marshal

24. **Fire Items/Access** – No comments provided.

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
    a. Development Permit Application (DPA)
    b. Subdivision Application
2. Conditional Use Permit
    a. Development Permit Application (DPA)
    b. Allowable/Conditional Use Permit

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. Subdivision
    a. A copy of this pre-application conference report
    b. Narrative
    c. As-built Survey
    d. Preliminary Plat
2. Allowable/Conditional Use Permit
    a. A copy of this pre-application conference report
    b. Narrative
    c. Building Plans
    d. As-built Survey

Exceptions to Submittal Requirements

Submittal requirements that staff has determined **not** to be applicable or **not** required, given the specifics of the development proposal, are listed below. These items will **not** be required in order for the application to be reviewed.

1. N/A

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. 49.85.100 (2)(B) - Minor Subdivision - Subdivision creating no additional lots, $110.00 plus $25.00 for each lot changed. Total - $185
2. 49.85.100(3)(B)(i) – Class II uses for Commercial, mixed use or enclosed industrial uses with less than 10,000 square feet of building space and using less than one acre of land, Total - $500.

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

Submit your Completed Application
You may submit your application(s) online via email to permits@juneau.gov
OR in person with payment made to:

City & Borough of Juneau, Permit Center
230 South Franklin Street
Fourth Floor Marine View Center
Juneau, AK 99801

Phone: (907) 586-0715
Web: www.juneau.org/community-development

Attachments:
49.15.330 Conditional Use Permit
Development Permit Application (DPA)
Conditional Use Permit Application
Subdivision Application
Subdivision Preliminary Plat Checklist

49.15.330 Conditional use permit.

(a) *Purpose.* A conditional use is a use that may or may not be appropriate in a particular zoning district according to the character, intensity, or size of that or surrounding uses. The conditional use permit procedure is intended to afford the commission the flexibility necessary to make determinations appropriate to individual sites. The commission may attach to the permit those conditions listed in subsection (g) of this section as well as any further conditions necessary to mitigate external adverse impacts. If the commission determines that these impacts cannot be satisfactorily overcome, the permit shall be denied.

(b) *Preapplication conference.* Prior to submission of an application, the developer shall meet with the director for the purpose of discussing the site, the proposed development activity, and the conditional use permit procedure. The director shall discuss with the developer, regulation which may limit the proposed development as well as standards or bonus regulations which may create opportunities for the developer. It is the intent of this section to provide for an exchange of general and preliminary information only and no statement by either the developer or the director shall be regarded as binding or authoritative for purposes of this code. A copy of this subsection shall be provided to the developer at the conference.

(c) *Submission.* The developer shall submit to the director one copy of the completed permit application together with all supporting materials and the permit fee.

(d) *Director's review procedure.*

(1) The director shall endeavor to determine whether the application accurately reflects the developer intentions, shall advise the applicant whether or not the application is acceptable and, if it is not, what corrective action may be taken.

(2) After accepting the application, the director shall schedule it for a hearing before the commission and shall give notice to the developer and the public in accordance with section 49.15.230.

(3) The director shall forward the application to the planning commission together with a report setting forth the director's recommendation for approval or denial, with or without conditions together with the reasons therefor. The director shall make those determinations specified in subsections (1)(A)—(1)(C) of subsection (e) of this section.

(4) Copies of the application or the relevant portions thereof shall be transmitted to interested agencies as specified on a list maintained by the director for that purpose. Referral agencies shall be invited to respond within 15 days unless an extension is requested and granted in writing for good cause by the director.

(5) Even if the proposed development complies with all the requirements of this title and all recommended conditions of approval, the director may nonetheless recommend denial of the application if it is found that the development:

(A) Will materially endanger the public health or safety;

(B) Will substantially decrease the value of or be out of harmony with property in the neighboring area; or

(C) Will not be in general conformity with the land use plan, thoroughfare plan, or other officially adopted plans.

(e) *Review of director's determinations.*

(1) At the hearing on the conditional use permit, the planning commission shall review the director's report to consider:

(A) Whether the proposed use is appropriate according to the table of permissible uses;

(B) Whether the application is complete; and

(C) Whether the development as proposed will comply with the other requirements of this title.

(2) The commission shall adopt the director's determination on each item set forth in paragraph (1) of this subsection (e) 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.

(f) *Commission determinations; standards.* Even if the commission adopts the director's determinations pursuant to subsection (e) of this section, it may nonetheless deny or condition the permit if it concludes, based upon its own independent review of the information submitted at the 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) Lack general conformity with the comprehensive plan, thoroughfare plan, or other officially adopted plans.

(g) *Specific conditions.* The commission may alter the director's proposed permit conditions, impose its own, or both. Conditions may include one or more of the following:

(1) *Development schedule.* A reasonable time limit may be imposed on construction activity associated with the development, or any portion thereof, to minimize construction-related disruption to traffic and neighborhood, to ensure that development is not used or occupied prior to substantial completion of required public or quasi-public improvements, or to implement other requirements.

(2) *Use.* Use of the development may be restricted to that indicated in the application.

(3) *Owners' association.* The formation of an association or other agreement among developers, homeowners or merchants, or the creation of a special district may be required for the purpose of holding or maintaining common property.

(4) *Dedications.* Conveyance of title, easements, licenses, or other property interests to government entities, private or public utilities, owners' associations, or other common entities may be required.

(5) *Performance bonds.* The commission may require the posting of a bond or other surety or collateral approved as to form by the city attorney to guarantee the satisfactory completion of all improvements required by the commission. The instrument posted may provide for partial releases.

(6) *Commitment letter.* The commission may require a letter from a public utility or public agency legally committing it to serve the development if such service is required by the commission.

(7) *Covenants.* The commission may require the execution and recording of covenants, servitudes, or other instruments satisfactory in form to the city attorney as necessary to ensure permit compliance by future owners or occupants.

(8) *Revocation of permits.* The permit may be automatically revoked upon the occurrence of specified events. In such case, it shall be the sole responsibility of the owner to apply for a new permit. In other cases, any order revoking a permit shall state with particularity the grounds therefor and the requirements for reissuance. Compliance with such requirements shall be the sole criterion for reissuance.

(9) *Landslide and avalanche areas.* Development in landslide and avalanche areas, designated on the landslide and avalanche area maps dated September 9, 1987, consisting of sheets 1—8, as the same may be amended from time to time by assembly ordinance, shall minimize the risk to life and property.

(10) *Habitat.* Development in the following areas may be required to minimize environmental impact:

(A) Developments in wetlands and intertidal areas.

(11) *Sound.* Conditions may be imposed to discourage production of more than 65 dBa at the property line during the day or 55 dBa at night.

(12) *Traffic mitigation.* Conditions may be imposed on development to mitigate existing or potential traffic problems on arterial or collector streets.

(13) *Water access.* Conditions may be imposed to require dedication of public access easements to streams, lake shores and tidewater.

(14) *Screening.* The commission may require construction of fencing or plantings to screen the development or portions thereof from public view.

(15) *Lot size or development size.* Conditions may be imposed to limit lot size, the acreage to be developed or the total size of the development.

(16) *Drainage.* Conditions may be imposed to improve on and off-site drainage over and above the minimum requirements of this title.

(17) *Lighting.* Conditions may be imposed to control the type and extent of illumination.

(18) *Other conditions.* Such other conditions as may be reasonably necessary pursuant to the standards listed in subsection (f) of this section.

(Serial No. 87-49, § 2, 1987; Serial No. 2006-15, § 2, 6-5-2006; Serial No. 2015-03(c)(am), § 9, 8-31-2015 ; Serial No. 2017-29, § 3, 1-8-2018, eff. 2-8-2018)

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

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

Legal Description(s) (Subdivision, Survey, Block, Tract, Lot)

Parcel Number(s)

☐ 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	Contact Person
Mailing Address	Phone Number(s)
E-mail Address	

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.

_____
Landowner/Lessee (Printed Name) **Title (e.g.: Landowner, Lessee)**

X _____ _____
Landowner/Lessee (Signature) **Date**

_____
Landowner/Lessee (Printed Name) **Title (e.g.: Landowner, Lessee)**

X _____ _____
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
Mailing Address	Phone Number(s)
E-mail Address	

X _____ _____
Applicant's Signature **Date of Application**

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

	Intake Initials
Case Number	Date Received

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

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

Attachment D – MIP25-08_PAC25-22 Final Notes

Attachment A – Application Packet

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

ALLOWABLE/CONDITIONAL USE PERMIT 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

TYPE OF ALLOWABLE OR CONDITIONAL USE PERMIT REQUESTED

◯ Accessory Apartment – Accessory Apartment Application (AAP)

◯ Use Listed in 49.25.300 – Table of Permissible Uses (USE)

Table of Permissible Uses Category: _____

IS THIS A MODIFICATION or EXTENSION OF AN EXISTING APPROVAL? ◯ YES – Case # _____ ◯ NO

UTILITIES PROPOSED **WATER:** ☐ Public ☐ On Site **SEWER:** ☐ Public ☐ On Site

SITE AND BUILDING SPECIFICS

Total Area of Lot _____ square feet Total Area of Existing Structure(s) _____ square feet

Total Area of Proposed Structure(s) _____ square feet

EXTERNAL LIGHTING

Existing to remain ◯ No ◯ Yes – Provide fixture information, cutoff sheets, and location of lighting fixtures

Proposed ◯ No ◯ Yes – Provide fixture information, cutoff sheets, and location of lighting fixtures

ALL REQUIRED DOCUMENTS ATTACHED

☐ **Narrative including:**

- ☐ Current use of land or building(s)
- ☐ Description of project, project site, circulation, traffic etc.
- ☐ Proposed use of land or building(s)
- ☐ How the proposed use complies with the Comprehensive Plan

If this is a modification or extension include:

- ☐ Notice of Decision and case number
- ☐ Justification for the modification or extension
- ☐ Application submitted at least 30 days before expiration date

☐ **Plans including:**

- ☐ Site plan
- ☐ Floor plan(s)
- ☐ Elevation view of existing and proposed buildings
- ☐ Proposed vegetative cover
- ☐ Existing and proposed parking areas and proposed traffic circulation
- ☐ Existing physical features of the site (e.g.: drainage, habitat, and hazard areas)

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

ALLOWABLE/CONDITIONAL USE FEES	Fees	Check No.	Receipt	Date
Application Fees	$_____			
Admin. of Guarantee	$_____			
Adjustment	$_____			
Pub. Not. Sign Fee	$_____			
Pub. Not. Sign Deposit	$_____			
Total Fee	$_____			

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

Attachment D – MIP25-08_PAC25-22 Final Notes

Attachment A – Application Packet

Allowable/Conditional Use Permit Application Instructions

Allowable Use permits are outlined in CBJ 49.15.320, Conditional Use permits are outline in CBJ 49.15.330

Pre-Application Conference: A pre-application conference is required prior to submitting an application. There is no fee for a pre-application conference. The applicant will meet with City & Borough of Juneau and Agency staff to discuss the proposed development, the permit procedure, and to determine the application fees. To schedule a pre-application conference, please contact the Permit Center at 586-0770 or via e-mail at permits@juneau.org.

Application: An application for an Allowable/Conditional Use Permit 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 Allowable/Conditional Use Permit Application and Development Permit Application forms.
2. **Fees:** Fees generally range from $350 to $1,600. Any development, work, or use done without a permit issued will be subject to double fees. 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. Site plan, floor plan and elevation views of existing and proposed structures
    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
    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).

Application Review & Hearing Procedure: 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 all 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. During this review period, the Community Development Department also sends all applications out for a 15-day agency review period. Review comments may require the applicant to provide additional information, clarification, or submit modifications/alterations for the proposed project.

Hearing: All Allowable/Conditional Use Permit Applications must be reviewed by the Planning Commission for vote. 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.

Public Notice Responsibilities: Allowable/Conditional Use requests must be given proper public notice as outlined in CBJ 49.15.230:

The Community Development Department will give notice of the pending Planning Commission meeting and its agenda in the local newspaper a minimum of 10-days prior to the meeting. Furthermore, CDD will mail notices to all property owners within 500-feet of the project site.

The Applicant will post a sign on the site at least 14 days prior to the meeting. The sign shall be visible from a public right-of-way or where determined appropriate by CDD. Signs may be produced by the Community Development Department for a preparation fee of $50, and a $100 deposit that will be refunded in full if the sign is returned within seven days of the scheduled hearing date. If the sign is returned between eight and 14 days of the scheduled hearing $50 may be refunded. The Applicant may make and erect their own sign. Please contact the Community Development Department for more information.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

Attachment D – MIP25-08_PAC25-22 Final Notes

Attachment A – Application Packet

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

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

Number of Existing Parcels _____ Total Land Area _____ Number of Resulting Parcels _____

HAS THE PARCEL BEEN CREATED BY A MINOR SUBDIVISION IN THE PRECEDING 24 MONTHS

NO YES Case Number _____

TYPE OF SUBDIVISION OR PLATTING APPROVAL REQUESTED

MINOR DEVELOPMENT (changing or creating 13 or fewer lots)	MAJOR DEVELOPMENT (changing or creating 14 or more lots)
◯ Preliminary Plat (MIP)	◯ Preliminary Plat (SMP)
◯ Final Plat (MIF)	◯ Final Plat (SMF)
◯ Panhandle Subdivision	◯ Preliminary Development Plan – PUD (PDP)
◯ Accretion Survey	◯ Final Development Plan – PUD (PDF) Preliminary
◯ Boundary Adjustment	◯ Development Plan – ARS (ARP) Final
◯ Lot Consolidation (SLC)	◯ Development Plan – ARS (ARF)
◯ Bungalow Lot Subdivision	◯ Bungalow Lot Subdivision
◯ Common Wall/Zero Lot Subdivision	◯ Common Wall/Zero Lot Subdivision
◯ Other _____	◯ Other _____

ALL REQUIRED DOCUMENTS ATTACHED

- ☐ **Pre-application conference notes**
- ☐ **Narrative including:**
  - ☐ Legal description(s) of property to be subdivided
  - ☐ Existing structures on the land
  - ☐ Zoning district
  - ☐ Density
  - ☐ Access
  - ☐ Current and proposed use of any structures
  - ☐ Utilities available
  - ☐ Unique characteristics of the land or structure(s)
- ☐ **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	$_____			

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

Case Number	Date Received

Attachment D – MIP25-08_PAC25-22 Final Notes

Attachment A – Application Packet

PRELIMINARY PLAT CHECK LIST

Name of Proposed Subdivision: _____

The following items must be included with the initial submittal of a Preliminary Plat:

- ☐ Application, filled out completely
- ☐ Application fee (see fee schedule)
- ☐ Project Narrative
- ☐ ~~Five (5) – 24" by 36" Copies~~ (1) full size (24x36) PDF original of plat.
- ☐ Pre-application Conference Report
- ☐ Lot Closure Report
- ☐ Disclosure of all known environmental hazards and any proposed mitigation measures recommended in the applicable environmental document.
- ☐ Preliminary Plat Checklist: I have reviewed the checklist and all submittals for completeness and accuracy.

_____ _____

Applicant or Surveyor - Signature Date

_____

Applicant or Surveyor - Print Name

GENERAL REQUIREMENTS

- ☐ The preliminary plat shall be prepared by a professional land surveyor, registered in the State of Alaska
- ☐ The preliminary plat shall be submitted on 22 by 34 inch sheets. The director of engineering and public works may approve alternate sheet sizes
- ☐ The preliminary plat shall be drawn with black ink to a scale of one-inch to 100 feet or less, or other suitable scale approved by the director of engineering and public works
- ☐ The preliminary plat shall be oriented with north toward the top of the sheet.
- ☐ A vicinity map shall be located in the upper right-hand corner of the sheet
- ☐ The vicinity map shall be oriented in the same direction as the plat
- ☐ A suitable north arrow shall be shown for the plat and vicinity map
- ☐ All line work and lettering must be of professional quality, and all line widths and lettering sizes must be of such size that all information can be clearly shown without overlap or confusion

GRAPHIC REQUIREMENTS - A preliminary plat shall contain the following information:

Title block - An enclosed title block in the lower right-hand corner containing the following information:

- ☐ The proposed name of the subdivision
- ☐ The legal description of the parcel to be subdivided including U.S. Survey, U.S. Mineral Survey, A.T.S. number or section, township, and range number, as applicable
- ☐ "City and Borough of Juneau, Alaska"
- ☐ "State Recorder's Office at Juneau"
- ☐ The date the preliminary plat was prepared and revised
- ☐ The horizontal scale
- ☐ The name and address of the owner of record
- ☐ The name, address, and telephone number of the surveyor preparing the preliminary plat

Lot, block, and street information:

- ☐ The area of each lot
- ☐ The dimensions in feet and hundredths of a foot
- ☐ An identifying number and letter for lots and blocks
- ☐ Lots numbered consecutively, commencing with the number "1," with no omissions or duplications
- ☐ If the remainder of an original parcel being subdivided is relatively large, it shall be designated as a "tract" with an identifying number
- ☐ All parcels of land intended to be dedicated for public use or reserved for the use of all of the property owners in the proposed subdivision shall be shown as lots, and consecutively numbered. The purpose and any conditions or limitations on the use of the parcel shall be noted on the plat
- ☐ Abutting properties shall be shown with dashed lines, numbers, and/or letters
- ☐ For resubdivisions or public way vacations, the lines and legal description of the previous lots shall be shown with light dashed lines, numbers, and/or letters, or by a separate plat on the same sheet showing the previous lot lines
    - ☐ The minimum data shown for each curve shall be as follows:
        - ☐ Length
        - ☐ Central angle
        - ☐ Radius
        - ☐ Bearing and distance of long chord
    - ☐ Setbacks shall be shown on all corner lots and any lots with multiple frontage. Setbacks shall be shown on typical lots

Boundary lines:

- ☐ All boundary lines of the subdivision with bearings and distances described
- ☐ All retraced boundary lines shall show record and measured bearings and distances where they differ. Record dimension information shall be shown within parentheses and include a record source identification
- ☐ The exterior boundary lines of the subdivision shall be a solid black opaque line that is of a width that distinguishes it from all other property lines shown on the plat
- ☐ If phasing is proposed, then the boundaries and number of each phase, sequential lot numbering, and a subdivision name consistent with previous phases shall be shown

Monumentation:

- ☐ The monuments used to establish the basis of bearing
- ☐ Each monument found or set shall be identified on the plat by a symbol
- ☐ A complete description of the monument, including type and all information printed on the cap. A typical drawing shall be shown for each type of monument cap set
- ☐ A legend showing the symbols for all the types of monuments
- ☐ The identification, description location, elevation, and datum of the benchmark used to establish vertical control

Site access, circulation, and utilities:

- ☐ The widths and names of existing rights-of-way within the subdivision and within 100 feet of the subdivision boundary
- ☐ Proposed rights-of-way, including their widths and proposed names
- ☐ The grades of existing and proposed streets within these rights-of-way
- ☐ The width, ownership, use, and record reference of all proposed and existing easements within the subdivision and within 100 feet of the subdivision boundary
- ☐ The width, ownership, and use of all proposed easements

- ☐ All proposed and existing easements shall have sufficient dimensions shown to determine their location on the ground
- ☐ Existing trails or pathways within the subdivision and within 100 feet of the subdivision boundary, including the width of any associated rights-of way or easements
- ☐ Proposed trails or pathways and widths of their rights-of-way
- ☐ If the plat submitted covers only a part of the tract under the control of the applicant, a sketch plat of the prospective street system of the unplatted part shall be submitted
- ☐ The location of any existing or proposed driveways/curb cuts that access or are proposed to access any existing or proposed street

Topographic information:

- ☐ For slopes of less than five percent, show one foot contour lines and include spot elevations at all breaks in grade, along all drainage channels or swales, and at selected points not more than 100 feet apart in all directions
- ☐ For slopes between five percent and ten percent, show two foot contour lines
- ☐ For slopes greater than ten percent, show five foot contour lines
- ☐ Every fifth elevation contour shall be distinctive and clearly labeled
- ☐ Dashed lines shall represent existing contours
- ☐ Mapping shall include any significant features which can materially affect the design of the subdivision, including, but not limited to, structures, fences, walls, and utility poles
- ☐ If irregular slopes or special features are present, additional contour information may be required by the director of engineering and public works for planning or construction purposes. Additional required information may include projecting the topography of the site after grading has taken place, showing such items as:
    - ☐ Pad elevations and drainage patterns for each lot
    - ☐ Tops and toes of all manufactured slopes, including daylight lines
    - ☐ Existing and proposed retaining wall locations and heights
- ☐ For subdivisions located in hillside areas with slopes greater than eighteen percent, additional requirements apply in accordance with CBJ 49.70, Article II

Sewer and water:

- ☐ Existing sewer and water mains within the tract with pipe sizes and grades
- ☐ A draft plan for proposed water and sewer lines showing the size, approximate slope, and connection points with elevations for the purpose of determining the feasibility of construction

Multisheet plats:

- ☐ When a plat requires more than one sheet, exclusive of a certificate sheet, an index sheet shall be included. When a plat requires more than three sheets, a cover sheet shall also be included, showing the subdivision title, a key map, and all certificates. Each additional sheet shall include the following data:
    - ☐ North arrow
    - ☐ Legend
    - ☐ Surveyor's seal and signature
    - ☐ Title block
    - ☐ Sheet _____ of _____
    - ☐ Scale
    - ☐ All plat notes
    - ☐ Vicinity map

ADDITIONAL MAPPING OR REPORTS- *At the pre-application meeting, it will be determined if any of the following additional mapping or reports are required to be submitted with the preliminary plat. If required, the following additional mapping or reports shall be submitted:*

Hazard and Special Habitat Areas:

- ☐ Any portion of a special flood hazard area, landslide or avalanche area, habitat area as defined by CBJ 49.70.310, or watersheds, either existing at the proposed subdivision site or shown on the overlay maps, adopted pursuant to this title, to exist at the proposed subdivision site, must be depicted on the preliminary plat
- ☐ The boundaries of any wetland areas must be depicted on the preliminary plat. Boundaries must be determined by a person qualified to perform wetland delineations

Soils report:

- ☐ A soils report prepared by an engineer licensed by the State of Alaska shall be required if the proposed subdivision is located farther from the existing public sewer system than specified in CBJ 49.35, and the applicant chooses to provide on-lot waste disposal rather than to connect to the public system. A soils report shall include the following:
  - ☐ Certification that the proposed lots are large enough and have soil of sufficient permeability to permit the construction of approved waste treatment systems for on-lot waste disposal
  - ☐ The location and size of drain fields for each lot
  - ☐ The locations and logs of test borings, percolation test results, and a hydrological evaluation of on-site sewage disposal
  - ☐ If the soils report indicates that the soils found on the site are not of sufficient permeability or the lots are not large enough to permit the construction of systems for on-lot waste disposal, the size of the proposed lots must be increased or alternate methods for waste disposal proposed
  - ☐ The soils report shall describe the nature of the subsurface soils and any soil conditions that would affect the design of the proposed development. The soils report shall state whether the proposed subdivision plan is feasible and provide general solutions for all known geotechnical conditions or problems

Drainage report:

- ☐ A preliminary report specifying the method by which the applicant proposes to manage surface and subsurface drainage for the subdivision and the effect of such method on adjacent areas. Unlike the drainage plan required by CBJ 49.35.510, the preliminary drainage report does not need to be prepared by a licensed engineer. The report must address the following:
  - ☐ A calculation of the increase in stormwater runoff resulting from the proposed development as well as the runoff from all drainage areas associated with the site. Runoff calculations shall be based on a fully-developed subdivision and a 25-year storm event
  - ☐ How drainage from the proposed subdivision will join an established drainage channel or channels, unless the director of engineering and public works approves use of an alternative drainage way
  - ☐ An evaluation of existing drainage ways and structures located between the subdivision and the receiving water body, and verification that the existing drainage ways can accommodate the increased runoff. If the increased runoff cannot be handled, the plan must propose solutions to the problem
  - ☐ All required improvements, on or off site, that are shown on the construction plans in accordance with CBJ 49.35, Article V, and that will be constructed as part of the subdivision

Water:

- ☐ For subdivisions of five or more lots, including major subdivisions, the following shall be included, where applicable, in accordance with CBJ 49.15.412:
  - ☐ If a proposed subdivision is located at greater distance from the existing public water system than specified in CBJ 49.35, Article III, and the applicant chooses not to connect to the public system, a statement that the applicant will provide a community water system or that individual wells will be used

- ☐ A report by a registered engineer or geologist that clearly supports the legal and physical availability of adequate water. Methods for proof of water availability and the standards for quantity are listed in CBJ 49.35, Article III
- ☐ A copy of the State application for a permit to appropriate water in the quantity required to meet the subdivisions demands

☐ This does not apply to remote subdivisions unless: the subdivider of the remote subdivision chooses to provide potable water, a public water system is available and the subdivision falls within the criteria outlined in CBJ 49.35.310(a), or the subdivision has four or fewer lots.

☐ The director for minor subdivisions, and the planning commission for major subdivisions, may, for good cause, temporarily waive the requirement to provide a water report and proof of water, and condition the approval of the preliminary plat upon the provision of both documents as part of the final plat application and approval process.

Erosion control:

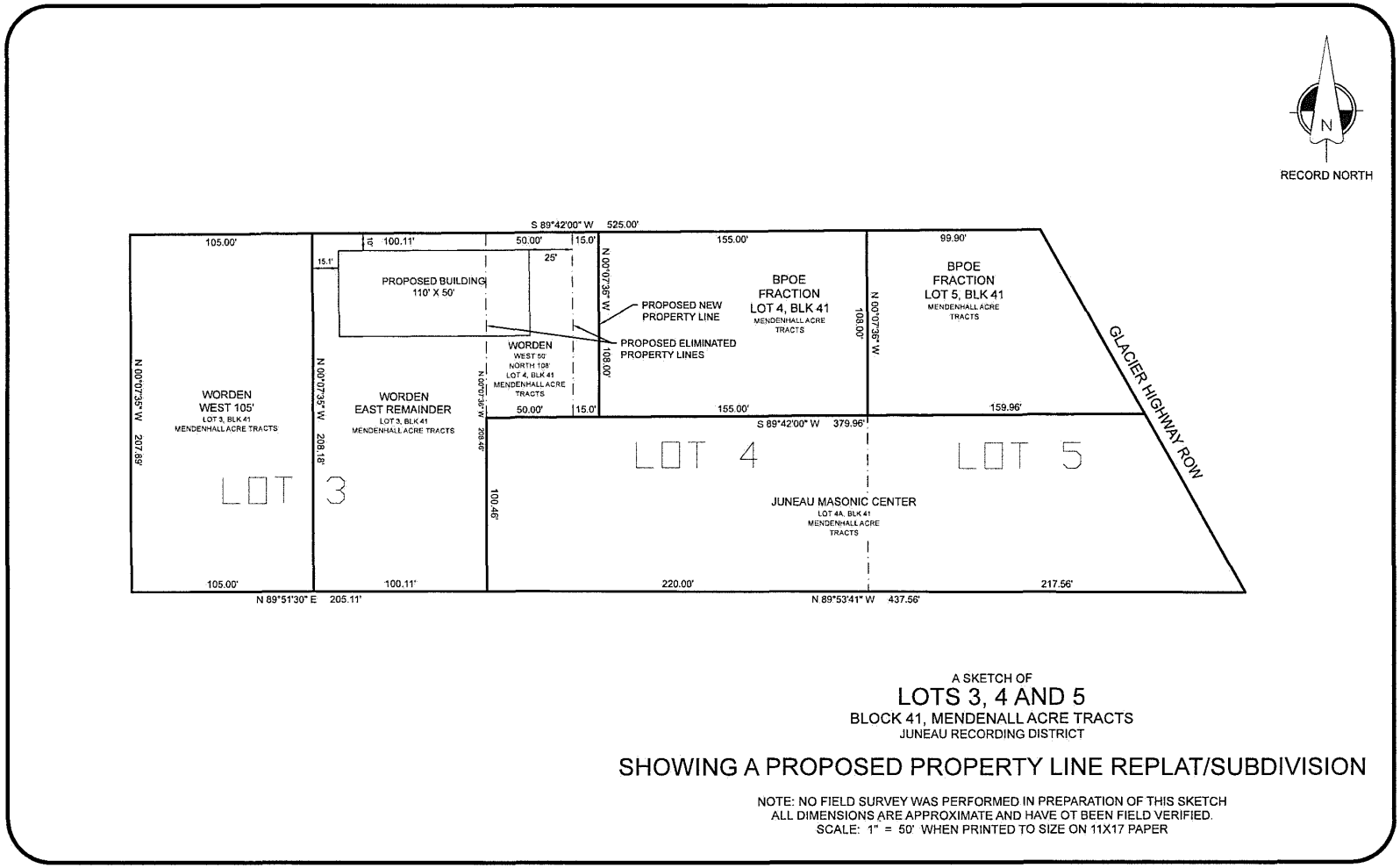
☐ A report explaining the method by which the applicant proposes to control erosion and manage runoff, and potential impacts to adjacent properties or water bodies. The report shall include a plan for preservation of ground cover in areas where runoff and resulting erosion need to be minimized.

Traffic study:

☐ A traffic impact analysis may be required with the preliminary plat in accordance with CBJ 49.40.300.

Shadow plats:

☐ For subdivisions of five or more lots in transition areas, a shadow plat shall be submitted according to CBJ 49.70.710. The shadow plat shall consist of a sketch superimposed on the proposed subdivision layout. This sketch shall reflect any future resubdivision of the parcels into smaller lots consistent with the higher density and the lot size allowed under the transition zoning.



A SKETCH OF

LOTS 3, 4 AND 5

BLOCK 41, MENDENALL ACRE TRACTS
JUNEAU RECORDING DISTRICT

SHOWING A PROPOSED PROPERTY LINE REPLAT/SUBDIVISION

NOTE: NO FIELD SURVEY WAS PERFORMED IN PREPARATION OF THIS SKETCH
ALL DIMENSIONS ARE APPROXIMATE AND HAVE OT BEEN FIELD VERIFIED.
SCALE: 1" = 50' WHEN PRINTED TO SIZE ON 11X17 PAPER

Attachment E – Proposed Project

CITY/BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

PLANNING COMMISSION
NOTICE OF DECISION
Date: September 13, 2006

File No.: USE2006-00045

Worden Homes, Inc.
P.O. Box 32884
Juneau, AK 99803

Application For:	Conditional Use permit for a new 9,000 square foot, 9-unit storage condo building with one residential dwelling unit.
Legal Description:	Mendenhall Acres BL 41 LT 3 FR
Parcel Code No.:	5-B16-0-114-006-0
Hearing Date:	September 12, 2006

The Planning Commission, at its regular public meeting, adopted the analysis and findings listed in the attached memorandum dated September 5, 2006 and approved the storage condominium development to be conducted as described in the project description and project drawing submitted with the application and with the following conditions:

Advisory Conditions:

1) A Certificate of Elevation showing that the lowest floor of the proposed structure is elevated to or above the level of the base flood elevation, or otherwise meeting the requirements of CBJ §49.70.400(e), will be required as a condition of the building permit for the proposed structure.

2) A lighting plan meeting the requirements of CBJ §49.40.230(d) and 04 CBJAC 050.020(b) must be submitted prior to approval of the building permit for the subject structure.

Enforceable Conditions:

3) The following signs, shown in Attachment D, must be installed prior to issuance of a Certificate of Occupancy for the structure. The applicant may choose to reverse the direction of traffic circulation at their discretion. In this case, the signs listed below and shown in Attachment D should be installed in reverse order/direction, as approved by Community Development Department staff.

   (A) "One-way" traffic signs at the following locations:
   - At entrance to drive aisle at north end of structure;
   - At south exit from drive aisle at west (rear) of structure;
   - At east exit from drive aisle at south of structure; and
   - In at least one location on east side of structure where visible to vehicles entering the site, indicated on Attachment D as being in one of three possible locations; and

   (B) One "No Right-Turn" sign at northwest corner of site, on north property line; and
   (C) One "Do Not Enter" sign on south end of east side of structure

4) The access easement must be widened from 15' to 20' prior to issuance of a building permit for the subject structure.

Attachment F – NOD_USE06-45

Attachment A – Application Packet

5) A fire protection agreement must be obtained from the owner of Mendenhall Acres Block 41 Lot 4 & Fraction of Lot 5, APN 5-B16-0-114-003-0, so that CCFR can use First Street for access to the subject property, prior to issuance of a building permit for the subject structure.

6) A 15'-20' wide gate must be constructed at end of First Street along the common property line between the subject property and Mendenhall Acres Block 41 Lot 4 & Fraction of Lot 5, APN 5-B16-0-114-003-0, so that CCFR can use First Street for access to the subject property, prior to issuance of a Temporary Certificate of Occupancy for the subject structure. Plans for this gate must be reviewed and approved with the building permit for the subject structure.

Attachments: September 5, 2006 memorandum from Benjamin Lyman, Planner, Community Development to the CBJ Planning Commission regarding USE2006-00045.

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

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 Commission shall be at the risk that the decision may be reversed on appeal (Sec. 49.20.120).

Effective Date: The permit is effective upon approval by the Commission, September 12, 2006.

Expiration Date: The permit will expire 18 months after the effective date, or March 12, 2007, 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 by submitted thirty days prior to the expiration date.

Project Planner: _____
Benjamin Lyman, Planner

_____
J. Mark Pusich, Chairman
Planning Commission

Filed With City Clerk

_____

9/13/2006

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.

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

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

October 15, 2025

MEMORANDUM

To:	Rob Worden, Owner
From:	City & Borough of Juneau, David Matthew Peterson, Planner II
Case Number:	MIP2025-0008
Legal Description:	LOT 3 AND FRACTIONS OF LOTS 4 AND 5 BLOCK 41, MENDENHALL ACRES SUBDIVISION
Parcel No.:	5B1601140050; 5B1601140020

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.

Fire

1. Include emergency turnaround access on lot 3A.

Zoning

1. Replace PAC25-22 with case number MIP2025-0008.

Cartography

1. Label adjacent lots 9, 10, and 11.

Attachment G – MIP25-8 – Review Comments

Attachment A – Application Packet

2. Show property line between lots 7 and 8 and label lots.

3. Show property line between Lot 1, Block 44 and Lot 1A, Block 45, and label Lot 1, Block 44.

4. Remove the underlines from LOT 4A and FIRST STREET. Only underline the lots associated with the subdivision.

5. Move the "METERS" label closer to the 40 in the scale bar.

6. On Lot 4B, revise "APRROX" to "APPROX".

Public Notification

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT
155 Heritage Way Juneau, Alaska 99801

TO

An application is being reviewed by the Community Development Department. **Applicant requests approval of a minor subdivision lot line adjustment and consolidation of lots, thereby reducing five lots into three reconfigured lots** at **9333 Glacier Hwy** in a **Light Commercial** 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 abutting 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**

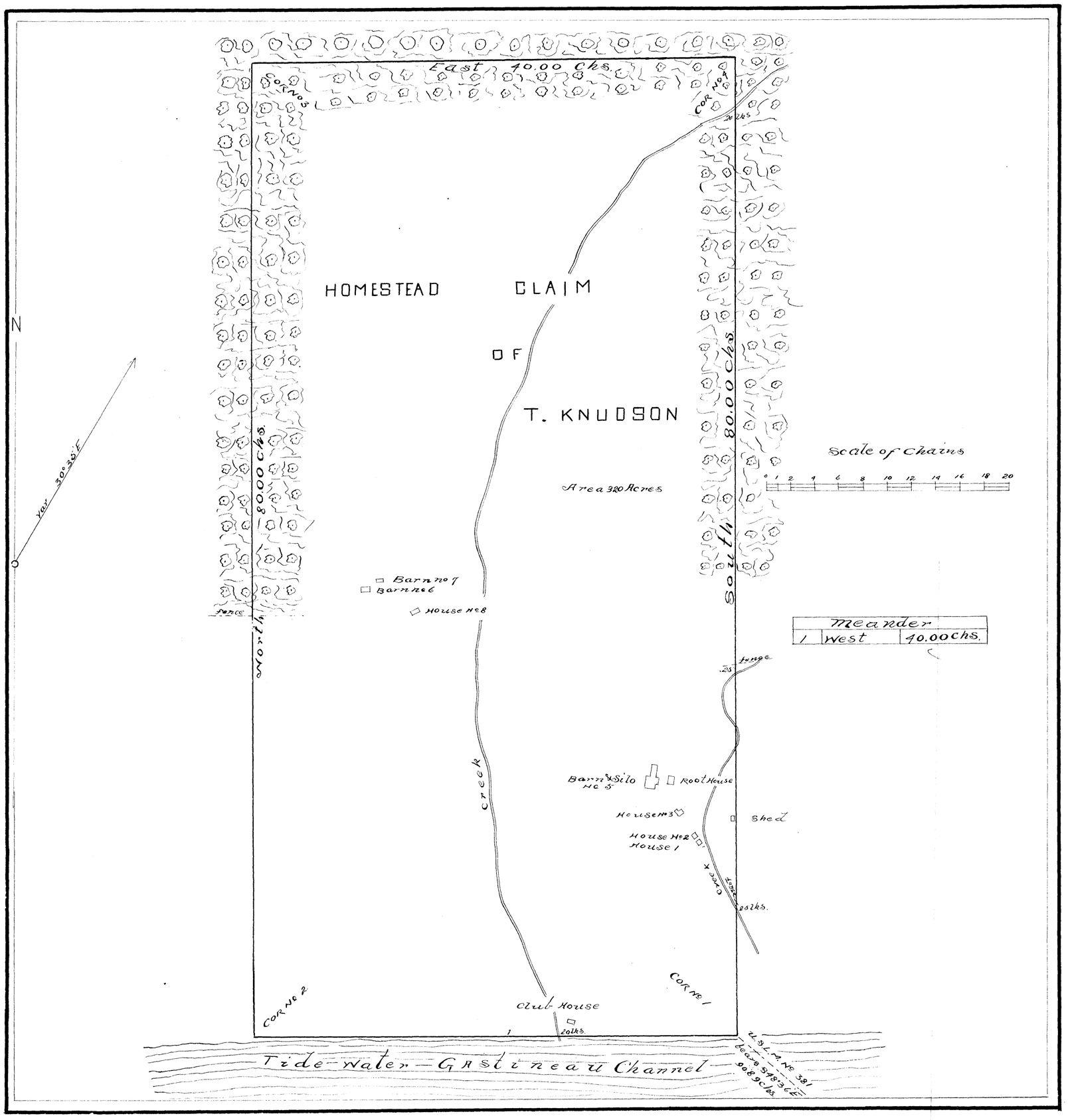
Date printed: October 13, 2025 Sent to: Abutting owners

Case No.: MIP2025 0008
Parcel Nos.: 5B1601140050 & 5B1601140020
CBJ Parcel Viewer: http://epv.juneau.org

Attachment H – MIP25-08 – Public Notice_Abutters

Attachment A – Application Packet

38



PLAT

OF

U. S. SURVEY NO. 381

OF THE

HOMESTEAD CLAIM

UNDER ACT OF MAY 14, 1898
As amended by Act of March 3, 1903,
OF

T. KNUDSON

SITUATE

On Gastineau Channel
opposite North end of Douglas Island
DISTRICT OF ALASKA

SCALE OF	Six	CHS. TO INCH
VARIATION	30° 35'	EAST
AREA	320.	ACRES

AS
SURVEYED BY

C E DAVIDSON
U. S. DEPUTY SURVEYOR

August 16-20, 1903

The original field notes of the survey of the homestead claim of T. Knudson from which this plat has been made have been examined and approved, and are on file in this office; and I hereby certify that they furnish such an accurate description of said claim as will, if incorporated into a patent, serve fully to identify the premises, and that such reference is made therein to natural objects and permanent monuments as will perpetuate and fix the LOCUS thereof.

And I further certify that this is a correct plat of said claim, made in conformity with said original field notes of the survey thereof. And the same is hereby approved.

SURVEYOR GENERAL'S OFFICE

Sitka, Alaska, May 18, 1904.

W. L. Distin
Surveyor General of the District of Alaska.

CERTIFICATE OF DEPUTY SURVEYOR.

I, U. S. Deputy Surveyor for Alaska, do hereby certify that this is a true and correct plat of a tract of acres of land claimed for entry

and in accordance with accompanying field notes of the survey of the same made by me,

U. S. Deputy Surveyor.

Vol 18 p 68

6491

3PM April 12 Thurs.

EXEMPTION 1182

5B1601140050
9329 GLACIER HWY
9331 GLACIER HWY
BL: 41 LT 3 FR 4 FR
SUB: MENDENHALL ACRES

REMARKS: 8-11-80 -NC GR

8-21-82 NC GR Not MHR - Shows work -

9-13-82 Chng Hdg GR

7-5-84 NC GR

7-21-86 NC GR

7-21-86 NC GR

8-7-87 NC GR

91- House in run down condition -

92- DO NOT Increase House value without Chking w-TR mt

9/12/91 Install Pellet stove BP# 7872

12-1-93 LDH Remeasured # Very poor condition est value $8000

11/95 JR BP- Replace Garage/Carport - ADD BATH

12/5/95 JR EXTERIOR/ REMEASURED- ADDED & ENCLOSED Carport (Dirt Floor)- Photo- Bath/ Living/ Addition- Interior is open studs w/ Insulation - mountain disposal new windows paint + new windows inside ready to insulate, 1/12/96 fin Fin

12-16-96 INC 33% #

11/5/97 JR EXTERIOR/ open studs interior - vinyl siding - 1/12/98

1/4/2000 JR no significant change - For Sale RE/MAX

8-14-01 JC EXTERIOR/REMEASURED - total remodel in progress - sheetrocked - no flooring or cabinets, trim

12-11-02 Remodle done

02/04/05 NHLC, BP New Shop + Apt Above, Measured, Photo, Section 1 5/66 4, Photo #5.

11/03/05 NAC, Photo, BK

11/28/06 JR New Boat Stg Bldg - 2 walls up - 1/12/06 - 5B160 1140060 - Folder

4/12/07 Taxpayer appeal. Concern is no Road Access Except Thru Easement w/ Valley Point To property. ✓ SFR is Avg Condition for age Roof needs Cleaning Adjust Site Value To $9.00 SF 11/108 #5

12/17/07 BP(2) Boat - ~~Cmp~~ appears complete #5

9/7/12 CANVASS. DET GAR/(WAREHOUSE) W/APT COST CALCULATED IN COMM EST. AND ADDED TO MICROSOLVE AS OUTBLDG. UPDATED SKETCH, PHOTOS, COST. JAS / 4-8-16 Appeal - MG

MINER PUBLISHING CO

5-1-452-041-F34-0381

Carport

GRADE EACH COMPONENT / NUMBER COMPONENTS

MISC. STRUC.	Item No.	Area or Quantity	Unit Cost	Total	Unit Cost	(81) Total	Unit Cost	(82) Total	Unit Cost	(83) Total	Unit Cost	(84) Total
Size 10X20	11.4	200#	6.70	1340		1340					6.30	1,260
Foundation												
Floor CC												
Exterior												
Roof Metal	Total Replacement Cost			1340				1340		1340		
Interior	Cost Conversion Factor			X1.20		1.30		X1.40		1.57		1.07
Insulation	Adj. Replacement Cost			1608		1742		1876		2023		1348
Heat, Type	Effective Age		17/24		17/25		19/27		20/28	D-II	21/30	
Electrical	Observed Phys. Cond.											
Plumbing	Other Depreciation											
Porch	Total Depreciation											
Steps	Final Net Condition		76		77.5		73		71.5		.10	
Other	Accessory Bldg. Total			1222		1298		1369		1447		134
Year Built 1963												

MISC. STRUC.	Item No.	Area or Quantity	Unit Cost	Total	Unit Cost	(81) Total	Unit Cost	(82) Total	Unit Cost	(83) Total	Unit Cost	(84) Total
Size 8X8		64#	6.00	384		384	7.00	448			10.50	672
Foundation wood												
Floor												
Exterior												
Roof Fiberglass	Total Replacement Cost			384						448		
Interior OS	Cost Conversion Factor			X1.20		1.30		X1.40		1.57		1.07
Insulation	Adj. Replacement Cost			461		499		627		664		719
Heat, Type	Effective Age		9/34		10/37.5		11/41		12/44		13/47	
Electrical	Observed Phys. Cond.											
Plumbing	Other Depreciation											
Porch	Total Depreciation											
Steps	Final Net Condition		66		62.5		59		56		.10	
Other	Accessory Bldg. Total			304		312		370		372		71
Year Built												

MISC. STRUC.	Item No.	Area or Quantity	Unit Cost	(88) Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total
Size		Carport 200#		1260								
Foundation	Shed	64#		672								
Floor												
Exterior												
Roof	Total Replacement Cost			1932								
Interior	Cost Conversion Factor	902 x 1.0 - NSU										
Insulation	Adj. Replacement Cost											
Heat, Type	Effective Age			193								
Electrical	Observed Phys. Cond.	60/24										
Plumbing	Other Depreciation	x.76										
Porch	Total Depreciation											
Steps	Final Net Condition											
Other	Accessory Bldg. Total			151								
Year Built												

MISC. STRUC.	Item No.	Area or Quantity	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total
Size												
Foundation												
Floor												
Exterior												
Roof	Total Replacement Cost											
Interior	Cost Conversion Factor											
Insulation	Adj. Replacement Cost											
Heat, Type	Effective Age											
Electrical	Observed Phys. Cond.											
Plumbing	Other Depreciation											
Porch	Total Depreciation											
Steps	Final Net Condition											
Other	Accessory Bldg. Total											
Year Built												

13. YARD IMPRS.	Size	Unit Cost	Factor	Depr.	Total	Unit Cost	Factor	Depr.	Total	Unit Cost	Factor	Depr.	Total	Unit Cost	Factor	Depr.	Total
Water																	
Sewer																	
Cistern																	
Driveway																	
Sidewalk																	
Sidewalk																	
Patio																	
Fence																	
Fence																	
Ret. Wall																	
Ret. Wall																	
Risers																	

BUILDING PERMITS

No.	Date	Genl. Descrp.	
No.	Date	Genl. Descrp.	
No.	Date	Genl. Descrp.	
No.	Date	Genl. Descrp.	
No.	Date	Genl. Descrp.	
No.	Date	Genl. Descrp.	

Parcel No. 5-1-452-041-F34-0381 | Use Code: ~~RESI~~ R001

Size: | Area: .6 acre = 26136 | Use Zone: ~~R-1~~ LC

General Land Description: | Land Use:

Appraisal Year	19___		19___		19___		19___		19___	
INFLUENCES:	PLUS	MINUS	PLUS	MINUS	PLUS	MINUS	PLUS	MINUS	PLUS	MINUS
Depth										
Topography										
Size										
Site Prep.										
Drainage										
Physical Barriers										
Access										
Corner										
Water										
Sewer										
Paving										
Other										
TOTAL										

LAND VALUE COMPUTATIONS

APPRAISAL YEAR	19 96		19 06		19 07		19___		19___	
	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total
BASE LOT VALUE		40000								
26136			8	209100	1.0	261360				
Access					(1)	(26136)				
ITEM 13										
NET ADJUSTMENT										
ADJUSTED LAND VALUE						235224				

Year	Owner	ASSESSED VALUATION Site	Buildings	Total	Reason for Change
02		50000	67700	117700	
03		55000	143300	198300	
04		55000	153300	208300	
05		68800	317900	386700	
06		209100	463600	672700	
2007		235200	463600	698,800	

REMARKS: Sold 6/95 158500 w/ FR3

Sold 11/13/02 #210,000 ??

PLACE PICTURE HERE

BUILDING AREA CALCULATION

Parcel No 5B1601140050

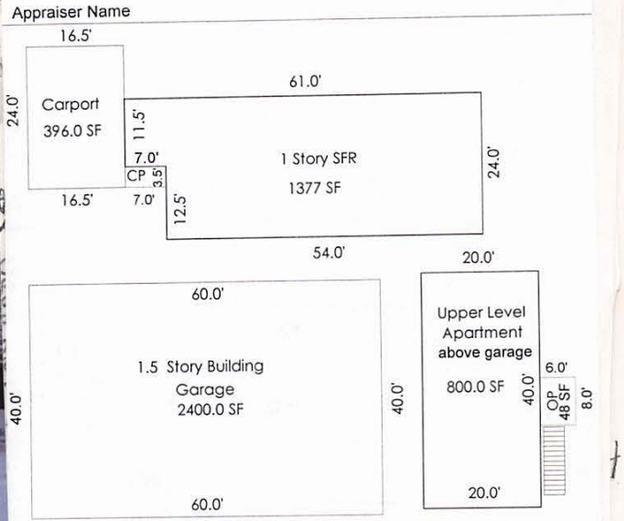
Property Address 9333 Glacier Highway

City

Owner

Client

Appraiser Name



AREA 1 : 1376.5

PERIMETER 1 : 170

Attachment C – Assessor's Records

5B1601140050
MENDENHALL ACRES BL 41 LT 3 FR 4 FR
WORDEN HOMES INC
PO BOX 211574
AUKE BAY AK 99821-1574

Property Address 9333 Glacier Hwy

Parcel No. 5-1-452-041-F34-0381
Block 41 Lot Fr 3,4
Subdivision Mendenhall Acres
U.S. Survey 381

Date Built 1951

Single ___ Double ___
Other ___ # Stories 1
Basement ___ Frame ___
Concrete ___ Block ___
Log ___ Other ___
Bedrooms 3/6

Other ___ Insulation ___
Shakes ___ Shingle X
Built-Up ___ Comp. X
Aluminum ___ G.I. ___
Roll ___ Tar Paper ___

1. FOUNDATION 5 4 4

Concrete X in. thick
Concrete Block ___ size
Wood Post ___ Skids ___

2. BASEMENT/DLB 0

Full ___
Partial X ___ = ___ SF
Partial X ___ = ___ SF
Concrete ___ Block ___
Cribbed ___ Daylight ___

	Rec. Room	Living
Size		
Fin. Walls		
Fin. Floor		
Fin. Ceiling		

Grade of Finish ___

3. FRAME 4 5

Walls ___ X ___ ___ o.c.
Floor ___ X ___ ___ o.c.
Roof ___ X ___ ___ o.c.

4. EXTERIOR 4 5

Concrete ___ Brick ___
Concrete Block ___
Sheathing ___ Kind ___
Insulation ___ Kind ___
Stucco ___ Log ___
Siding ~~Shake~~ Vinyle

6. INTERIOR 4 5

Insulation Board ___
Plasterboard X
Plaster ___ Masonry ___
Wood Paneling X
Plywood ___
Open Stud ___
CE Hotel Coil
Trim: P___ A___ G___
Flr. Plan P___ A___ G___
Ceiling Height
Basement ___
1st Floor ___
2nd Floor ___
Attic ___

Kitchen P___ A___ G___
☐ 6a D. I. Stove & Oven
☒ 6b ~~Oven Built-In~~ DBI
☒ 6c ~~C. T. Range~~ DBI
☐ 6d Hood & Fan
☐ 6e Exhoust Fan Only
☐ 6f Dishwasher
☐ 6h Ext. Kit.
☐ 6i B. I. Radar Range

Attic ___
Size ___
Stairway ___
Finished Area ___
Dormers ___
Size ___

8. HEAT 5

Stove ___ Space Htr. ___
Floor Furnace ___
Hot Air Forced ___
Radiant Elec
Hot Water ~~X~~ Zoned ___
Fireplace - Grade
☒ 8H 1 SS Good
☐ 8J 1 SD
☐ 8K 2 SS
☐ 8M 2 SD
☑ 8P Susp. Metal Pellet Mon

9. PLUMBING Est 4 5

	B	1st	2nd
9a 3 Fix		2	
9b Kit. Sinks		1	
9c H.W. Tks.			
9d Toilets			
9d Basins			
9d Tubs			
9e Disposal			
9f La. Trys.		1	
9h Sh. Stalls			
Sauna			

10. ELECTRICAL 5 4 5

110 ___ 110/220 X
Romex ___ Conduit ___

TOTAL GRADE 4 2/9

11. GARAGE, Attached

Size ___
Foundation ___
Floor ___
Exterior ___
Roof ___
Interior ___
Insulation ___
Heat, Type ___
Electrical ___
Plumbing ___
Common Wall ___
Door, Single ___ Double ___
Electrical Door Opener ___
Car Port, Grade ___ Size ___

12. PORCHES

BIOP ___
BIGP ___
BICP ___
Open Porch ___
Closed Porch ___
Glazed Porch ___
Deck ___
Risers ___

4.66 1180 INTERPOLATIONS

YEAR 1st/DLB ½ 2nd
(84) 52.55 - 43.85 = 49.59

YEAR 1st/DLB ½ 2nd

YEAR 1st/DLB ½ 2nd

YEAR 1st/DLB ½ 2nd

YEAR 1st/DLB ½ 2nd

REMARKS: ___

COMPUTATION

Appraiser & Date		1996		97		98					
Item No.	Area or Prop.	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total
5 02	① 1376 SF	50.22	69102				69 102				
8P	Pellet Stove		1660				2 000				
8	monitor		2000				2 000				
9A	3 Fix Bath		2010				2010				
							2646				
11.5	Carport 420	6.30	2646								
12c	OP. 24.5	15.10	380				300				
Total Replacement Cost			77798				78 058				
Cost Conversion Factor											
Adjusted Replacement Cost											
Effective Age/Depreciation	10			/10	38% INC.	/10	50% INC				
Total Depreciation % Inc			50%								
Final Net Condition			31,119		1.51		1.51				
Principal Building Total			1.51		61087		61291				
Other Buildings											
Total Building Appraisal			46989								
			x 10% Remain Value								

Attachment C – Assessor's Records

5B1601140050
12/17/2007

02/04/2005
5B1601140050

5B1601140050
12/17/2007

02/04/2005
5B1601140050

5B1601140050-A
11/03/2005

B51601140050
11/03/2005

Cost Report - Commercial

8344		Record	1
Parcel Code Number	5B1601140050	Number of Stories (Building)	01
Owner Name	WORDEN HOMES INC	Number of Sections	1
Parcel Address	9333 GLACIER HWY	Perimeter	170
Effective Year Built	2001	Class	D
Year Built	1951	Height	8
Building Model	C- 12 Residential Multiples, Motels	Rank	Average
Building Type	Single-Family Residence	Total Area	1,376.00

8344		Record	4
Parcel Code Number	5B1601140050	Number of Stories (Building)	01
Owner Name	WORDEN HOMES INC	Number of Sections	1
Parcel Address	9333 GLACIER HWY	Perimeter	200
Effective Year Built	2006	Class	D
Year Built	2005	Height	20
Building Model	C- 14 Garages, Industrials, Lofts, Warehouses	Rank	Average
Building Type	Storage Warehouse	Total Area	2,400.00

Section 1	Description	Units	Percent	Cost	+/-	Total
Base Cost		1376		78.96		108,649
Exterior Wall	Stud -Vinyl Siding	1376		16.26		22,376
Heating & Cooling	Heating & Cooling	1376		603.00		603
Heating & Cooling	Hot Water	1376		6.43		8,848
Architect Fee		1376		1.30		1,789
Sub Total						$142,264.17
Local Multiplier				1.43	[X]	$203,438.00
Current Multiplier				1.01	[X]	$205,472.00
Neighborhood Multiplier					[X]	$205,472.00
Depreciation - Physical				15.00	[-]	$30,821.00
Depreciation - Functional					[-]	$0.00
Depreciation - Economic					[-]	$0.00
Percent Complete				100.00	[-]	$174,651.00
Cost to Cure						
Neighborhood Adjustment						
Replacement Cost less Depreciation						$174,651

9329, 9331, 9333 Glacier Hwy; BLOCK 41 LOT 3 & 4 FRACTION OF;
11/27/02 per stat warr deed dtd 11/12/02;
8/18/04 new shop addr 9331 per JSG/CDD;
10/10/11 5B1601140050 Chg Mail Addr Per Shelly Mangusso Email dtd 10/4/2011/tlu;

9/7/12 Canvass. MIMP. Det. gararage with apartment valued in Comm Estimator and added to Microsolve as an outbldg. Updated sketch, photos, cost.

4/18/2013 Appeal of market value. Re-cost. BS
Before Appeal 183,000 450,500 633,500
After Appeal 183,000 409,000 592,000

2/22/16 Parcel comprises an older SFR (renovated 1995) and a newer 2400 SF metal garage with an apartment above. Site has poor access through the Elks parcel. Adjoining mini storage, under same ownership, shares the access driveway. Buildings are valued using Govern commercial models (cannot value the garage/apt bldg using a residential model). Parcel is currently classified as residential/MIMP. Base land value is 10 PSF. Adj to 75% good: 7.50 PSF. Revalued.
John_Sahnow - 2/23/2016 8:42:00 AM

4/8/2016 per appeal change neighborhood adjustment to area wide non conforming due to location, access and use;
Assessed value site 215,600 imp 434,300 total 649,900
adjusted value site 196,000 imp 396,000 total 592,200; MG
mary_grant - 5/27/2016 3:25:22 PM

Cost Report - Commercial

Section 4	Description	Units	Percent	Cost	+/-	Total
Base Cost		2400		32.71		78,504
Exterior Wall	Stud -Metal Siding	2400		9.66		23,183
Heating & Cooling	Heating & Cooling	2400		606.00		606
Heating & Cooling	Hot Water	2400	25%	1.93		4,632
Heating & Cooling	Space Heater	2400	75%	1.54		3,696
Architect Fee		2400		6.50		15,600
Mezzanine	Office	800		40.50		32,400
Sub Total						$158,621.11
Local Multiplier				1.43	[X]	$226,828.00
Current Multiplier				1.04	[X]	$235,901.00
Neighborhood Multiplier					[X]	$235,901.00
Depreciation - Physical				11.00	[-]	$25,949.00
Depreciation - Functional					[-]	$0.00
Depreciation - Economic					[-]	$0.00
Percent Complete				100.00	[-]	$209,952.00
Cost to Cure						
Neighborhood Adjustment						
Replacement Cost less Depreciation						$209,952

Miscellaneous Improvements

HDV		[+]	2,000
Solid Fuel Heater		[+]	2,000
Miscellaneous Improvement	Mezzanine Apt: Blt-i	[+]	2,000
Miscellaneous Improvement	Carport John_Sahnow	[+]	5,300

Total Improvement Value $221,300

5B1601140050_1_02232016

5b1601140050_2_02232016

Cost Report - Commercial

8344		Record	1
Parcel Code Number	5B1601140050	Number of Stories (Building)	01
Owner Name	WORDEN HOMES INC	Number of Sections	1
Parcel Address	9333 GLACIER HWY	Perimeter	170
Effective Year Built	2001	Class	D
Year Built	1951	Height	8
Building Model	C- 12 Residential Multiples, Motels	Rank	Average
Building Type	Single-Family Residence	Total Area	1,376.00

8344		Record	4
Parcel Code Number	5B1601140050	Number of Stories (Building)	01
Owner Name	WORDEN HOMES INC	Number of Sections	1
Parcel Address	9333 GLACIER HWY	Perimeter	200
Effective Year Built	2006	Class	D
Year Built	2005	Height	20
Building Model	C- 14 Garages, Industrials, Lofts, Warehouses	Rank	Average
Building Type	Storage Warehouse	Total Area	2,400.00

Section 1	Description	Units	Percent	Cost	+/-	Total
Base Cost		1376		78.96		108,649
Exterior Wall	Stud -Vinyl Siding	1376		16.26		22,376
Heating & Cooling	Heating & Cooling	1376		603.00		603
Heating & Cooling	Hot Water	1376		6.43		8,848
Architect Fee		1376		1.30		1,789
Sub Total						$142,264.17
Local Multiplier				1.43	[X]	$203,438.00
Current Multiplier				1.01	[X]	$205,472.00
Neighborhood Multiplier					[X]	$205,472.00
Depreciation - Physical				15.00	[-]	$30,821.00
Depreciation - Functional					[-]	$0.00
Depreciation - Economic					[-]	$0.00
Percent Complete				100.00	[-]	$174,651.00
Cost to Cure						
Neighborhood Adjustment						
Replacement Cost less Depreciation						$174,651

9329, 9331, 9333 Glacier Hwy; BLOCK 41 LOT 3 & 4 FRACTION OF;
11/27/02 per stat warr deed dtd 11/12/02;
8/18/04 new shop addr 9331 per JSG/CDD;
10/10/11 5B1601140050 Chg Mail Addr Per Shelly Mangusso Email dtd 10/4/2011/tlu;

9/7/12 Canvass. MIMP. Det. gararage with apartment valued in Comm Estimator and added to Microsolve as an outbldg. Updated sketch, photos, cost.

4/18/2013 Appeal of market value. Re-cost. BS
Before Appeal 183,000 450,500 633,500
After Appeal 183,000 409,000 592,000

2/22/16 Parcel comprises an older SFR (renovated 1995) and a newer 2400 SF metal garage with an apartment above. Site has poor access through the Elks parcel. Adjoining mini storage, under same ownership, shares the access driveway. Buildings are valued using Govern commercial models (cannot value the garage/apt bldg using a residential model). Parcel is currently classified as residential/MIMP. Base land value is 10 PSF. Adj to 75% good: 7.50 PSF. Revalued. John_Sahnow - 2/23/2016 8:42:00 AM

Cost Report - Commercial

Section 4	Description	Units	Percent	Cost	+/-	Total
Base Cost		2400		32.71		78,504
Exterior Wall	Stud -Metal Siding	2400		9.66		23,183
Heating & Cooling	Heating & Cooling	2400		606.00		606
Heating & Cooling	Hot Water	2400	25%	1.93		4,632
Heating & Cooling	Space Heater	2400	75%	1.54		3,696
Architect Fee		2400		6.50		15,600
Mezzanine	Office	800		40.50		32,400
Sub Total						$158,621.11
Local Multiplier				1.43	[X]	$226,828.00
Current Multiplier				1.04	[X]	$235,901.00
Neighborhood Multiplier					[X]	$235,901.00
Depreciation - Physical				11.00	[-]	$25,949.00
Depreciation - Functional					[-]	$0.00
Depreciation - Economic					[-]	$0.00
Percent Complete				100.00	[-]	$209,952.00
Cost to Cure						
Neighborhood Adjustment						
Replacement Cost less Depreciation						$209,952

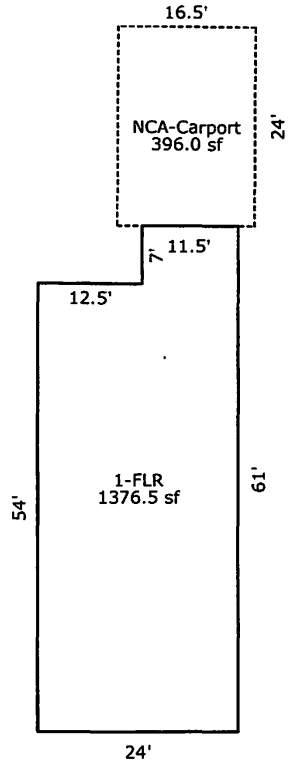
Miscellaneous Improvements

HDV		[+]	2,000
Solid Fuel Heater		[+]	2,000
Miscellaneous Improvement	Mezzanine Apt: Blt-i	[+]	2,000
Miscellaneous Improvement	Carport John_Sahnow	[+]	5,300

Total Improvement Value $395,900

Building 1 of 2
Built 1951
Renovated/Remodeled 2001

SFR



Comments:

AREA CALCULATIONS SUMMARY						BUILDING AREA BREAKDOWN			
Code	Description	Factor	Net Size	Perimeter	Ne	Breakdown			Subtotals
GBA1	1-FLR	1.00	1376.50	170.0		1376.50			
NCA	NCA-Carport	1.00	396.00	81.0		396.00	11.5 x	7.0	80.50
							54.0 x	24.0	1296.00
Net BUILDING Area		(rounded w/ factors)				2 Items		(rounded w/o factors)	1377

5B1601140050_1_09072012

5B1601140050_2_09072012

SKETCH/AREA TABLE ADDENDUM

Parcel No **5B1601140050**

SUBJECT

Property Address **9333 Glacier Highway**

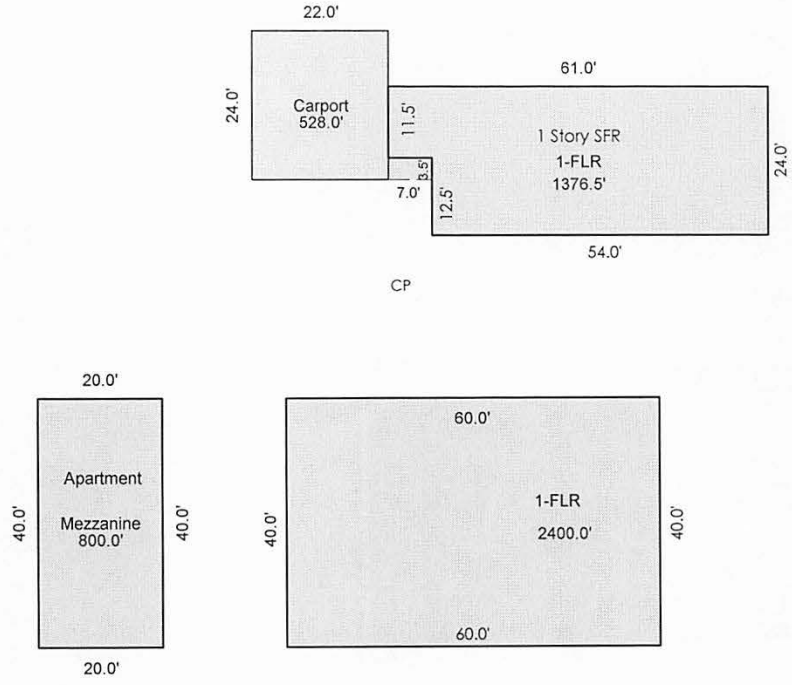
City | State | Zip

Owner

Client

Appraiser Name

IMPROVEMENTS SKETCH



Scale: **1 = 28**

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	1-FLR	1.00	1376.5	170.0	1376.5
GBA1	1-FLR	1.00	2400.0	200.0	2400.0
CC1	Mezzanine	1.00	800.0	120.0	800.0
GAR8	Carport	1.00	528.0	92.0	528.0
P/P1	Deck	1.00	24.5	21.0	24.5
Net LIVABLE Area		(rounded w/ factors)			1377
Net BUILDING Area		(rounded w/ factors)			3200

LIVING/BUILDING AREA BREAKDOWN

Breakdown			Subtotals
1-FLR			
11.5	x	61.0	701.5
12.5	x	54.0	675.0
40.0	x	60.0	2400.0
Mezzanine			
20.0	x	40.0	800.0
4 Items	(rounded w/o factors)		4577

Attachment C – Assessor's Records

Benjamin Singleton

From: Rob and Lisa Worden <roblisa@ak.net>
Sent: Thursday, April 18, 2013 8:51 PM
To: Benjamin Singleton
Subject: RE: Assessor's Office

Hello Benjamin,
as we discussed earlier, I have agreed with your change in value on 9333 Glacier Highway to be 592,000.00 and will withdraw my appeal. The information you requested for 9339 with 8 storage units and a 2 bed apartment are as follows:
rent -800.00 per storage unit
apartment -1000.00
total rent per month----------7400.00
garbage bill-225.00 per month
water and sewer-140.00 per month
power-390.00 per month
insurance flood-67.00 per month
insurance-170.00 per month
plowing /gravel- 1500.00 per year approx

Please call me if you have any questions or need any more information.
thanks,
Rob Worden
907-321-5015
note-- we had one unit vacant for 3 month last year.

From: Benjamin Singleton [mailto:Benjamin_Singleton@ci.juneau.ak.us]
Sent: Wednesday, April 17, 2013 10:48 AM
To: 'roblisa@ak.net'
Subject: Assessor's Office

When you have a moment, please call me regarding the petition for review of 9339 and 9333 Glacier Highway.

Thanks,

Benjamin Singleton, Real Estate Appraiser
Assessor's Office
City and Borough of Juneau
Juneau, AK
(907) 586-0334
Benjamin_Singleton@ci.juneau.ak.us

Itemized Property Costs- based on Marshall & Swift

From Table: MAIN Section 1 **Record #** 6961

Property ID:	5B1601140050	**Building Type:**	Single
Owner Name:	WORDEN ROBIN M & MELISSA G	**Quality:**	3.00 AVERAGE
Parcel Address:	GLACIER HWY	**Construction:**	Studded
Year Built:	1951	**Style:**	1 Story
Effective Age:	15	**Total Area:**	1377
Bedrooms:	3	**Total Rooms:**	7

Item	Description	Percent	Quantity	Unit Cost	Total
BASE COST					
Exterior Wall #1:	VnlSide / Ht=8	100.00		48.01	
ADJUSTMENTS					
Roof #1:	Mtl-Pre	100.00		1.00	
Floor cover #1:	Allowance	100.00		2.31	
Heat/cooling #1:	Elec BB	100.00		-0.16	
Energy Adjustment	Average				
ADJUSTED BASE COST			1,377.00	51.16	70,447
ADDITIONAL FEATURES					
Fixtures (beyond allowance of 8)				750.00	
Roughins (beyond allowance of 1)			1.00	280.00	280
Features #1:	HDV		1.00	2,000.00	2,000
Features #2:	Pellet stove		1.00	1,500.00	1,500
Garage/Shed #1:	Carport/No Data/No Data		396.00	7.10	2,812
Subtotal					77,038
Local multiplier		1.43			
Current multiplier		1.85			
REPLACEMENT COST NEW					203,804
Condition	Average	Percent			
Physical depreciation		15.00			-30,571
Functional depreciation					
Economic depreciation					
REPLACEMENT COST NEW LESS DEPRECIATION					173,200
LAND PRICES	Calc Method	Size	Grade	Adj. Rate	
Standard		26136.00	183.00	183,000.00	183,000
SITE IMPROVEMENTS	Quantity	Quality			
City Water	No Data	No Data			
City Sewer	No Data	No Data			
OUTBUILDINGS		Gtype			
Det Garage w/apt		RG1			229,900
TOTAL PROPERTY VALUE					586,100

NOTES

9329, 9331, 9333 Glacier Hwy; BLOCK 41 LOT 3 & 4 FRACTION OF;
11/27/02 per stat warr deed dtd 11/12/02;
8/18/04 new shop addr 9331 per JSG/CDD;
10/10/11 5B1601140050 Chg Mail Addr Per Shelly Mangusso Email dtd 10/4/2011/tlu;

9/7/12 Canvass. MIMP. Det. gararage with apartment valued in Comm Estimator and added to Microsolve as an outbldg. Updated sketch, photos, cost.

4/18/2013 Appeal of market value. Re-cost. BS

Itemized Property Costs- based on Marshall & Swift

From Table: MAIN Section 1 **Record #** 6961

Property ID:	5B1601140050	**Building Type:**	Single
Owner Name:	WORDEN ROBIN M & MELISSA G	**Quality:**	3.00 AVERAGE
Parcel Address:	GLACIER HWY	**Construction:**	Studded
Year Built:	1951	**Style:**	1 Story
Effective Age:	15	**Total Area:**	1377
Bedrooms:	3	**Total Rooms:**	7

Item	Description	Percent	Quantity	Unit Cost	Total
Before Appeal 183,000 450,500 633,500					
After Appeal 183,000 409,000 592,000					

Attachment C – Assessor's Records

5B1601140050_04182013

Itemized Property Costs- based on Marshall & Swift

From Table: MAIN Section 1 Record # 6961

Property ID:	5B1601140050	**Building Type:**	Single
Owner Name:	WORDEN ROBIN M & MELISSA G	**Quality:**	3.00 AVERAGE
Parcel Address:	GLACIER HWY	**Construction:**	Studded
Year Built:	1951	**Style:**	1 Story
Effective Age:	15	**Total Area:**	1377
Bedrooms:	3	**Total Rooms:**	7

Item	Description	Percent	Quantity	Unit Cost	Total
BASE COST					
Exterior Wall #1:	VnlSide / Ht=8	100.00		48.01	
ADJUSTMENTS					
Roof #1:	Mtl-Pre	100.00		1.00	
Floor cover #1:	Allowance	100.00		2.31	
Heat/cooling #1:	Elec BB	100.00		-0.16	
Energy Adjustment	Average				
ADJUSTED BASE COST			1,377.00	51.16	70,447
ADDITIONAL FEATURES					
Fixtures (beyond allowance of 8)				750.00	
Roughins (beyond allowance of 1)			1.00	280.00	280
Features #1:	HDV		1.00	2,000.00	2,000
Features #2:	Pellet stove		1.00	1,500.00	1,500
Garage/Shed #1:	Carport/No Data/No Data		396.00	7.10	2,812
Subtotal					77,038
Local multiplier		1.43			
Current multiplier		1.85			
REPLACEMENT COST NEW					203,804
Condition	Average	Percent			
Physical depreciation		15.00			-30,571
Functional depreciation					
Economic depreciation					
REPLACEMENT COST NEW LESS DEPRECIATION					173,200
LAND PRICES	Calc Method	Size	Grade	Adj. Rate	
Standard		26136.00	183.00	183,000.00	183,000
SITE IMPROVEMENTS	Quantity	Quality			
City Water	No Data	No Data			
City Sewer	No Data	No Data			
OUTBUILDINGS		Gtype			
Det Garage w/apt		RG1			229,900
TOTAL PROPERTY VALUE					586,100

NOTES

9329, 9331, 9333 Glacier Hwy; BLOCK 41 LOT 3 & 4 FRACTION OF;
11/27/02 per stat warr deed dtd 11/12/02;
8/18/04 new shop addr 9331 per JSG/CDD;
10/10/11 5B1601140050 Chg Mail Addr Per Shelly Mangusso Email dtd 10/4/2011/tlu;

9/7/12 Canvass. MIMP. Det. gararage with apartment valued in Comm Estimator and added to Microsolve as an outbldg. Updated sketch, photos, cost.

Estimate Number	:	333
Parcel Number	:	5B1601140050
Property Owner	:	Worden Robin & Melissa
Property Address	:	9333 Glacier Hwy
JUNEAU	:	Juneau
ALASKA	:	Alaska
99801	:	99801

GARAGE W/APT ONLY

ENTERED IN MICROSOLVE AS OUTBLDG

Section 1

Occupancy	Class	Height	Rank
100% Storage Warehouse	Wood or steel framed exterior walls	24.00	2.0

Total Area	:	2,400
Number of Stories (Building)	:	1.00
Number of Stories (Section)	:	1.00
Perimeter	:	200
Effective Age (years)	:	7.00

Components	Units/%	Other		
Exterior Walls:				
Stud -Metal Siding	100%			
HVAC (Heating):				
Space Heater	2,400	Climate	:	2
Hot Water	800	Climate	:	2
Mezzanines:				
Mezzanines-Storage	800			

Cost as of 10/2008

	Units/%	Cost	Total
Basic Structure			
Base Cost	2,400	52.07	124,968
Exterior Walls	2,400	16.76	40,224
Heating & Cooling	3,200	6.37	20,384
Mezzanine	800	25.88	20,704
Basic Structure Cost	2,400	85.95	206,280
Extras			
Interior Apartment build-out	800	48.00	38,400
Built-in Appliances	1	2,500.00	2,500
Replacement Cost New	2,400	102.99	247,180
Less Depreciation			
Physical & Functional	7.0%		17,303
Depreciated Cost	2,400	95.78	229,877
Rounded to Nearest	100		229,900

Estimate Number: 333
Parcel Number: 5B1601140050

Section 1

Occupancy	Class	Height	Rank
100% Storage Warehouse	Wood or steel framed exterior walls	24.00	2.0

Total Area	: 2,400
Number of Stories (Building)	: 1.00
Number of Stories (Section)	: 1.00
Perimeter	: 200
Effective Age (years)	: 7.0

Components	Units/%	Other
Exterior Walls:		
Stud -Metal Siding	100%	
HVAC (Heating):		
Space Heater	2,400	Climate : 2
Hot Water	800	Climate : 2
Mezzanines:		
Mezzanines-Storage	800	

Cost as of 10/2008

	Units	Unit Cost	Total Cost New	Less Depreciation	Total Cost Depreciated
Basic Structure					
Base Cost	2,400	52.07	124,968	8,748	116,220
Exterior Walls					
Stud -Metal Siding	2,400	16.76	40,224	2,816	37,408
Heating & Cooling					
Space Heater	2,400	3.79	9,096	637	8,459
Hot Water	800	14.11	11,288	790	10,498
Mezzanine					
Mezzanines-Storage	800	25.88	20,704	1,449	19,255
Basic Structure Cost	2,400	85.95	206,280	14,440	191,840
Extras					
Interior Apartment build-out	800	48.00	38,400	2,688	35,712
Built-in Appliances	1	2,500.00	2,500	175	2,325
Replacement Cost New	2,400	102.99	247,180		
Less Depreciation					
Physical & Functional	7.0%			17,303	229,877
Depreciated Cost	2,400	95.78			229,877

City and Borough of Juneau

Community Development Department

NEW ADDRESS ASSIGNMENT / UPDATE

New Address(es) Assigned:

9331 GLACIER HWY
9329 GLACIER HWY

Description: Address assignment for new shop (9331) with apartment above (9329). There is also a single family dwelling on this property (9333).

MAIL TO:

WORDEN HOMES INC
PO BOX 32884
JUNEAU, AK 99803

Address Assignment Case Number: ADR2004-00048

Date Address Assigned: 6/10/2004

Parcel Code Number: 5-B16-0-114-005-0

Legal Description: MENDENHALL ACRES BL 41 LTS 3 & 4 FR

Address Given To: Permit Center

Assigned By: JSG

Current Property Owner: WORDEN HOMES INC

Building Permit Number BLD2004-00258

Date Printed: 8/7/2007

All Addresses assigned to Parcel Number:

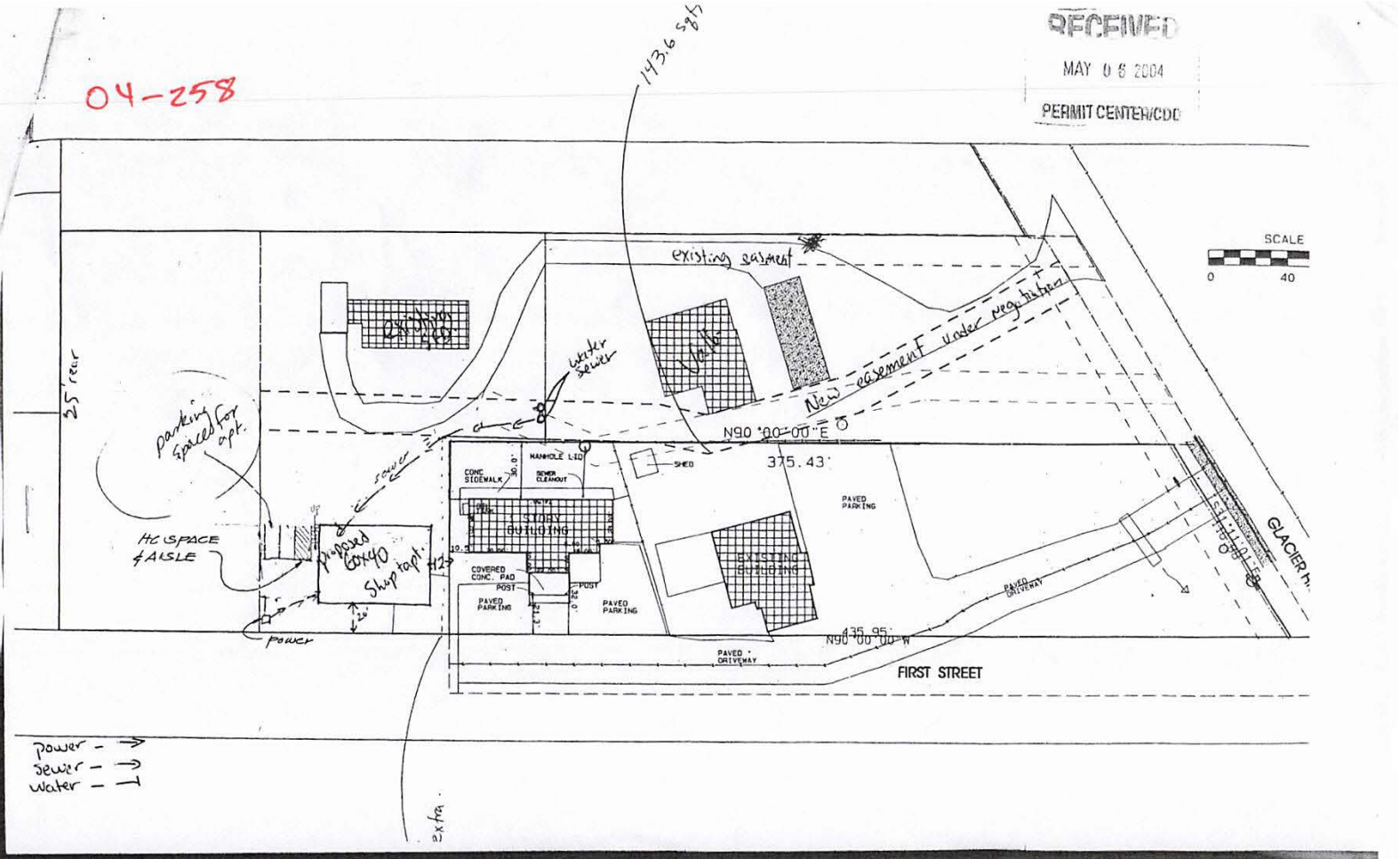
9331 GLACIER HWY
9329 GLACIER HWY
9333 GLACIER HWY

If you have questions, please contact Jeanette St. George at 907-586-0762 or jeanette_stgeorge@ci.juneau.ak.us.

cc: Property Owner
CBJ Assessors, Police, Fire
AEL&P
U.S. Postal Service
ACS

City & Borough of Juneau
Alaska's Capital City
155 S. Seward Street, Juneau, Alaska 99801

Attachment C – Assessor's Records



SB1601140050

2002-011758-0
Recording Dist: 101 - Juneau
11/14/2002 9:59 AM Pages: 1 of 2

ALASKA

CC

THIS SPACE RESERVED FOR RECORDERS USE

Title Insurance Agency
9097 Glacier Highway
Juneau, Alaska 99801
(907) 789-1671 FAX 789-2375

Filed for Record at Request of and Return to:

Name: Robin M. Worden and Melissa G. Worden
Address: P.O. Box 32884
City, State, Zip Juneau, AK, 99803

TIA # 31490

STATUTORY WARRANTY DEED

THE GRANTOR, **Irvin G. Porter and Judith A. Porter, husband and wife as tenants by the entirety of Box 32755, Juneau, AK 99803**

for and in consideration of **TEN DOLLARS and other valuable consideration**

in hand paid, conveys and warrants to GRANTEE **Robin M. Worden and Melissa G. Worden, husband and wife as tenants by the entirety**

the following described real estate, situated in the Juneau Recording District, First Judicial District, State of Alaska:

Lot 3 and the West 50.00 feet of the North 108.00 feet of Lot 4, Block 41, Mendenhall Acre Tracts, Juneau Recording District, First Judicial District, State of Alaska.

SUBJECT HOWEVER TO:

Patent reservations, conditions, restrictions and easements of record

November 12, 2002

Irvin G. Porter

Judith A. Porter

State of Alaska)
)ss.
First Judicial District)

On this 13th day of Nov 2002 personally appeared before me, Irvin G. Porter and Judith A. Porter, to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal hereto affixes the day and year first above written.

STATE OF ALASKA
OFFICIAL SEAL
Debra L. Stephens
NOTARY PUBLIC
My Commission Expires

Notary Public for Alaska
My Commission Expires: 12-27-02

2 of 2
2002-011758-0

Itemized Property Costs- based on Marshall & Swift

From Table: MAIN Section 1 **Record #** 6969

Property ID:	5B1601140050	**Building Type:**	Single
Owner Name:	WORDEN ROBIN M & MELISSA G	**Quality:**	3.00 AVERAGE
Parcel Address:	GLACIER HWY	**Construction:**	Studded
Year Built:	1951	**Style:**	1 Story
Effective Age:	20	**Total Area:**	1377
Bedrooms:	3	**Total Rooms:**	7

Item	Description	Percent	Quantity	Unit Cost	Total
BASE COST					
Exterior Wall #1:	VnlSide / Ht=8	100.00		48.01	
ADJUSTMENTS					
Roof #1:	Mtl-Pre	100.00		1.00	
Floor cover #1:	Allowance	100.00		2.31	
Heat/cooling #1:	Elec BB	100.00		-0.16	
Energy Adjustment	Average				
ADJUSTED BASE COST			1,377.00	51.16	70,447
ADDITIONAL FEATURES					
Fixtures (beyond allowance of 8)				750.00	
Roughins (beyond allowance of 1)			1.00	280.00	280
Features #1:	Pellet Stove		1.00	2,000.00	2,000
Features #2:	Monitor		1.00	2,000.00	2,000
Porch #1:	WoodDck/WdRl		25.00	6.30	158
Garage/Shed #1:	Carport/No Data/No Data		396.00	7.10	2,812
Subtotal					77,696
Local multiplier		1.43			
Current multiplier		1.85			
REPLACEMENT COST NEW					205,545
Condition	Average	Percent			
Physical depreciation		20.00			-41,109
Functional depreciation					
Economic depreciation					
REPLACEMENT COST NEW LESS DEPRECIATION					164,400
LAND PRICES	Calc Method	Size	Grade	Adj. Rate	
Standard	Site	26136.00	183.00	183,000.00	183,000
SITE IMPROVEMENTS	Quantity	Quality			
City Water	No Data	No Data			
City Sewer	No Data	No Data			
SUB-TOTAL THIS SECTION					347,400

NOTES

9329, 9331, 9333 Glacier Hwy; BLOCK 41 LOT 3 & 4 FRACTION OF;11/27/02 per stat warr deed dtd 11/12/02; 8/18/04 new shop addr 9331 per JSG/CDD;

MicroSolve CAMA 2000

Itemized Property Costs- based on Marshall & Swift

From Table: MAIN Section 2 Record # 6969

Property ID:	5B1601140050	**Building Type:**	Single
Owner Name:	WORDEN ROBIN M & MELISSA G	**Quality:**	3.00 AVERAGE
Parcel Address:	GLACIER HWY	**Construction:**	Studded
Year Built:	2004	**Style:**	2 Story
Effective Age:	1	**Total Area:**	800
Bedrooms:	2	**Total Rooms:**	5

Item	Description	Percent	Quantity	Unit Cost	Total
BASE COST					
Exterior Wall #1:	MtlSide / Ht=8	100.00		52.98	
ADJUSTMENTS					
Roof #1:	Mtl-Sms	100.00		0.49	
Subfloor	Wood				
Floor cover #1:	Allowance	100.00		2.31	
Floor Insulation	Moderat		800.00	0.76	
Heat/cooling #1:	HW BB	100.00		1.27	
Energy Adjustment	Excellent			2.88	
ADJUSTED BASE COST			800.00	60.69	48,552
ADDITIONAL FEATURES					
Fixtures (beyond allowance of 8)			-3.00	750.00	-2,250
Roughins (beyond allowance of 1)				280.00	
Porch #1:	WoodDck/WdRl (MF)		48.00	3.86	185
Garage/Shed #1:	Builtin/MtlSide/No Data		2,400.00	10.56	25,344
Subtotal					71,831
Local multiplier		1.43			
Current multiplier		1.85			
REPLACEMENT COST NEW					190,029
Condition	Average	Percent			
Physical depreciation		1.00			-1,900
Functional depreciation					
Economic depreciation					
REPLACEMENT COST NEW LESS DEPRECIATION					188,100
TOTAL PROPERTY VALUE					535,500

NOTES

MicroSolve CAMA 2000

Itemized Property Costs- based on Marshall & Swift

From Table: MAIN Section 1 Record # 6985

Property ID:	5B1601140050	**Building Type:**	Single
Owner Name:	WORDEN ROBIN M & MELISSA G	**Quality:**	3.00 AVERAGE
Parcel Address:	GLACIER HWY	**Construction:**	Studded
Year Built:	1951	**Style:**	1 Story
Effective Age:	4	**Total Area:**	1376
Bedrooms:	3	**Total Rooms:**	7

Item	Description	Percent	Quantity	Unit Cost	Total
BASE COST					
Exterior Wall #1:	VnlSide / Ht=8	100.00		48.02	
ADJUSTMENTS					
Roof #1:	Mtl-Pre	100.00		1.00	
Floor cover #1:	Allowance	100.00		2.31	
Heat/cooling #1:	Elec BB	100.00		-0.16	
Energy Adjustment	Good			1.28	
ADJUSTED BASE COST			1,376.00	52.45	72,171
ADDITIONAL FEATURES					
Fixtures (beyond allowance of 8)				750.00	
Roughins (beyond allowance of 1)			1.00	280.00	280
Features #1:	Pellet Stove		1.00	2,000.00	2,000
Features #2:	Monitor		1.00	2,000.00	2,000
Porch #1:	WoodDck/WdRl (MF)		163.00	3.56	580
Garage/Shed #1:	Carport/No Data/No Data		396.00	7.10	2,812
Subtotal					79,842
Local multiplier		1.43			
Current multiplier		1.70			
REPLACEMENT COST NEW					194,096
Condition	Average	Percent			
Physical depreciation		4.00			-7,764
Functional depreciation					
Economic depreciation					
REPLACEMENT COST NEW LESS DEPRECIATION					186,300
LAND PRICES	Calc Method	Size	Grade	Adj. Rate	
Standard	Site	26136.00	209.10	209,100.00	209,100
SITE IMPROVEMENTS	Quantity	Quality			
City Water	No Data	No Data			
City Sewer	No Data	No Data			
SUB-TOTAL THIS SECTION					395,400

NOTES

BLOCK 41 LOT 3 & 4 FRACTION OF;11/27/02 per stat warr deed dtd 11/12/02; 8/18/04 new shop addr 9331 per JSG/CDD;

Estimate Number	:	0
Parcel Number	:	5b1601140050
Property Owner	:	Worden Robin & Melissa
Property Address	:	9333 Glacier Hwy
Property City	:	Juneau
State/Province	:	Alaska
ZIP/Postal Code	:	99801

Section 1

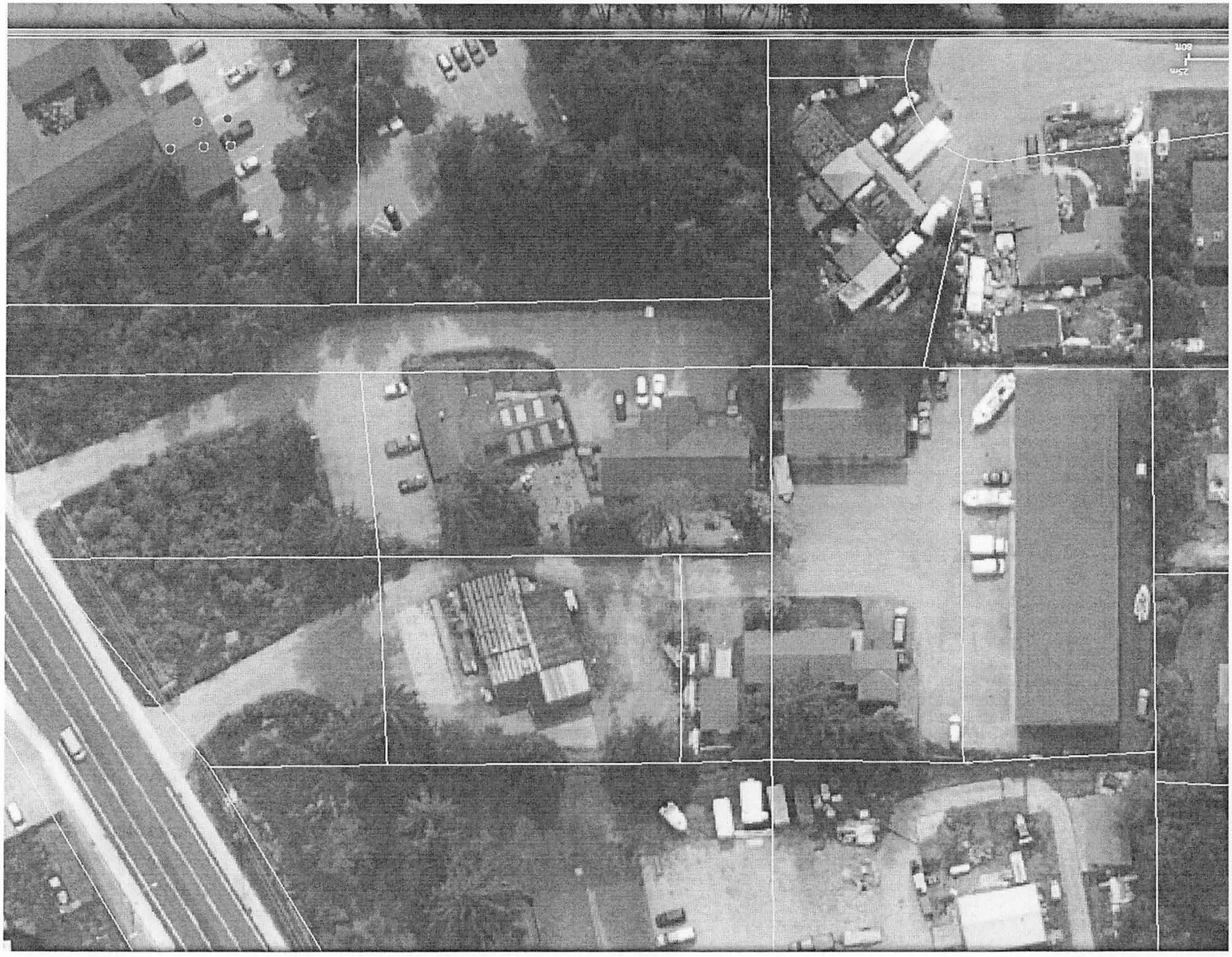
Occupancy	**Class**	**Height**	**Rank**
75% Storage Garage	Wood or steel framed exterior walls	24.00	2.0
25% Luxury Apartment	Wood or steel framed exterior walls	8.00	2.0
Total Area	: 3,200		
Number of Stories (Building)	: 2.00		
Number of Stories (Section)	: 1.00		
Shape	: 2.00		

Components	**Units/%**	**Other**
Exterior Walls:		
Stud -Metal Siding	100%	
HVAC (Heating):		
Space Heater	75%	
Hot Water	25%	
Land and Site:		
Site Value	209,100	

Cost as of 01/2006

	Units/%	**Cost**	**Total**
Basic Structure			
Base Cost	3,200	65.48	209,536
Exterior Walls	3,200	12.62	40,384
Heating & Cooling	3,200	6.81	21,800
Basic Structure Cost	3,200	84.91	271,720
Extras			
Kitchen	1	5,000.00	5,000
Deck	48	12.50	600
Residential House			
Replacement Cost New	3,200	86.66	277,320
Miscellaneous			
Site Value			209,100
Total Cost	3,200	152.01	486,420
Rounded to Nearest	100		486,400

Attachment C – Assessor's Records



Attachment C – Assessor's Records

Attachment C – Assessor's Records

CITY/BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

PLANNING COMMISSION
NOTICE OF DECISION
Date: July 28, 2004

File No.: USE2004-00034

Rob Worden
P.O. BOX 32884
Juneau, AK 99803-2884

Application For:	A Conditional Use permit to allow the construction of a storage shop with an apartment.
Legal Description:	Mendenhall Acres, Block 41, Lot 3 Fr
Parcel Code No.:	5-B16-0-114-005-0
Hearing Date:	July 27, 2004

The Planning Commission, at its regular public meeting, adopted the analysis and findings listed in the attached memorandum dated July 21, 2004, and approved the storage shop and apartment to be conducted as described in the project description and project drawing submitted with the application and with the following conditions:

1. Wheel stops are to be provided for the applicant's proposed parking prior to issuance of a Certificate of Occupancy, as shown on the site plan. The accessible space and aisle must have blue wheel stops.

2. Finished floor elevation must be certified above an elevation of 26' mllw, due to project's proposed location within an A2 Flood Zone, and pursuant to §49.70.400 of CBJ Title 49.

3. To ensure access for emergency vehicles, recording of the proposed easement to the south of Valley Paint shall be required prior to Certificate of Occupancy.

4. Due to an eagle's nest within 270' of the proposed construction site, the applicant shall either seek a variance for CBJ §49.70.310, requiring a 330' buffer around an eagle's nest, or wait to begin construction until after August 31, 2004.

5. Strict adherence to the submitted lighting plan shall be required. Any changes to such plan must be approved by CDD.

6. To help buffer between the Light Commercial and D-5 Residential Zone, sight-obscuring fencing approved for appearance and function by CDD, shall be provided along the west lot line, or the west lot line of the adjacent parcel.

Attachments: July 21, 2004, memorandum from Matthew Halitsky, Community Development to the CBJ Planning Commission regarding USE2004-00034.

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 July 27, 2004.

Expiration Date: The permit will expire 18 months after the effective date, or January 27, 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 by submitted thirty days prior to the expiration date.

Project Planner: Matthew Halitsky
Matthew Halitsky, Planner

for Johan Dybdahl, Chairman
Planning Commission

Filed With City Clerk
Laurie J. Sica
7/30/2004

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.

CITY/BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

BOARD OF ADJUSTMENT
NOTICE OF DECISION
Date: August 11, 2004

File No.: VAR2004-00037

Rob Worden
PO Box 32884
Juneau, AK 99803

Application For: A variance to allow construction near an eagle's nest prior to August 31.

Legal Description: Mendenhall Acres Block 41 Lots 3 & 4

Parcel Code No.: 5-B16-0-114-005-0

Hearing Date: August 10, 2004

The Board of Adjustment, at its regular public meeting, adopted the analysis and findings listed in the attached memorandum dated August 3, 2004 and approved the Variance to be conducted as described in the project description and project drawing submitted with the application.

Attachment: August 3, 2004, memorandum from Matthew Halitsky, Community Development to the CBJ Planning Commission regarding VAR2004-00037.

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.
August 10, 2004

Expiration Date: The permit will expire 18 months after the effective date or February 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 before the permit expires.

Project Planner: Matthew A. Halitsky

Matthew Halitsky, Planner

Johan Dybdahl, Chairman
Planning Commission

Filed With City Clerk

Laurie J. Sica

8/17/04

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.

This instrument was recorded by TITLE ... AGENCY as an accommodation only. It has not been examined as to its effect, if any ... title of the estate herein.

ALASKA

2006-007294-0
Recording Dist: 101 - Juneau
10/5/2006 10:22 AM Pages: 1 of 7

CC

EASEMENT AGREEMENT

THIS AGREEMENT IS MADE between **WORDEN HOMES, INC., an Alaska corporation,** of P.O. Box 32884, Juneau, Alaska 99803 (hereinafter "Parcel 1 Owner") and **WORDEN HOMES, INC., an Alaska corporation,** of P.O. Box 32884, Juneau, Alaska 99803 (hereinafter "Parcel 2 Owner").

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RECITALS

A. Worden Homes, Inc., is the owner of the following described real property:

> The East 100.00 feet of Three (3), and the West 50.00 feet of the North 108.00 feet of Lot Four (4), Block Forty-One (41), Mendenhall Acre Tracts Juneau Recording District, First Judicial District, State of Alaska.

(hereinafter "Parcel No. 1").

B. Worden Homes, Inc., is the owner of the following described real property:

> The West 105.00 feet of Three (3), Block Forty-One (41), Mendenhall Acre Tracts Juneau Recording District, First Judicial District, State of Alaska.

(hereinafter "Parcel No. 2").

C. Parcel 2 Owner is constructing a nine (9) unit building which upon completion they intend to submit to the provisions of AS 34.08 for the purpose of creating business condominium units ("Condominium Project").

D. An easement to provide ingress and egress to the Condominium Project is needed across Parcel 1 from an extension of the ingress and egress easement located

along the Northerly twenty feet (20.0') of that part of Lots 4 and 5, Block 41, Mendenhall Acres Tracts according to plat recorded in Deed Book 30 at Page 343, Juneau Recording District, First Judicial District, State of Alaska, described in the Easement Agreement between Charles T. Williams and Worden Homes, Inc., recorded simultaneously herewith.

E. An easement to provide for utilities to the Condominium Project is also needed across a portion of Parcel 1.

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NOW THEREFORE, the parties agree as follows:

AGREEMENT

1. The above referenced recitals set forth in Paragraphs A, B, C, D and E above are hereby restated and incorporated by reference.

2. Parcel 1 Owner hereby grants to Parcel 2 Owner a perpetual easement twenty feet (20.0') in width for ingress and egress across the following described portion of Parcel No. 1:

> The East 20.0 feet of the West 50.0 feet of the North 108.0 feet of Lot Four (4), the South 20.0 feet of the West 50.00 feet of the North 108.0 feet of Lot Four (4), and the South 20.0 feet of the North 108.0 feet of the East 100.0 feet of Lot Three (3), Block Forty-one (41), Mendenhall Acre Tracts, Juneau Recording District, First Judicial District, Sate of Alaska, as the same is delineated on Exhibit A attached hereto.

3. The purpose of the easement granted from Parcel 1 Owner to Parcel 2 Owner is to allow ingress and egress to Parcel 2 from an extension of the ingress and egress easement located on the Northerly 20.0' of Lots 4 and 5, Block 41, Mendenhall Acres Tracts according to plat recorded in Deed Book 30 at Page 343, Juneau Recording

District, First Judicial District, State of Alaska, described in the Easement Agreement between Charles T. Williams and Worden Homes, Inc., recorded simultaneously herewith. Parcel 1 Owner and Parcel 2 Owner agree that at no time will cars, boats, trailers or vehicles of any kind be parked in such a manner as to block any part of the driveway.

4. Parcel 1 Owner and Parcel 2 Owner agree to be jointly responsible for all costs associated with maintenance of the driveway located on the above described easement, including but not limited to development, grading, additional gravel and/or asphalt, snow removal, and all maintenance necessary to maintain the roadway in a safe, driveable condition.

5. Pursuant to the provisions of the Easement Agreement between Charles T. Williams and Worden Homes, Inc., recorded simultaneously herewith, Parcel 1 Owner and Parcel 2 Owner agree that if Charles T. Williams relocates the existing commercial structure located on that portion Lots 4 and 5, Block 41, Mendenhall Acres Tracts according to plat recorded in Deed Book 30 at Page 343, Juneau Recording District, First Judicial District, State of Alaska, described in said agreement, that the ingress and egress easement created herein as it relates to the East 20.0 feet of the West 50.0 feet of the North 108.0 feet of Lot Four (4), Block Forty-one (41), Mendenhall Acre Tracts, will be automatically vacated upon recording of a notice defining the location of such alternate access.

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6. Parcel 1 Owner hereby grants to Parcel 2 Owner a perpetual easement twenty feet (20.0') in width for utilities, including, but not limited to, sewer, water and electricity, in, over, under and across the following described portion of Parcel No. 1:

> The South 20.0 feet of the West 50.00 feet of the North 108.0 feet of Lot Four (4), and the South 20.0 feet of the North 108.0 feet of the East 100.0 feet of Lot Three (3), Block Forty-one (41), Mendenhall Acre Tracts, Juneau Recording District, First Judicial District, Sate of Alaska, as the same is delineated on Exhibit B attached hereto.

7. The purpose of the easement granted from Parcel 1 Owner to Parcel 2 Owner is to allow installation of utilities, whether above ground or under ground, for the benefit of the Condominium Project to be constructed on Parcel 2.

8. The Parcel 2 Owner shall be responsible for all costs associated with installation of said utilities to the Condominium Project.

9. The easements created herein shall be perpetual in nature and shall run with the land.

10. The considerations for the granting of this easement are the mutual promises made by each party to the other and $1.00, receipt of which is hereby acknowledged.

11. A copy of this agreement shall be recorded with the District Recorder's Office, First Judicial District at Juneau.

12. This Agreement embodies the entire agreement and understanding between the parties and supersedes all prior agreements and understandings relating to the subject matter hereof.

13. If any provision of this Agreement or any application thereof shall be invalid or unenforceable, the remainder of this Agreement and any other application of such provision shall not be affected thereby.

14. If an action or proceeding is brought in connection with this agreement, the successful or prevailing party shall be entitled to recover reasonable attorney's fees, court

costs, and other reasonable fees and costs incurred in that action or proceeding (whether at trial, on appeal, and/or in a bankruptcy or similar proceeding) and in enforcing any judgment rendered thereon, in addition to any other relief to which it may otherwise be entitled.

15. This Agreement shall be construed and interpreted in accordance with, and governed and enforced in all respects by, the laws of the State of Alaska.

EXECUTED on the date written below.

Parcel 1 Owner

WORDEN HOMES, INC., an Alaska corporation

Date: 10/04/06

By: _____
Rob M. Worden, President

Parcel 2 Owner

WORDEN HOMES, INC., an Alaska corporation

Date: 10/04/06

By: _____
Rob M. Worden, President

RECEIVED
OCT 9 2006
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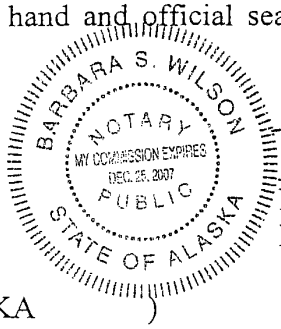
STATE OF ALASKA)
: ss
FIRST JUDICIAL DISTRICT)

On this 4 day of October, 2006, before me, the undersigned, a Notary Public in and for the State of Alaska, duly commissioned and sworn, personally appeared Rob M. Worden, to me known to be the President, of **Worden Homes, Inc.**, the corporation that executed the foregoing instrument, and he acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he is authorized to execute the said instrument and that the seal affixed (if any) is the corporate seal of said corporation, as to Parcel 1 Owner.

Witness my hand and official seal hereto affixed the day and year first above-written.

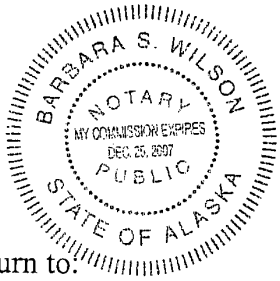


Notary Public for Alaska
My Commission Expires: 12-25-2007

STATE OF ALASKA)
: ss
FIRST JUDICIAL DISTRICT)

On this 4 day of October, 2006, before me, the undersigned, a Notary Public in and for the State of Alaska, duly commissioned and sworn, personally appeared Rob M. Worden, to me known to be the President, of **Worden Homes, Inc.**, the corporation that executed the foregoing instrument, and he acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he is authorized to execute the said instrument and that the seal affixed (if any) is the corporate seal of said corporation, as to Parcel 2 Owner.

Witness my hand and official seal hereto affixed the day and year first above-written.



Notary Public for Alaska
My Commission Expires: 12-25-2007

After recording return to:
BAXTER BRUCE & SULLIVAN, P.C.
P.O. Box 32819
Juneau, Alaska 99803

RECEIVED
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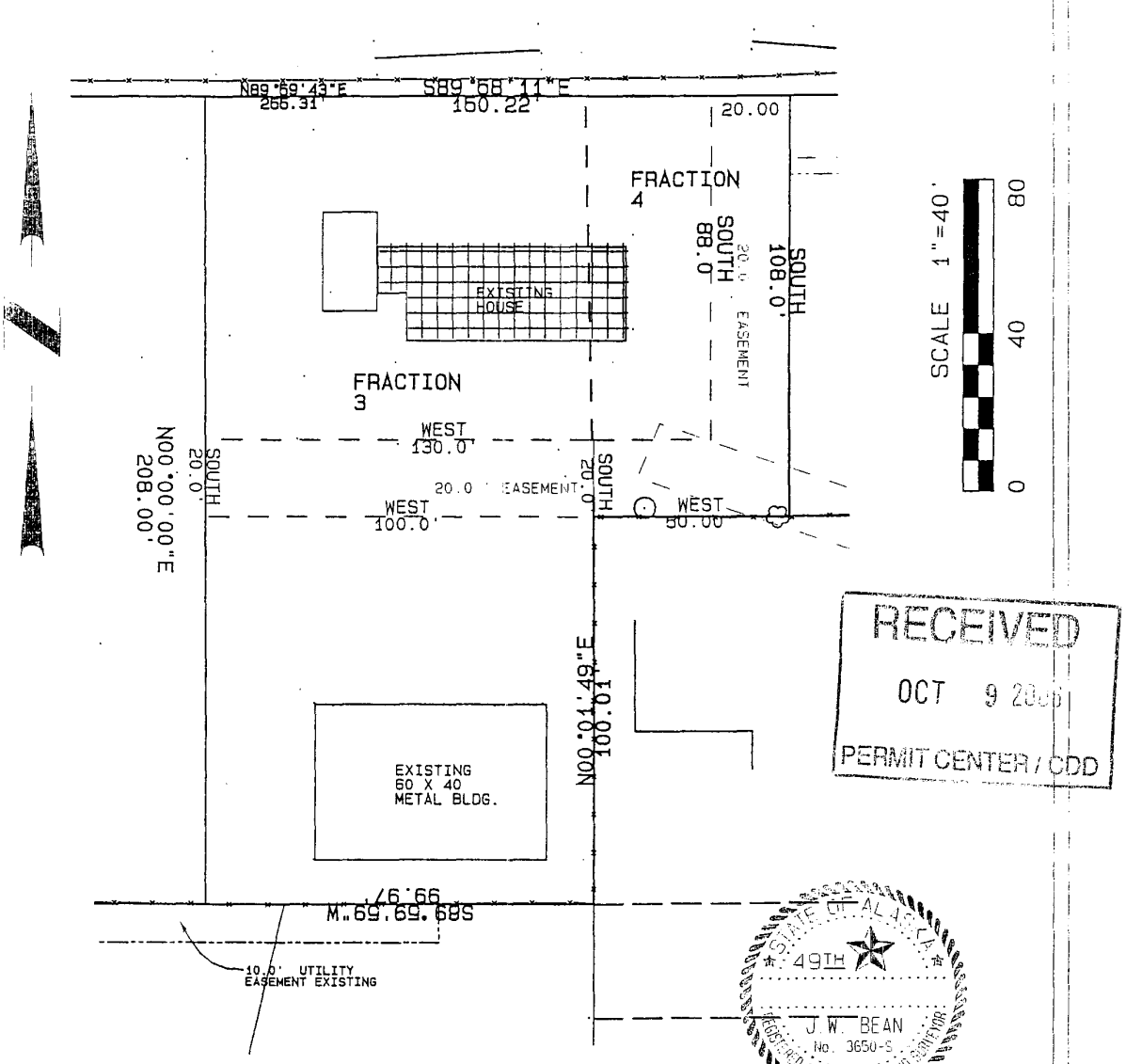
PERMIT CENTER / CDD

Attachment F – 2006 Easement Agreement

EXHIBIT A



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STATE OF ALASKA
49TH
J.W. BEAN
No. 3650-S
REGISTERED PROFESSIONAL LAND SURVEYOR

I HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT PLAT; THAT ALL WALKS, ROADS, EASEMENTS AND IMPROVEMENTS THEREON ARE AS SHOWN AND THAT ALL OVERLAPS AND ENCROACHMENTS ARE AS SHOWN TO THE BEST OF MY KNOWLEDGE.

J.W. BEAN
PROFESSIONAL SURVEYOR

F.B. _____ JOB NO 9882
SCALE AS SHOWN
DATE 10-04-06

EASEMENT ACROSS
FRACTION OF LOT3 & 4
BLOCK 41
MENDENHALL ACRES SUBD

7 of 7
2006-007294-0

Attachment F – 2006 Easement Agreement

Presented by: The Manager
Introduced: 06/08/2015
Drafted by: A. G. Mead

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2015-03(c)(am)

An Ordinance Amending the Land Use Code.

BE IT ENACTED BY THE ASSEMBLY OF THE CITY AND BOROUGH OF JUNEAU, ALASKA:

Section 1. Classification. This ordinance is of a general and permanent nature and shall become a part of the City and Borough of Juneau Municipal Code.

Section 2. Amendment of Section. CBJ 49.10.130, Meetings, is amended to read:

49.10.130 Meetings.

(a) Regular meetings shall be held on the second and fourth Tuesday of each month.

(b) Special meetings may be called by the chair or any three members of the commission. Public notice of special meetings shall be made 24 hours in advance and shall be supplied to the local news media and posted on the municipal bulletin board. Commission members will be notified by the department.

(c) Public notice for all permits and other land use ordinance actions shall be according to the requirements established for such actions.

(d) Meetings shall be conducted under Robert's Rules of Order, as modified by the commission.

(e) The commission may, by motion, establish its own rules of procedure and committees, meeting times, dates and places, media for public notice, development application forms, referral and review agencies and procedures, and any other matter reasonably necessary or desirable for the full and complete conduct of its duties pursuant to this title and any other provision of law.

//

//

Section 3. Amendment of Section. CBJ 49.10.770, Meetings, is amended to read:

49.10.770 Meetings.

(a) *Regular meetings.* The wetlands review board shall hold one regular meeting each month as necessary to conduct board business.

(b) *Special meetings.* The wetlands review board may hold special meetings upon the call of the chair or any two members. At least 24 hours before the meeting, personal notice shall be given to each board member designating the time, place, and purpose of the special meeting, or written notice shall be left at each member's usual place of residence. At least 24 hours before the meeting, copies of the notice shall also be delivered to the newspapers of general circulation in the municipality and to the commercial radio and television stations operating in the municipality.

(c) *Public notice.* No business may be transacted at any special meeting except as stated in the notice of the meeting. All meetings of the wetlands review board shall be publicly noticed in the same manner as other City and Borough boards and commissions, and shall be conducted in accordance with the Alaska Open Meetings Act.

Section 4. Amendment of Section. CBJ 49.10.790, Rules of Procedure, is amended to read:

49.10.790 Rules of Procedure.

Meetings shall be conducted under Robert's Rules of Order and such additions or amendments to the rules as may be adopted by the wetlands review board.

Section 5. Amendment of Article. Chapter 49.15, Article I In General, is amended by adding a new section to read:

49.15.150 Application cancellation and withdrawal.

(a) A permit application may be cancelled for inactivity if an applicant fails to respond to the department's written request for revisions, corrections, or additional information within 180 days of the date of the request. The director may extend the response period up to an additional 180 days. If an application is cancelled due to inactivity, the application fee shall be forfeited.

(b) For an application filed prior to the effective date of this ordinance, the director shall assess the status of the application. If the director determines the application is incomplete, the applicant shall be informed in writing of the additional information needed and that the application will be cancelled for inactivity if the applicant fails to provide the requested

information within 180 days from the date of notice. The director shall not extend the response period beyond the initial 180 days from the date of notice.

(c) A development permit shall become void, and the application fee forfeited, 18 months after its effective date if no associated building permit, right-of-way permit or similar permit for construction has been issued and substantial construction progress pursuant thereto made, or if no plat has been issued in accordance with the plans for which the development permit was authorized. A development permit shall become void if all building permits issued for the development expire or become void.

(d) An applicant or property owner may withdraw a permit application at any time. If an application is withdrawn less than seven days before the public hearing on the application, the application fee shall be forfeited.

Section 6. Amendment of Section. CBJ 49.15.230, Public notice, is amended to read:

49.15.230 Public notice.

The purpose of the following public notice requirements is to reasonably inform interested parties that an application or matter is scheduled to be considered by the planning commission at a specific date, time, and place. The public notice must generally describe the application or matter. Unless otherwise provided, public notice of planning commission consideration of development permits and rezonings shall be provided as follows:

(1) Permit consideration shall be included as an item in the posted agenda.

(2) Notice of the commission meeting and the agenda item shall be published in a newspaper of general circulation in the City and Borough for a minimum of ten days prior to the date of the meeting.

(3) The developer shall post a sign at the site or other location approved by the director at least 14 days prior to the meeting. The sign shall be visible from a public right-of-way. Signs shall be between four square feet and 32 square feet in area, shall have a red background, and shall indicate in white lettering, 216-point font or larger, that a development permit or rezoning, as applicable, has been sought for the site, the date of the hearing, and that further information is available from the director. The developer shall maintain the sign and shall remove it within 14 days after final action on the application.

(4) The director shall mail notice of the application and the public hearing to the owners of record of all property and all neighborhood associations listed with the municipal clerk in accordance with CBJ 11.35 located within 500 feet of the property subject to the permit or rezoning. The actual cost of mailing shall be paid by the applicant.

(5) The applicant shall deliver individual written notice by certified mail, return receipt requested of the application and the initial meeting thereon to each tenant of any multifamily residential development for which the application seeks a change in use.

(6) The director may require more than one sign and may mail notice to additional owners of record of properties beyond 500 feet of the property under section (4) upon a determination that such expanded notice is required in order to provide reasonable public notice.

(7) The director may conduct one or more neighborhood meetings prior to the commission meeting. The purpose of a neighborhood meeting is to make application materials available to interested parties, to solicit input regarding an application, and for the department to describe the application review process.

Section 7. Amendment of Section. CBJ 49.15.239, Effective date, is repealed and reenacted to read:

49.15.239 Effective date.

(a) Major development permits and other planning commission decisions are effective on the date the notice of decision is filed with the municipal clerk.

(b) Minor development permits and other director approvals are effective on the date the director signs the permit.

Section 8. Repeal of Section. CBJ 49.15.240 Development permit expiration, is repealed and reserved.

Section 9. Amendment of Section. CBJ 49.15.330, Conditional use permit, is amended to read:

49.15.330 Conditional use permit.

(a) *Purpose.* A conditional use is a use that may or may not be appropriate in a particular zoning district according to the character, intensity, or size of that or surrounding uses. The conditional use permit procedure is intended to afford the commission the flexibility necessary to make determinations appropriate to individual sites. The commission may attach to the permit those conditions listed in subsection (g) of this section as well as any further conditions necessary to mitigate external adverse impacts. If the commission determines that these impacts cannot be satisfactorily overcome, the permit shall be denied.

. . .

(g) *Specific conditions.* The commission may alter the director's proposed permit conditions, impose its own, or both. Conditions may include one or more of the following:

. . .

(4) *Dedications.* Conveyance of title, easements, licenses, or other property interests to government entities, private or public utilities, owners' associations, or other common entities may be required.

. . .

Section 10. Repeal and Reenactment of Article. CBJ 49.15, Article IV Minor and Major Subdivisions, is repealed in its entirety and reenacted to read:

Article IV. Subdivisions

Division 1. Permits

49.15.400 Purpose and applicability.
49.15.401 Minor subdivisions.
49.15.402 Major subdivisions.
49.15.403 Lot consolidations.
49.15.404 Public way vacations.

Division 2. Plat Requirements

49.15.410 Sketch plat.
49.15.411 Preliminary plat requirements.
49.15.412 Final plat requirements.
49.15.413 Plat expiration.
49.15.414 Plat effective date.
49.15.415 Recorded plats legalized.

Division 3. Design

49.15.420 Lots.
49.15.421 Cul-de-sac lots.
49.15.422 Public use lots.
49.15.423 Panhandle lots.
49.15.424 Access.

Division 4. Privately Maintained Access in Rights-of-Way

49.15.430 Purpose.
49.15.431 Application.
49.15.432 Department action.
49.15.433 Design criteria.
49.15.434 Access agreement.

49.15.435 Other requirements.

Division 5. Remote Subdivisions

49.15.440 Remote subdivisions.
49.15.441 Applicability.
49.15.442 Improvement standards.

Division 6. Survey and Monumentation Standards

41.15.450 Licensed surveyor required.
49.15.451 Boundary lines – basis of bearing.
49.15.451 Accuracy of survey.
49.15.453 Monumentation.

Division 1. Permits

49.15.400 Purpose and applicability.

(a) 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. To meet this objective, this article is intended to:

(1) Establish a process that facilitates the fair and predictable division of land;

(2) Encourage the efficient and cost-effective provision of public services;

(3) Address traffic and circulation to reduce congestion;

(4) Provide for flexibility in the division and establishment of residential and commercial lots;

(5) Establish procedures for subdividing land to accommodate a variety of housing types; and

(6) Accomplish uniform monumentation for land subdivision and facilitate accurate legal descriptions for land conveyance.

(b) This article shall apply to any division or redivision of real property within the City and Borough. This article shall not apply to cemetery plots or land leases.

49.15.401 Minor subdivisions.

(a) A minor subdivision permit is required for the following:

(1) *Thirteen or fewer lots*. A minor subdivision permit is required for all subdivisions resulting in thirteen or fewer lots. No minor subdivision application may be filed or approved:

(A) If it is a part of or is made in connection with a present or projected major subdivision development as determined by the director;

(B) If the property is within a parcel any part of which has been subdivided by a minor subdivision within the preceding 24 months, unless the proposed subdivision creates no new lots; or

(C) For the subdivision of a parcel any part of which is within a landslide or avalanche area identified as such in the comprehensive plan, attachments thereto, other adopted maps, or in accordance with CBJ 49.70.300.

(2) *Accretion surveys*. The minor subdivision process shall be used for the review and recording of accretion surveys, regardless of the number of lots affected.

(3) *Conservation lot subdivisions*. The minor subdivision process shall be used for the review and recording of conservation lot subdivisions, regardless of the number of lots affected.

(4) *Lot line adjustments*. The minor subdivision process shall be used to review adjustments to any number of lot boundary lines if the subdivision does not result in an increase in the number of lots.

(5) *Right-of-way acquisition plats*. The minor subdivision process shall be used for the review and recording of right-of-way acquisition plats filed by an agency of government regardless of the number of lots affected, in accordance with CBJ 49.15.590 unless such acquisition creates any nonconforming lot, use, or structure.

(b) *Pre-application conference*. A pre-application conference is required prior to submitting an application for a minor subdivision. A sketch plat may be required at the director's discretion.

(c) *Preliminary plat*. The director shall be responsible for review and approval of the application for a preliminary plat.

(1) An applicant for a preliminary plat shall submit an application on a form provided by the department, accompanied by a draft preliminary plat and the appropriate fee. The draft plat shall meet the standards set forth in CBJ 49.15.411.

(2) For subdivisions of four or fewer lots, the department shall mail written notice of the application to the owners of abutting property following the director's determination that the application is complete. For subdivisions of five to thirteen lots, the department shall mail notice of the application to the owners of record of all property, and all neighborhood associations listed with the municipal clerk in accordance with CBJ 11.35, located within 500 feet of the property being subdivided, following the director's determination that the application is complete. The actual cost of mailing shall be paid by the applicant.

(3) The director or applicant may request review by the subdivision review committee.

(4) *Review and approval*. The director shall approve the application if the following criteria are met:

(A) The preliminary plat complies with CBJ 49.15.411;

(B) The applicable subdivision development standards of this title are met, or can reasonably be met with conditions;

(C) The proposed subdivision will provide building sites suitable for the zoning district;

(D) The proposed street names are unique in the City and Borough or are continuations of existing streets and are otherwise acceptable; and

(E) The director of engineering and public works has reviewed the application and determined that:

(i) The subdivision can be constructed to conform to applicable drainage and water quality requirements;

(ii) The streets, pioneer paths, and pedestrian ways as proposed accommodate anticipated traffic, align, and, where appropriate, connect with streets and pedestrian ways serving adjacent properties;

(iii) Any proposed improvements conform to the requirements of this title and can feasibly be constructed in accordance with this title; and

(iv) Where public sewer is not required, the applicant has shown that soils are suitable for individual on-lot wastewater treatment and disposal or has shown the feasibility of alternative methods for wastewater treatment and disposal.

(5) The director will issue and sign a notice of decision listing any conditions or plat notes required for final plat approval. If the preliminary plat is denied, the

applicant may submit a revised plat application, without paying additional application fees, within 180 days from the date of the notice of decision.

(d) *Construction plans.* Upon approval of the preliminary plat, the applicant shall submit complete sets of construction plans for all required improvements to the department for review by the director of engineering and public works for compliance with CBJ 49.35.140.

(e) *Survey and monumentation.* Once the construction plans are approved, the applicant shall complete required surveying and monumentation in accordance with CBJ 49.15, Article IV, Division 6.

(f) *Final plat.* An application for a final plat shall be on a form provided by the department, accompanied by a final plat and the appropriate fee. The director may place conditions upon the granting of final plat approval as are necessary to preserve the public welfare. The application shall be approved if the following criteria are met:

(1) The applicant has complied with any conditions or plat notes required by the director in the notice of decision approving the preliminary plat;

(2) The applicant has constructed all required improvements or provided a financial guarantee in accordance with CBJ 49.55.010; and

(3) The final plat meets the criteria set forth in CBJ 49.15.412.

(g) *Plat recording.*

(1) The director shall sign the plat upon a determination that the final plat meets all of the requirements of this title, that all plat certificates have been signed and notarized, and that all required documents have been submitted for recording with the final plat in accordance with CBJ 49.15.412.

(2) The department shall file the original plat, at the applicant's expense, with the State Recorder's Office at Juneau.

49.15.402 Major subdivisions.

(a) A major subdivision permit is required for subdivisions resulting in fourteen or more lots.

(b) *Pre-application conference and sketch plat.* A pre-application conference and sketch plat (CBJ 49.15.410) is required prior to submitting an application for a major subdivision.

(c) *Preliminary plat.* The commission shall be responsible for approval of the preliminary plat.

(1) Application for a preliminary plat shall be on a form provided by the department, accompanied by a draft preliminary plat and the appropriate fee. The draft plat shall meet the standards set forth in CBJ 49.15.411.

(2) Public notice of the application shall be provided pursuant to CBJ 49.15.230.

(3) The director or applicant may request review by the subdivision review committee.

(4) The director shall prepare and submit a report to the commission noting any conditions of approval or plat notes recommended and addressing the following criteria:

(A) Whether the preliminary plat complies with CBJ 49.15.411;

(B) Whether the applicable subdivision development standards of this title are met, or can reasonably be met with conditions;

(C) Whether the proposed subdivision will provide building sites suitable for the zoning district;

(D) Whether the proposed street names are unique in the City and Borough or are continuations of existing streets and are otherwise acceptable;

(E) Whether the director of engineering and public works has reviewed the application and determined that:

(i) The subdivision can be constructed to conform to applicable drainage and water quality requirements;

(ii) The streets, pioneer paths, and pedestrian ways as proposed accommodate anticipated traffic, align, and, where appropriate, connect with streets and pedestrian ways serving adjacent properties;

(iii) Any proposed improvements conform to the requirements of this title and can feasibly be constructed in accordance with this title; and

(iv) Where public sewer is not required, the applicant has shown that soils are suitable for individual on-lot wastewater treatment and disposal or has shown the feasibility of alternative methods for wastewater treatment and disposal.

(5) In issuing its notice of decision on a preliminary plat, the commission may accept, amend, or reject the director's proposed recommendations. The decision of the commission approving or denying a preliminary plat application will be set forth in a notice of decision, and will specify any conditions or plat notes required for final

plat approval. If the preliminary plat is denied, the applicant may submit a revised plat application, without paying additional application fees, within 180 days from the date of the notice of decision.

(d) *Construction plans*. Upon approval of the preliminary plat, the applicant shall submit complete sets of construction plans for all required improvements to the department for review by the director of engineering and public works for compliance with CBJ 49.35.140.

(e) *Survey and monumentation*. Once the construction plans are approved, the applicant shall complete required surveying and monumentation in accordance with CBJ 49.15, Article IV, Division 6.

(f) *Final plat*. An application for a final plat shall be on a form provided by the department, accompanied by a final plat and the appropriate fee. The final plat shall meet the standards set forth in CBJ 49.15.412.

(1) Once the application is deemed complete, the director shall schedule the final plat for commission action. If commission action on the final plat will occur more than 12 months after approval of the preliminary plat, public notice of impending commission action on the final plat may be required.

(2) The director shall prepare and submit a report to the commission that addresses compliance of the final plat with this title and the criteria for final plat approval, and that specifies any conditions of approval or plat notes recommended by the director.

(3) The commission may place conditions upon the granting of final plat commission as are necessary to preserve the public welfare. The commission shall approve the application for a final plat if the following criteria are met:

(A) The applicant has complied with any conditions or plat notes required in the notice of decision approving the preliminary plat;

(B) The applicant has constructed all required improvements or provided a financial guarantee in accordance with CBJ 49.55.010; and

(C) The final plat meets the standards set forth in CBJ 49.15.412.

(g) *Plat recording*.

(1) The chair of the commission shall sign the plat upon a determination that the final plat meets all of the requirements of this title, that all plat certificates have been signed and notarized, and that all required documents have been submitted for recording with the final plat in accordance with CBJ 49.15.412.

(2) The department shall file the original plat, at the applicant's expense, with the State Recorder's Office at Juneau.

49.15.403 Lot consolidations.

(a) An application for the consolidation of two or more abutting lots shall be submitted on a form provided by the department along with the application fee. Unless waived by the director, an applicant must also submit a plat prepared by a professional land surveyor licensed to practice in Alaska. If the director determines that a plat is not required, the applicant shall submit a drawing, satisfactory to the director, indicating all existing and proposed lot lines. If a plat is required, the minor subdivision process shall apply.

(b) An application shall be approved if the following criteria are met:

(1) All lots proposed for consolidation are under common ownership;

(2) CDD receives certification from the CBJ Treasurer that all real property taxes and special assessments levied against the property have been paid in full, or, if the certificate is sought between January 1 and the date of levy, that there is on deposit with the Treasurer an amount sufficient to pay estimated real property tax for the current year. Special assessments levied against a parcel to be subdivided must be paid in full prior to issuance of the certificate;

(3) The lots are located in the same zoning district;

(4) Consolidation of the lots will not create a zoning or building code violation; and

(5) The director of engineering and public works has reviewed and approved the lot consolidation proposal for conformity with the requirements of this title.

(c) The director will issue and sign a notice of decision. Upon director approval, the department shall prepare and provide to the applicant a letter of lot consolidation. The letter shall provide for acceptance of the consolidation by notarized signature thereon by the owner or owners of the new lot, and upon such execution, the department shall record the document at the applicant's expense.

49.15.404 Public way vacations.

(a) This section applies to petitions to vacate any portion of an existing public way, public easement, or any other area dedicated to the public. This section does not apply to property owned by the City and Borough in its proprietary capacity.

(b) *Pre-application conference.* A pre-application conference is required prior to submitting an application for a public way vacation.

(c) *Application*. Applications for public way vacations shall be submitted on a form provided by the department, and must be accompanied by the following:

(1) A petition by the City and Borough or a request signed by the owners of a majority of the land fronting the area sought to be vacated;

(2) A deed, or other sufficiently reliable legal instrument, describing the owners of the land fronting the area sought to be vacated;

(3) A sketch plat and all relevant submittals required by CBJ 49.15.410 showing the area proposed to be vacated and the proposed configuration of all adjoining parcels that would be modified if the vacation application were approved;

(4) A deed, or other sufficiently reliable legal instrument, describing how title to the vacated area will be allocated consistent with this section;

(5) The application fee;

(6) If required, an appraisal by a qualified appraiser; and

(7) If required by the director, a traffic impact analysis in accordance with CBJ 49.40, Article III.

(d) *Commission review process*.

(1) After determining the application is complete, the department shall provide public notice consistent with CBJ 49.15.230.

(2) The director may transmit copies to other public or private entities that may have an interest in the proposal for their comments.

(3) The director of engineering and public works shall review the application and present written comments, including any recommended conditions of approval, to the director of community development.

(4) The director or applicant may request review and comment by the subdivision review committee.

(5) The director shall submit a recommendation to the commission addressing the following:

(A) Whether the area proposed to be vacated is a right-of-way acquired under the former 43 U.S.C. 932 (RS 2477 right-of-way);

(B) Whether there is any current or anticipated future public purpose to retain the area proposed to be vacated;

(C) Whether the proposed vacation will have a detrimental effect on the adjacent property or on the neighborhood; and

(D) Whether the proposed vacation is in the best interest of the public.

(6) The commission shall consider requests to vacate public ways after public hearing. The commission shall presume that all public ways and similar public areas are of value and of benefit to the public. The petitioner has the burden to prove otherwise.

(7) After public hearing, the commission shall make a recommendation to the assembly to approve, approve with modifications, or deny the proposed vacation request. The commission shall prepare written findings in support of its recommendation, which shall be forwarded to the assembly for its consideration. If the commission recommends approval of the request or approval with modifications, the commission must also make the necessary findings to determine how title to the vacated area should be ordered as detailed below.

(A) The title to the public area vacated on a plat attaches to the lot or land bordering the area in equal proportions. If the public area was originally dedicated by different persons, original boundary lines shall be adhered to so that the portion of the public area that lies on each side of the boundary line shall attach to the abutting property on each respective side. The portion of a vacated public area that lies inside the limits of a platted addition attaches to the lots of the platted addition bordering on the area. If a public square is vacated, the title to it vests in the City and Borough. If the property vacated is a lot, title vests in the rightful owner.

(B) If the City and Borough acquired the vacated area for legal consideration, or by express dedication to and acceptance by the City and Borough other than as a subdivision platting requirement, then before final vacation the fair market value of the vacated area shall be deposited with the platting authority to be transferred to the City and Borough upon final vacation as required by CBJ 53.09.600.

(8) If the commission recommends approval of the request or approval with modifications, the director shall forward an ordinance along with the commission's written recommendation to the assembly for its consideration.

(e) *Assembly review.* A vacation is not valid without approval by the assembly in its legislative capacity and the recording of a plat. If the assembly approves the vacation, the assembly shall approve the vacation by ordinance. If the assembly does not approve the

vacation, a subsequent vacation application cannot be filed until one year has elapsed from the date of the commission's recommendation.

(f) If the vacation of public way is approved, the property added to a parcel shall be platted per the subdivision requirements below.

(1) If the request involves a vacation that includes the resubdivision of thirteen or fewer lots, the submittal and platting requirements for a minor subdivision shall apply.

(2) If the request involves a vacation that includes the resubdivision of more than thirteen lots, the submittal and platting requirements for a major subdivision shall apply.

Division 2. Plat Requirements

49.15.410 Sketch plat.

(a) The sketch plat serves the following purposes:

(1) To inform the applicant of the City and Borough's subdivision requirements, public improvement requirements, and platting procedures before substantial costs are incurred by the developer in preparation of a subdivision application;

(2) To inform the department of the applicant's development plans; and

(3) To identify issues with the proposed subdivision, such as issues with the subdivision layout, the extent and nature of required improvements, the location and protection of sensitive areas, impacts to adjoining properties, and traffic, platting, drainage, and utilities requirements.

(b) A sketch plat is required for major subdivisions. A sketch plat may be required, at the director's discretion, for minor subdivisions.

(c) A sketch plat shall include the following:

(1) A scaled drawing of the property, at a scale no smaller than 200 feet to an inch;

(2) The size of the original tract or tracts being subdivided;

(3) A north arrow. The plat shall be oriented with north toward the top of the sheet;

(4) The name of the owner;

(5) The approximate locations of existing lot layouts of adjoining properties;

(6) Any existing rights-of-way, easements, or other encumbrances;

(7) The approximate location of existing structures;

(8) The approximate location and sizes of existing sewer lines, water lines, culverts, and other underground structures;

(9) Proposed phasing, if applicable;

(10) The number, dimensions, and approximate areas of all proposed lots;

(11) The locations and names of all planned streets or other public ways within the subdivision;

(12) If the sketch plat submitted covers only a part of the tract under the control of the applicant, the prospective street system of the unplatted part must also be shown;

(13) The approximate location of any parcels proposed to be set aside for public use or for the use of all the property owners within the proposed subdivision, if applicable;

(14) Proposed connections to sewer and water or a plan for any on-lot wastewater disposal; and

(15) Proposed plans for collecting and discharging drainage water.

49.15.411 Preliminary plat requirements.

(a) The preliminary plat shall be prepared by a professional land surveyor, registered in the State of Alaska.

(b) The preliminary plat shall be submitted on 22 by 34 inch sheets. The director of engineering and public works may approve alternate sheet sizes.

(c) The preliminary plat shall be drawn with black ink to a scale of one-inch to 100 feet or less, or other suitable scale approved by the director of engineering and public works.

(d) The preliminary plat shall be oriented with north toward the top of the sheet. A vicinity map shall be located in the upper right-hand corner of the sheet. The vicinity map shall be oriented in the same direction as the plat. A suitable north arrow shall be shown for the plat and vicinity map.

(e) All line work and lettering must be of professional quality, and all line widths and lettering sizes must be of such size that all information can be clearly shown without overlap or confusion.

(f) A preliminary plat shall contain the following information:

(1) An enclosed title block in the lower right-hand corner containing the following information:

(A) The proposed name of the subdivision;

(B) The legal description of the parcel to be subdivided including U.S. Survey, U.S. Mineral Survey, A.T.S. number or section, township, and range number, as applicable;

(C) "City and Borough of Juneau, Alaska";

(D) "State Recorder's Office at Juneau";

(E) The date the preliminary plat was prepared and revised;

(F) The horizontal scale;

(G) The name and address of the owner of record;

(H) The case number for the preliminary plat;

(I) The parcel numbers of the property; and

(J) The name, address, and telephone number of the surveyor preparing the preliminary plat.

(2) Lot, block, and street information:

(A) The area of each lot;

(B) The dimensions in feet and hundredths of a foot;

(C) An identifying number and letter for lots and blocks;

(D) Lots numbered consecutively, commencing with the number "1," with no omissions or duplications;

(E) If the remainder of an original parcel being subdivided is relatively large, it shall be designated as a "tract" with an identifying number;

(F) All parcels of land intended to be dedicated for public use or reserved for the use of all of the property owners in the proposed subdivision shall be shown as lots, and consecutively numbered. The purpose and any conditions or limitations on the use of the parcel shall be noted on the plat;

(G) Abutting properties shall be shown with dashed lines, numbers, and/or letters;

(H) For resubdivisions or public way vacations, the lines and legal description of the previous lots shall be shown with light dashed lines, numbers, and/or letters, or by a separate plat on the same sheet showing the previous lot lines;

(I) The minimum data shown for each curve shall be as follows:

(i) Length;

(ii) Central angle;

(iii) Radius; and

(iv) Bearing and distance of long chord.

(J) Setbacks shall be shown on all corner lots and any lots with multiple frontage. Setbacks shall be shown on typical lots.

(3) Boundary lines:

(A) All boundary lines of the subdivision with bearings and distances described;

(B) All retraced boundary lines shall show record and measured bearings and distances where they differ. Record dimension information shall be shown within parentheses and include a record source identification;

(C) The exterior boundary lines of the subdivision shall be a solid black opaque line that is of a width that distinguishes it from all other property lines shown on the plat; and

(D) If phasing is proposed, then the boundaries and number of each phase, sequential lot numbering, and a subdivision name consistent with previous phases shall be shown.

(4) Monumentation:

(A) The monuments used to establish the basis of bearing;

(B) Each monument found or set shall be identified on the plat by a symbol;

(C) A complete description of the monument, including type and all information printed on the cap. A typical drawing shall be shown for each type of monument cap set;

(D) A legend showing the symbols for all the types of monuments; and

(E) The identification, description location, elevation, and datum of the benchmark used to establish vertical control.

(5) Site access, circulation, and utilities:

(A) The widths and names of existing rights-of-way within the subdivision and within 100 feet of the subdivision boundary;

(B) Proposed rights-of-way, including their widths and proposed names;

(C) The grades of existing and proposed streets within these rights-of-way;

(D) The width, ownership, use, and record reference of all proposed and existing easements within the subdivision and within 100 feet of the subdivision boundary;

(E) The width, ownership, and use of all proposed easements;

(F) All proposed and existing easements shall have sufficient dimensions shown to determine their location on the ground;

(G) Existing trails or pathways within the subdivision and within 100 feet of the subdivision boundary, including the width of any associated rights-of-way or easements;

(H) Proposed trails or pathways and widths of their rights-of-way; and

(I) If the plat submitted covers only a part of the tract under the control of the applicant, a sketch plat of the prospective street system of the unplatted part shall be submitted.

(6) Topographic information:

(A) For slopes of less than five percent, show one foot contour lines and include spot elevations at all breaks in grade, along all drainage channels or swales, and at selected points not more than 100 feet apart in all directions;

(B) For slopes between five percent and ten percent, show two foot contour lines;

(C) For slopes greater than ten percent, show five foot contour lines;

(D) Every fifth elevation contour shall be distinctive and clearly labeled;

(E) Dashed lines shall represent existing contours;

(F) Mapping shall include any significant features which can materially affect the design of the subdivision, including, but not limited to, structures, fences, walls, and utility poles;

(G) If irregular slopes or special features are present, additional contour information may be required by the director of engineering and public works for planning or construction purposes. Additional required information may include projecting the topography of the site after grading has taken place, showing such items as:

(i) Pad elevations and drainage patterns for each lot;

(ii) Tops and toes of all manufactured slopes, including daylight lines; and

(iii) Existing and proposed retaining wall locations and heights.

(H) For subdivisions located in hillside areas with slopes greater than eighteen percent, additional requirements apply in accordance with CBJ 49.70, Article II.

(7) Sewer and water:

(A) Existing sewer and water mains within the tract with pipe sizes and grades; and

(B) A draft plan for proposed water and sewer lines showing the size, approximate slope, and connection points with elevations for the purpose of determining the feasibility of construction.

(g) *Multisheet plats*. When a plat requires more than one sheet, exclusive of a certificate sheet, an index sheet shall be included. When a plat requires more than three sheets, a cover sheet shall also be included, showing the subdivision title, a key map, and all certificates. Each additional sheet shall include the following data:

(1) North arrow;

(2) Legend;

(3) Surveyor's seal and signature;

(4) Title block;

(5) Sheet _____ of _____;

(6) Scale;

(7) All plat notes; and

(8) Vicinity map.

(h) The preliminary plat shall be submitted with the following required documents:

(1) A lot closure report; and

(2) Disclosure of all known environmental hazards and any proposed mitigation measures recommended in the applicable environmental document.

(i) *Additional mapping or reports.* If required by this title or by the director, the following additional mapping or reports shall be submitted with the preliminary plat:

(1) Any portion of a special flood hazard area, landslide or avalanche area, habitat area as defined by CBJ 49.70.310, or watersheds, either existing at the proposed subdivision site or shown on the overlay maps, adopted pursuant to this title, to exist at the proposed subdivision site, must be depicted on the preliminary plat;

(2) The boundaries of any wetland areas must be depicted on the preliminary plat. Boundaries must be determined by a person qualified to perform wetland delineations;

(3) *Soils report.* A soils report prepared by an engineer licensed by the State of Alaska shall be required if the proposed subdivision is located farther from the existing public sewer system than specified in CBJ 49.35, and the applicant chooses to provide on-lot waste disposal rather than to connect to the public system. A soils report shall include the following:

(A) Certification that the proposed lots are large enough and have soil of sufficient permeability to permit the construction of approved waste treatment systems for on-lot waste disposal;

(B) The location and size of drain fields for each lot;

(C) The locations and logs of test borings, percolation test results, and a hydrological evaluation of on-site sewage disposal;

(D) If the soils report indicates that the soils found on the site are not of sufficient permeability or the lots are not large enough to permit the construction of systems for on-lot waste disposal, the size of the proposed lots must be increased or alternate methods for waste disposal proposed; and

(E) The soils report shall describe the nature of the subsurface soils and any soil conditions that would affect the design of the proposed development. The soils report shall state whether the proposed subdivision plan is feasible and provide general solutions for all known geotechnical conditions or problems.

(4) *Drainage report*. A preliminary report specifying the method by which the applicant proposes to manage surface and subsurface drainage for the subdivision and the effect of such method on adjacent areas. Unlike the drainage plan required by CBJ 49.35.510, the preliminary drainage report does not need to be prepared by a licensed engineer. The report must address the following:

(A) A calculation of the increase in stormwater runoff resulting from the proposed development as well as the runoff from all drainage areas associated with the site. Runoff calculations shall be based on a fully-developed subdivision and a 25-year storm event;

(B) How drainage from the proposed subdivision will join an established drainage channel or channels, unless the director of engineering and public works approves use of an alternative drainage way;

(C) An evaluation of existing drainage ways and structures located between the subdivision and the receiving water body, and verification that the existing drainage ways can accommodate the increased runoff. If the increased runoff cannot be handled, the plan must propose solutions to the problem; and

(D) All required improvements, on or off site, that are shown on the construction plans in accordance with CBJ 49.35, Article V, and that will be constructed as part of the subdivision.

(5) *Water*.

(A) For subdivisions of five or more lots, including major subdivisions, the following shall be included, where applicable, in accordance with CBJ 49.15.412:

(i) If a proposed subdivision is located at greater distance from the existing public water system than specified in CBJ 49.35, Article III, and the applicant chooses not to connect to the public system, a statement that the applicant will provide a community water system or that individual wells will be used;

(ii) A report by a registered engineer or geologist that clearly supports the legal and physical availability of adequate water. Methods for proof of water availability and the standards for quantity are listed in CBJ 49.35, Article III; and

(iii) A copy of the State application for a permit to appropriate water in the quantity required to meet the subdivisions demands.

(B) This section does not apply to remote subdivisions unless: the subdivider of the remote subdivision chooses to provide potable water, a public water system is available and the subdivision falls within the criteria outlined in CBJ 49.35.310(a), or the subdivision has four or fewer lots.

(C) The director for minor subdivisions, and the planning commission for major subdivisions, may, for good cause, temporarily waive the requirement to provide a water report and proof of water, and condition the approval of the preliminary plat upon the provision of both documents as part of the final plat application and approval process.

(6) *Erosion control*. A report explaining the method by which the applicant proposes to control erosion and manage runoff, and potential impacts to adjacent properties or water bodies. The report shall include a plan for preservation of ground cover in areas where runoff and resulting erosion need to be minimized.

(7) *Traffic study*. A traffic impact analysis may be required with the preliminary plat in accordance with CBJ 49.40.300.

(8) *Shadow plats*. For subdivisions of five or more lots in transition areas, a shadow plat shall be submitted according to CBJ 49.70.710. The shadow plat shall consist of a sketch superimposed on the proposed subdivision layout. This sketch shall reflect any future resubdivision of the parcels into smaller lots consistent with the higher density and the lot size allowed under the transition zoning.

49.15.412 Final plat requirements.

(a) All final plats must meet the requirements set forth in CBJ 49.15.411.

(b) The director for minor subdivisions, and the commission for major subdivisions, may place such conditions upon the granting of final plat approval as are necessary to preserve the public welfare. When such a condition of approval entails a restriction upon the use of all or part of the property being subdivided, a note specifying such restrictions shall be placed on the face of the plat. The note shall constitute a restriction in favor of the municipality and the public, and shall run with the land, enforceable against all subsequent owners. Any such restriction may be enforced against the applicant or any subsequent owner by the municipality, by injunction or other appropriate action, in the same manner as a permit or permit condition, or by any specifically affected member of the public.

(c) Certifications.

(1) The following notarized certificates shall appear on all plats. The certificates shall be certified, dated, and signed before a notary public in accordance with A.S. 09.63, and must contain the relevant form of acknowledgment specified by A.S. 09.63.100.

(A) Ownership Certificate:

I (we)(corporate name) hereby certify that I am (we are)(the corporation is) the owner(s) of the property shown and described hereon and that I (we)(it) hereby adopt this plat of subdivision with my (our)(its) free consent, and dedicate all streets, alleys, walks, parks and other open spaces to public or private use as noted.

(B) Surveyor's certificate:

I, (name), 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 04 of the Community Development Regulations and Title 49 of the Code of the City and Borough of Juneau, that all dimensional and relative bearings are correct, and that monuments are set in place and noted upon this plat as presented.

(2) The following director's certificate shall appear on minor subdivision plats, signed by the director and attested to by the municipal clerk:

I hereby certify that the plat hereon has been found to comply with Title 49 of the Code of the City and Borough of Juneau and is approved by the City and Borough of Juneau, Department of Community Development, for recording in the office of the Juneau Recording District, Juneau, Alaska.

(3) The following certificate shall appear on all major subdivision plats, signed by the chair of the planning commission and attested to by the municipal clerk.

I hereby certify that the subdivision plat shown hereon has been found to comply with the subdivision regulations of the City and Borough of Juneau, Alaska and that said plat has been approved by the Planning Commission by Plat Resolution

No. _____, dated _____, 20_____, and that the plat shown hereon has been approved for recording in the office of the District Recording Office, Juneau, Alaska.

(d) *Certificate sheet*. The director may require a certificate sheet to be included with the final plat for clarity. The certificate sheet will include a title block, sheet number, and all certificates, statements, and acknowledgements required by this chapter.

(e) *Other documents*. While not required to be placed on the plat, the following documents are required, except as noted below:

(1) Certification from the CBJ Treasurer that all real property taxes and special assessments levied against the property have been paid in full, or, if the certificate is sought between January 1 and the date of levy, that there is on deposit with the Treasurer an amount sufficient to pay estimated real property tax for the current year. Special assessments levied against a parcel to be subdivided must be paid in full prior to issuance of the certificate;

(2) Any certificates of approval required under CBJ 49.35.310 or 49.35.410;

(3) A statement from each private utility company that will be serving the subdivision, stating that the easements shown on the final plat are satisfactory for use by that utility company for service to the proposed subdivision and that arrangements have been made to convey such easements to the appropriate utility company that will use them;

(4) Proof that all conditions of preliminary plat approval have been satisfactorily completed;

(5) Proof of construction plan approval;

(6) A draft improvement guarantee in accordance with CBJ 49.55 if the applicant is proposing to record the plat prior to the completion of all required improvements.

(f) *Submittals for final plat recording*. After the director or commission has approved the final plat for recording, the following additional materials must be submitted for recording:

(1) One original reproducible plat on 22 by 34 inch sheets. The director may approve other suitable sheet sizes and will determine whether additional copies of the plat are required. The plat shall be drawn with black ink at a scale of one-inch equals 100 feet or less. The director may approve other suitable scales;

(2) Any improvement guarantee in accordance with CBJ 49.55;

(3) Deeds, easements, or rights-of-ways for land that the applicant is transferring

to public agencies that are not dedicated or granted by the landowner's certificate on the final plat; and

(4) Written evidence of rights-of-entry or permanent easements on or across private property not within the proposed subdivision where it may be necessary to grant slope rights or allow access for maintenance and construction of subdivision improvements, or any other similar needs.

49.15.413 Plat expiration.

A preliminary plat shall expire five years from the effective date of the notice of decision unless substantial progress has been made in construction of required improvements or an application for the final plat has been accepted.

49.15.414 Plat effective date.

Once the plat has been approved in accordance with this article, the plat shall become effective upon recordation with the State Recorder's Office at Juneau.

49.15.415 Recorded plats legalized.

(a) *Generally*. All plats recorded before March 30, 1953, whether executed and acknowledged in accordance with AS 40.15.050 or not, are validated and all streets, alleys or public thoroughfares on these plats are considered to have been dedicated to public use. This section does not prohibit the abandonment of a plat recorded before March 30, 1953, if a subsequent plat is filed indicating abandonment. The streets, alleys, or thoroughfares shown on the last plat of the area are deemed to be dedicated to public use. The streets, alleys, or thoroughfares shown on an earlier plat of the same area, or any part of it which is in conflict with those shown on the official plat, are deemed to have been abandoned and vacated.

(b) *Missing plats.* Where a recorded plat is missing and no present record is available except by reference to the missing plat, a counterpart copy, approved by the planning commission, may be recorded. After recordation the counterpart copy will be considered effective as of the original date of the missing plat and will have the same legal effect and notice as the original missing plat.

Division 3. Design

49.15.420 Lots.

(a) *Generally*.

(1) Subdivision lots shall meet the minimum dimensional standards established by section 49.25.400, except as provided in CBJ 49.15.421 and CBJ 49.15.422.

(2) The shape, orientation, and setback lines of lots shall be appropriate for the development proposed. The director may require yard setbacks to be listed or labeled on the preliminary plat.

(3) Each lot must have at least one practical building site.

(4) Side lot lines should be at 90 degree angles to straight streets and radial to curved streets unless topographic conditions require otherwise.

(b) *Double frontage lots*. Except for corner lots, lots served by an alley, or where a frontage road or interior access road is required, double frontage lots should be avoided. When such lots are permitted by the commission or the director, the plat shall indicate which abutting street is not approved for access when access restrictions are deemed appropriate in order to:

(1) Prevent direct access to a collector or arterial street;

(2) Restrict access to prevent unsafe sight distances;

(3) Prevent the construction or maintenance of driveways near intersections; or

(4) Protect public health, safety and general welfare.

(c) *Shadow plats*. When the applicant is required to submit a shadow plat in accordance with CBJ 49.70.710, the director in the case of a minor subdivision, or the commission in the case of a major subdivision, shall review and approve the application based on how well the proposed lot layout will lend itself to future resubdivision as well as other requirements of this title.

49.15.421 Cul-de-sac lots.

If a proposed lot fronts on a cul-de-sac or a similar sharply curved right-of-way and the director for minor subdivisions, or the commission for major subdivisions makes a determination that meeting minimum lot width at the front building line in accordance with the Table of Dimensional Standards in CBJ 49.25.400 is impractical, the minimum width may be reduced as necessary to achieve a reasonable lot configuration.

49.15.422 Public use lots.

The director for minor subdivisions, or the commission for major subdivisions, may waive

the dimensional standards of the public use lot for minimum lot size, lot width, and lot depth as set forth in CBJ 49.25.400, for lot frontage and access requirements as set forth in CBJ 49.15.420, and the provision of public improvements as set forth in CBJ 49.35, if the proposed use of the lot is for open space, natural area park, public or private utilities, conservation lot, or similar use, and if the following requirements are met:

(1) The director or the commission finds that there is no public purpose or need that would be served by requiring the parcel to meet these code provisions and that the provisions are not applicable for the proposed public or quasi-public use of the lot;

(2) Restriction of building development, further subdivision, and other limitations or restrictions shall be noted on the plat in accordance with CBJ 49.15.412;

(3) For uses restricted from any building development, the land must be put into some form of permanent protected status through the use of conservation easements, deed restriction, or other instruments to assure building development will not occur where prohibited; and

(4) Unless otherwise provided, the minimum yard setback requirements may not be waived with respect to lots abutting the public use lot.

49.15.423 Panhandle lots.

(a) The subdivision of a parcel creating a panhandle lot may be allowed in order to facilitate the subdivision of large parcels that are insufficiently wide but otherwise meet all other requirements for subdivision. Panhandle lots may be created by subdivision under this section if the new lots meet the requirements detailed below.

(1) *Dimensional requirements.*

(A) The front and panhandle lots must meet all the dimensional and area requirements of this title.

(B) No part of the panhandle portion of the lot shall be less than 30 feet wide.

(C) The panhandle portion of the lot shall not be longer than 300 feet in D-1 zones and 1-1/2 times the minimum lot depth in other residential zoning districts.

(D) No buildings are allowed to be built or placed in the panhandle portion of the lot.

(E) In a D-1 zoning district, 30 feet of the width of the panhandle of the rear lot may be used in determining the width of the front lot.

(F) The common property line between the two lots in any zoning district shall be limited to two changes in direction.

(G) The lot width for the panhandle lot shall be the distance between its side boundaries measured behind the back lot line of the front lot. Such lot line shall also be considered the front lot line of the panhandle lot for the purpose of determining the front yard setback.

(2) *Minimum lot size*. Each lot served by a public sewer system shall be 20,000 square feet. The minimum lot size for lots not served by a public sewer system shall be 36,000 square feet. Any marine outfall serving the lots shall extend to a point four feet below mean low water, and each lot using such disposal must abut the salt water to a minimum of 30 feet.

(3) *Access and parking*.

(A) Only one access to the public right-of-way shall be permitted for the two lots. Such access shall be designated on the plat, in the form of an easement or plat note.

(B) Off street parking shall be provided in an amount sufficient to meet the requirements of CBJ 49.40, Article II.

(C) A driveway and parking plan shall be submitted and approved by the director prior to recording the plat.

(D) Back out parking is prohibited.

(E) The applicant must submit a plan that shows the feasibility of off-street parking for the lots and a turnaround that will allow drivers to drive forward onto the road in front of their lot.

(F) The applicant must provide assurance in the form of an easement, plat note, and a maintenance agreement that is recorded with the subdivision, on forms acceptable to the director, ensuring the required access and parking areas will be constructed and maintained by all future property owners.

(G) Any portion of a driveway not located in a public right-of-way shall have a maximum grade not exceeding 15 percent. A profile of the proposed driveway centerline shall be submitted as part of the plat application, and must meet Alaska Department of Transportation and Public Facilities or CBJ driveway standards, as appropriate based on ownership of the right-of-way.

(H) Existing driveways and access points not meeting the requirements of this section must be abandoned, and improvements thereto removed and relocated prior to plat recordation.

(b) Neither lot resulting from a panhandle subdivision may be further divided into another panhandle subdivision.

49.15.424 Access.

(a) *Principal access to the subdivision.* Except as provided below, the department shall designate one right-of-way as principal access to the entire subdivision. Such access, if not already accepted for public maintenance, shall be improved to the applicable standards for public acceptance and maintenance. It shall be the responsibility of the subdivider to pay the cost of the right-of-way improvements.

(1) *Principal access to remote subdivisions*. The department shall designate the principal access to the remote subdivision. Such access may be by right-of-way.

(b) *Publicly maintained access within a subdivision.* Unless otherwise provided, all lots must either have direct and practical access to, and a minimum of 30 feet of frontage on, the right-of-way, or the minimum lot width for the zoning district or use as provided in CBJ 49.25.400. These requirements for frontage and access can be accomplished by:

(1) Dedication of a new right-of-way with construction of the street to public standards. This street must connect to an existing publicly maintained street;

(2) Use of an existing publicly maintained street;

(3) Upgrading the roadway within an existing right-of-way to public street standards. This existing right-of-way must be connected to another publically maintained street; or

(4) A combination of the above.

(c) *Privately maintained access within a subdivision.* A subdivision may create new lots served by a privately maintained access road not maintained by an agency of government as provided by CBJ 49.15, Article IV, Division 4. All lots must have either a minimum of 30 feet of frontage to the right-of-way, or the minimum lot width for the zoning district or use as provided in CBJ 49.25.400.

(d) *Remote subdivisions accessible by navigable waterbodies.* All lots in a remote subdivision solely accessible by navigable waterbodies must have a minimum of 30 feet of frontage on, and direct and practical access to, either the navigable water or a right-of-way. The right of way must have direct and practical access to the navigable water.

(e) *Access within remote subdivisions accessible by pioneer paths*. All lots must either have direct and practical access with a minimum of 30 feet of frontage on the right-of-way, or the minimum lot width for the zoning district or use as provided in CBJ 49.25.400.

Division 4. Privately Maintained Access in Rights-of-Way

49.15.430 Purpose.

With a permit, a privately maintained access road serving thirteen or fewer lots located outside the urban service area may be constructed within a public right-of-way and constructed to less than full public street construction standards. Such permits may also allow subdivisions creating new lots accessed by a roadway not accepted for maintenance by an agency of government.

49.15.431 Application.

The applicant for a privately maintained access road permit must submit the following:

(1) An application, on a form provided by the department;

(2) A preliminary plan and profile of the proposed privately maintained access road and any proposed public or private utilities; and

(3) An access agreement as required by CBJ 49.15.434.

49.15.432 Department action.

The director shall forward the complete application to the fire department and to the engineering and public works department for review.

49.15.433 Design criteria.

(a) If a proposed access road would abut and provide access to thirteen or fewer lots each limited to a single-family residence by the CBJ 49.25.400 Table of Dimensional Standards, or could serve thirteen or fewer dwelling units, not including any properly permitted accessory apartments based on the existing maximum allowable residential density of the lots accessed by the privately maintained road, the director may approve, with or without conditions, a permit in the right-of-way if the following criteria are met:

(1) The proposed privately maintained access will be located in a public right-of-way that has not been accepted for public maintenance;

(2) The proposed privately maintained access does not endanger public safety or welfare;

(3) The proposed privately maintained access will be improved to provide for emergency service access;

(4) A privately maintained access shall only serve property in which the proposed uses do not exceed 211 average daily trips as determined by the director;

(5) Property served by the privately maintained access shall include accessory apartment traffic, when allowed, without a conditional use permit, even if accessory apartments are not currently proposed; and

(6) Privately maintained access is prohibited unless:

(A) The abutting parcels have alternative and practical frontage on a publicly maintained right-of-way;

(B) The property owners of all abutting parcels are signatories of the access agreement required by CBJ 49.15.434; or

(7) Privately maintained access is prohibited if abutted by property held by a governmental body unless the abutting parcel has alternative and practical frontage on a publicly maintained right-of-way.

49.15.434 Access agreement.

(a) An access agreement must be executed between the City and Borough and all property owners proposed to be served by a privately maintained access road. The agreement must identify the parties and the property, all signatures must be notarized, and the agreement must include the following provisions:

(1) In exchange for the Grantee not being required to construct a road that can be accepted for maintenance by the City and Borough, and for the City and Borough of Juneau not being responsible for maintaining the privately maintained access road, the parties execute this agreement with the intent for it to run with the land and bind all heirs, successors, and assigns consistent herein;

(2) The Grantee acknowledges that the City and Borough is not obligated to provide any maintenance or snow removal for the privately maintained access. The Grantee is required to arrange for year-round reasonable maintenance for the privately maintained access, including snow removal, sufficient to meet weather conditions and to allow for safe vehicular traffic;

(3) The Grantee and the Grantee's heirs, successors, and assigns will defend, indemnify, and hold harmless the City and Borough from any claim or action for any injury, loss, or damage suffered by any person arising from the design, maintenance, or use of the privately maintained access;

(4) The Grantee will ensure that use of the privately maintained access road will not block vehicular or pedestrian access by the public in the right-of-way;

(5) The City and Borough will have unimpeded access in the right-of-way. The Grantees are required to arrange for maintenance of the right-of-way;

(6) The Grantee and the Grantee's heirs, successors, and assigns will maintain the privately maintained access road and public right-of-way according to the conditions established in this agreement;

(7) The City and Borough will record a copy of the agreement, at the Grantee's expense, with the State Recorder's Office for each lot or parcel of land either, in the case of existing lots, those adjoining the segment of right-of-way in which the privately maintained access is to be located; or, in the case of lots created by subdivision and served by the privately maintained access, those lots so created;

(8) The owners of the lots subject to this agreement are required to pay for right-of-way upgrades when existing or proposed development served by the privately maintained access exceeds 211 average daily trips as determined by the director;

(9) The owners of the lots subject to this agreement are prohibited from subdividing unless the privately maintained access is upgraded or all the property owners served by the privately maintained access execute a new access agreement;

(10) Any development that increases the estimated traffic above 211 average daily trips, as determined by the director, shall pay a proportionate share of the costs of the right-of-way upgrades, which will offset the costs imposed on the existing owners served by the privately maintained access. The proportionate share shall be the percentage increase in average daily trips;

(11) The owners of the lots subject to this agreement authorize the City and Borough to amend this access agreement by adding a new owner only upon presentation of a written and fully executed maintenance agreement between all the existing property owners subject to the original access agreement and the new property owner proposing to be served by the existing privately maintained access. Any amended access agreement supersedes an existing access agreement. After recording, the new access agreement shall be sent to all the owners subject to it; and

(12) The owners agree to maintain in full force and effect any insurance policy required by the City and Borough until and unless the roadway is accepted for maintenance by the City and Borough.

(b) Prior to the City and Borough executing the access agreement:

(1) The owners of the lots subject to the agreement shall create an owner's association for the purpose of continuing the duties contained in the agreement; and

(2) The association shall obtain liability insurance of a type and in the amount deemed necessary by the City and Borough to provide coverage for claims arising out of or related to the use, occupancy, and maintenance of the privately maintained access road. The City and Borough shall be named as an additional insured on any required policy.

49.15.435 Other requirements.

(a) If a permit for privately maintained access in the public right-of-way is approved, the applicant must apply to the engineering and public works department for a permit to construct the privately maintained access as required by CBJ 62.05, accompanied by final construction plans. Additional fees and bonding may be required for final plan review, inspection, and construction of the access road and utilities.

(b) The applicant shall install a street sign, to be provided by the City and Borough, which shall indicate that the privately maintained access road is not maintained by the City and Borough.

Division 5. Remote Subdivisions.

49.15.440 Remote subdivisions.

The purpose of this section is to provide for design and improvement requirements specific to privately-owned remote subdivisions.

49.15.441 Applicability and restrictions.

(a) A remote subdivision is a subdivision solely accessed by either a navigable waterbody or a pioneer path. The boundary of the remote subdivision accessed by pioneer path must be at least one half mile from the roaded service area.

(b) A remote subdivision may not be located within the roaded service area or the fire service area, or accessible by vehicular traffic weighing more than 1,000 pounds gross vehicle weight or having an overall width greater than 48 inches.

(c) The owners of lots or parcels within a remote subdivision accessible by pioneer path are prohibited from subdividing within two years from the creation of the remote subdivision.

(d) Remote subdivisions accessed by pioneer path shall be limited to thirteen or fewer lots and are reviewed by the Commission using the minor subdivision process. The Commission may impose any conditions and restrictions deemed necessary to protect public health, safety, and welfare.

49.15.442 Improvement standards.

The following improvement standards apply to remote subdivisions:

(1) CBJ 49.15.424 Access.
(2) CBJ 49.35.240 Improvement standards.
(3) CBJ 49.35.310 Water systems.
(4) CBJ 49.35.410 Sewer systems.

Division 6. Survey and Monumentation Standards

49.15.450 Licensed surveyor required.

All land subdivided in accordance with CBJ Title 49 shall be surveyed by a professional land surveyor licensed in the State of Alaska.

49.15.451 Boundary lines, basis of bearing.

(a) Each existing boundary line of the proposed subdivision shall be retraced to an existing monument of record. If a boundary consists of a U.S. Survey line, Mineral Survey line, or an Alaska Tidelands Survey line, the nearest recorded primary monument on each side of the proposed subdivision shall be located.

(b) A monumented centerline of a right-of-way must be considered in making the surveys and in preparing the plat. All monuments found shall be indicated and proper references made to field notes or maps of public record relating to the monuments. If the points were reset by ties, that fact shall be stated.

(c) The basis of bearing referred to on the plat shall be a line defined by two found monuments shown on the same record bearing and shall be clearly delineated or identified

on the plat and in the basis of bearing statement

(d) A basis of bearing statement is required. The statement shall include the monument description, corner description, record bearing and the record documentation source with recording date.

(e) A note listing all plats of record, with recording information, pertinent to the boundary and property resolution must be listed on the plat.

49.15.452 Accuracy of survey.

A survey and traverse of the boundaries of the subdivision and all lots and blocks shall close within a limit of error of one foot in ten thousand feet of perimeter for field closures and one foot in twenty thousand feet for calculated distances.

49.15.453 Monumentation.

(a) The following monumentation is required for subdivisions of six or more lots:

(1) *Primary monuments.* Primary monuments shall conform to the following requirements:

(A) All exterior corners, points of curvature and points of tangency shall be monumented with a minimum two-inch diameter metal pipe, at least 30 inches long, with a minimum four-inch flange at the bottom. A minimum two and one half inch diameter metal cap shall be permanently attached at the top. If both the cap and the pipe are of nonferrous metal, then additives with magnetic qualities shall be permanently attached at both the top and bottom of the monument. Every primary monument cap shall be permanently stamped with the year set, the surveyor's registration number, year which the monument was set, initials of subdivision, and the corner identification. This data shall be orientated so that the data may be read when the reader is facing north. Monuments and accessories found in a disturbed condition shall be returned to the original position and condition as nearly as possible or replaced so as to perpetuate the position.

(B) No portion of a survey or subdivision may be more than 1,320 feet from a primary monument.

(C) If an exterior boundary line is less than 2,640 feet, but more than 1,320 feet long, then the intermediate primary monument shall be set as close to the midpoint as practical.

(2) *Witness corners.* If the point for a primary monument is in a place that would be impractical to monument because of natural obstacles, a witness corner shall be set. The witness distance must be shown on the plat of survey, from the existing monument, as set, to the true corner position. Witness corners shall be set on a survey property line and at a distance considered reasonable and practical from the true corner point. Witness corners shall comply with the standards for primary monuments.

(3) *Alternate monuments.* If conditions make it impractical to set a primary monument, one of the following methods may be substituted:

(A) A two and one-half inch brass or aluminum cap may be grouted firmly into a boulder; or

(B) A five-eighths inch minimum drive rod may be driven to a depth necessary to provide a stable base for an aluminum cap. The depth of all drive rods shall be noted on the plat.

(4) *Secondary monuments.* All lot corners, interior angle points and interior curvature control points shall be monumented with at least a five-eighths inch metal rod three feet in length with a one and one-quarter inch cap.

(5) *Monumentation installation.*

(A) Monuments shall be installed by the applicant's land surveyor at points designated on the final plat.

(B) The applicant's surveyor must install monuments before the final plat is filed with the State of Alaska recorder's office. The director of engineering may require that monumentation be certified prior to final acceptance of the subdivision improvements to ensure that any monuments disturbed or destroyed during construction are reset.

(C) If construction begins prior to submittal of the final plat, all lot corners adjacent to any proposed improvements must be staked throughout construction.

(b) The following monumentation is required for subdivisions of five or fewer lots:

(1) All exterior corners of the plat and all corners of each lot shall be monumented with a five-eighths inch by 30 inch pipe or bar capped and marked as required by the director of engineering and public works; provided, if a plat or lot corner is identical with a United States Survey, a United States Mineral Survey, or an Alaskan Tidelands Survey, the primary monument shall be shown on the plat or reestablished and shown if not found.

(2) Monumentation must meet all the requirements listed in subsection (a), above, with the exception that the type of monument set may be a secondary monument.

Section 11. Amendment of Article. CBJ 49.15, Article V Design Review Permits, is amended to read:

Article V. CBJ and State Project Review

Section 12. Amendment of Section. CBJ 49.15.580 State project review, is amended to read:

49.15.580 State <u>and City and Borough</u> project review.

(a) *CBJ project review*: The commission shall review all proposed City and Borough capital improvement projects estimated to cost $500,000 or more for consistency with this title. The commission may review, at the director's discretion, all proposed City and Borough capital projects estimated to cost more than $250,000 but less than $500,000. The commission may recommend conditions on and modifications to any project reviewed by the commission through a notice of recommendation. The notice of recommendation shall be forwarded to the assembly for further action.

(b) *State project review*: The commission shall review proposed Alaska State capital improvement projects for consistency with this title pursuant to AS 35.30.010 and may impose conditions on and modifications to such projects. If the commission approves or approves with conditions or modifications, a notice of decision shall be issued. A notice of decision becomes final 90 days from the date the project was submitted unless modified or disapproved by the assembly. If the commission disapproves, a notice of recommendation and draft resolution shall be forwarded to the assembly for further action.

Section 13. Amendment of Article. CBJ 49.15, Article V, is amended by adding a new section to read:

49.15.590 Right-of-way acquisitions.

(a) The minor subdivision permit process shall govern right-of-way acquisition plats, except commission review through the major subdivision process shall be required if the acquisition of property for a right-of-way would create a nonconforming lot, use, or structure. The commission may approve creation of nonconforming lots, uses, or structures if each lot has at least one practical building site that may be reasonably developed. The commission may condition its approval.

(b) *Application requirements.*

(1) Signatures of the owners or lessees of the subject parcels are not required.

(2) The owner of land subject to a right-of-way acquisition may offer to sell or enter into a contract to sell land to the State or City and Borough before a final plat of the subdivision has been prepared, approved, filed, and recorded in accordance with this chapter.

(3) Applications for preliminary right-of-way acquisition plat approval shall comply with the requirements of CBJ 49.15.411, provided, however, that the following subsections are not applicable:

(A) CBJ 49.15.411(b)(2), unless the director determines that the proposed reduction in lot area of an existing parcel without public sewer access causes it to become unsuitable for on-lot waste disposal.

(B) CBJ 49.15.411(b)(2)(B), *Subdivision design*.

(C) CBJ 49.15.411(b)(4), *Water*.

(D) CBJ 49.15.411(b)(6), *Traffic study*.

(E) CBJ 49.15.411(b)(7), *Shadow plats*.

(c) *Final plat submittal.*

(1) All applications for right-of-way acquisition plats must comply with the requirements of CBJ 49.15.412, provided, however, that the following sections are not applicable:

(A) CBJ 49.15.412(a)(4)(B), *Proof of construction plan approval*.

(B) CBJ 49.15.412(a)(4)(D), *Utility statements*.

(C) CBJ 49.15.412(a)(4)(E), *Improvement guarantee draft*.

(D) CBJ 49.15.412(b)(4), *Improvement guarantee final*.

(E) CBJ 49.15.412(b)(5), *Deeds, easements, or rights-of-way*.

(d) *Design*. Right-of-way acquisition plats must comply with the design requirements of this title, provided, however, that the following sections are not applicable:

(1) CBJ 49.15.420 *Lots*.

(2) CBJ 49.35.220 *Streets*.

(e) *Improvements.* The requirement to construct public improvements according to CBJ 49.35 is waived except where the acquisition of right-of-way and subsequent change to property boundaries results in the loss of access to public utilities or street frontage for an existing lot necessitating replacement of these public improvements.

(f) *Survey and monumentation standards.* All applications for right-of-way acquisition plats must comply with the requirements of CBJ 49.15, Article IV, Division 6, except CBJ 49.15.453 is modified to require that only corners located along the new right-of-way line be monumented.

(g) *Right-of-way maps.* After completion of a right-of-way project, a final right-of-way map that identifies all required survey and monumentation information shall be submitted. The final right-of-way map will be reviewed by the director of the engineering and public works department for completeness and then recorded at the State Recorder's Office at Juneau at the applicant's expense.

Section 14. Amendment of Article. CBJ 49.70, Article XI, Remote Subdivision Areas is repealed and reserved.

Section 15. Amendment of Section. CBJ 49.15.670 Planned unit development design standards, is amended to read:

49.15.670 Planned unit development design standards.

. . .

(j) *Stormwater management.* Facilities for the control and disposal of stormwater must be adequate to serve the development site and areas draining through the site. Management shall be in accordance with the Stormwater Best Management Practices manual. Where appropriate, natural drainage channels, swales, or other similar areas within the common open space may be used for stormwater management at the development. The homeowners' association shall provide the engineering department with an evaluation of offsite drainage outfalls for the additional runoff contributed by the planned unit development. The commission may require construction of offsite drainage improvements necessary to accommodate additional runoff from the development.

Section 16. Amendment of Section. CBJ 49.15.680 Definitions, is repealed and reserved.

Section 17. Amendment of Section. CBJ 49.25.110 Zoning maps, is amended to read:

49.25.110 Zoning maps.

. . .

(g) *Public way vacations.* Whenever any street, alley or other public way is vacated as provided by CBJ 49.15.404, the zoning districts adjoining the side of such public way shall automatically be extended to follow property lines legally created by such vacation.
(h) *Reserved.*

Section 18. Amendment of Section. CBJ 49.25.300 Determining uses, is amended to read:

49.25.300 Determining uses.

. . .

(c) A combination of digits such as "1, 3" or "2, 3" indicates that the approval procedure for the identified use in the identified zone will vary depending on whether the project is a major or minor development.

(1) If the project is a minor development the first number of the combination shall indicate the applicable procedure.

(2) If the project is a major development the second number shall indicate the applicable procedure.

(3) Minor development means development which is classified by zoning district as follows:

(A) *Rural Reserve District:* A residential development containing two or fewer dwelling units, two or fewer bedrooms leased on a daily or weekly basis, or a nonresidential building totaling less than 10,000 square feet or using less than one acre of land in total.

(B) *Single Family Residential Districts:* A residential development containing two or fewer dwelling units, two or fewer bedrooms leased on a daily or weekly basis, or a nonresidential building totaling less than 5,000 square feet or using less than 10,000 square feet of land in total.

(C) *Multifamily Residential Districts:* A residential development containing eight or fewer dwelling units, eight or fewer bedrooms leased on a daily or weekly basis, or a nonresidential building totaling less than 5,000 square feet or using less than 10,000 square feet of land in total.

(D) *Commercial and Mixed Use Districts:* A residential development containing 12 or fewer dwelling units, 12 or fewer bedrooms leased on a daily or weekly basis, or a nonresidential building totaling less than 10,000 square feet or using less than one-half acre of land in total.

(E) *Industrial Districts:* Non-residential buildings totaling 15,000 square feet or using less than one acre of land in total.

(4) Major development means all development activity that is not a minor development.

(5) *Exceptions.* Exceptions to the use of minor and major development classifications as a method of determining the applicable approval procedure shall be as noted in the table of permissible uses.

Section 19. Amendment of Section. CBJ 49.25.300 Table of Permissible Uses, is amended by deleting the following sections:

17.310 Access driveways on public rights-of-way adjoining one to four existing lots.

17.320 Access driveways on public rights-of-way adjoining five or more existing lots.

Section 20. Amendment of Section. CBJ 49.25.430 Yard setbacks, is amended to read:

49.25.430 Yard setbacks.

. . .

(4) *Projections into required yards.*

. . .

(K) *Existing substandard setbacks.* A new building may have a front yard setback equal to the average front yard setback of the three closest adjacent buildings, or a street side yard setback equal to the average street side yard setback of the three closest adjacent buildings. The average calculation shall be made using one building per lot. If any of the three buildings used in the averaging calculation is located a greater distance from the required setback, then the required front yard setback or street side yard setback shall be used to calculate the average.

An existing building located on the subject lot may be used as one of the three buildings to calculate the setback determination.

For purposes of this section, the buildings used in averaging must be either conforming or legally nonconforming enclosed buildings or carports and have a wall or column height of at

least seven feet measured from the finished grade. Porches, bay windows and temporary buildings allowed to project into setbacks cannot be used for averaging. In no instance shall the required setback be less than half that required by this chapter or ten feet, whichever is greater.

If there are fewer than three buildings within 500 feet of the subject property, then the required setback shall be the average of front yard setbacks, or street side yard setbacks, of such fewer buildings, using a maximum of one building per lot.

. . .

Section 21. Repeal and Reenactment of Section. CBJ 49.35.120 Extent and nature of improvements, is repealed and reenacted to read:

49.35.120 Public improvements; generally.

(a) The developer must install all of the required improvements within the boundaries of the development, and may be required to make improvements beyond the development boundary in order for all of the improvements to function properly. In addition, improvements must be designed and constructed to provide for future extension to adjoining lands.

(b) If a publicly-maintained street serves an area outside the roaded service area boundary as a result of a subdivision, the roaded service area boundary, and if appropriate, the fire service area, shall be extended to include the roaded area and newly-created subdivision.

Section 22. Amendment of Section. CBJ 49.35.130 Standard specifications, is amended to read:

49.35.130 Standard specifications.

(a) *Compliance with specifications.* Except as otherwise provided, all subdivision improvements shall be in accordance with the latest revision of the City and Borough subdivision standard specifications and details on file in the engineering and public works department.

(b) The director of engineering and public works may prescribe different or additional standards if unusual or unforeseen conditions exist in a particular development, and the alternative meets or exceeds the intent of the original standard.

(c) *Change of standards.* Prior to a substantial change in the standards generally applicable to required subdivision improvements, the director of engineering and public works or the director of engineering and public works' designee shall hold a public hearing on the proposed change. The hearing shall be preceded by ten days' published notice. The standards may be changed in response to comments received at the hearing or received at

any other time prior to the effective date. The standards shall become effective 30 days after the first notice of the hearing is published. The manager may shorten the notice period or waive the requirement for a hearing and may specify an earlier effective date if the manager finds an emergency exists or that other conditions warrant such action. If the hearing is held with less than three days' published notice, a second hearing preceded by ten days' published notice shall be held.

Section 23. Repeal and Reenactment of Section. CBJ 49.35.140 Construction plans, is repealed and reenacted to read:

49.35.140 Construction plans.

(a) *Generally*. The developer must submit construction plans for all proposed public improvements and associated private improvements and utilities within and outside the proposed development's boundary.

(b) *Construction plan submittal.*

(1) *Plan sets*. Prior to submittal of the final plat, and before the start of any construction, the developer must furnish to the City and Borough Permit Center complete sets of construction plans, profiles, details, and special construction provisions for all existing and proposed improvements. The director of engineering and public works shall determine the number of plan sets to be submitted. Plan sets will be forwarded to the appropriate City and Borough departments and agencies.

(2) *Engineer's stamp*. Construction plans must be stamped by the professional engineer licensed in the State of Alaska who is responsible for the improvement designs. Multiple engineer stamps are required for plans with multiple discipline designs, e.g., civil, electrical, structural engineering.

(c) *Construction plan – Details*.

(1) *Size*. All construction plans shall be submitted on 22 by 34 inch sheets. The director of engineering and public works may approve alternative sheet sizes.

(2) *Information*. The drawings must contain the following information:

(A) Name of subdivision.

(B) Type of work.

(C) Date.

(D) Name of engineer preparing the drawings and the engineer's stamp.

(E) Space for approval signature by the director of engineering and public works.

(F) A north arrow and scale.

(3) *Scale*. Horizontal scale must be one inch equals 50 feet or greater. Vertical scale must be one inch equals five feet or less with a minimum scale of one inch equals ten feet. The director of engineering and public works may approve alternative scales.

(4) *Benchmarks*. The locations, elevations and description of datum of permanent benchmarks must be shown.

(5) *Street profiles*. Profiles of streets shall indicate finished and existing grades for centerline of the street and shall extend a minimum of 200 feet beyond the limits of the proposed project or, if intersecting an existing street, extend to the far side of the existing street.

(6) Plans and profiles, where applicable, shall include location, elevation, size, materials, and all other details of the proposed improvements.

(7) Complete survey data must be shown for all horizontal and vertical curves.

(8) Construction plans shall include the location of all existing and proposed utilities.

(d) *As-built drawings*. The developer, upon completion of required improvements, must submit a reproducible and digital format copy of as-built plans unless otherwise required by the director of engineering and public works.

Section 24. Repeal and Reenactment of Section. CBJ 49.35.210 Street system, is repealed and reenacted to read:

49.35.210 Street system.

(a) Subdivision street systems shall be designed for the most advantageous development of the entire neighborhood area and shall meet the following criteria:

(1) The street system shall provide for connecting streets into adjoining unsubdivided lands.

(2) Subdivision street systems shall be designed to maximize the number of connecting streets in a given area in order to reduce the volume of traffic and traffic delays on major streets (arterials and major collectors), to minimize bypass and through trips on residential streets, and to increase the number of local street

connections facilitating safer bicycle and pedestrian travel.

(3) Traffic calming should be taken into account in street layout and design.

(b) *Major and minor arterials*. Except as provided in subsection (3) of this section, if a new subdivision involves frontage along an arterial street:

(1) The plat shall note that no lots shall access directly onto the arterial;
(2) Access shall be provided onto an interior access street or a separate frontage road.

(3) A parcel of land with less than 500 feet of frontage on a street, or with less than 350 feet in depth may be subdivided so as to allow access directly onto a minor arterial street if all of the following conditions are met:

(A) All of the resulting lots must meet the minimum lot area standard for a single family dwelling in the D-1 zoning district (36,000 sq. ft.).

(B) All of the lots must share a common access point and further subdivision of the newly created lots is not allowed.

(C) Common access to all lots is required and back out parking is prohibited. The applicant must submit a plan that shows the feasibility of off street parking for all lots and an adequate area for a turnaround to prevent back out parking.

(D) The applicant must provide assurance in the form of an easement, plat note, and a maintenance agreement that is recorded with the subdivision, all of which must be acceptable to the director, that ensures the required common access will be constructed and maintained by the property owners.

(E) The proposed subdivision must meet all other applicable subdivision standards and requirements.

(c) *Collector streets.* Collector streets in adjoining subdivisions shall be continued in the new subdivision as needed.

(1) *Major collectors.* Except as provided in subsection (C) of this section, if a new subdivision involves frontage along a major collector street:

(A) The plat shall note that no lots shall access directly onto the major collector.

(B) Access shall be provided onto an interior access street or a separate frontage road.

(C) Exception a parcel of land with less than 500 feet of frontage or less than 350 feet of depth may be subdivided so as to allow access directly onto a major collector street.

(2) *Minor collectors*. Access for lots is allowed directly onto minor collector streets if no other restrictions apply.

Section 25. Repeal and Reenactment of Section. CBJ 49.35.220 Street names, is repealed and reenacted to read:

49.35.220 Street names.

(a) *New streets*. Street names must be unique in order to avoid confusion. When streets are extended, the name must remain the same for the new segment. Proposed street names shall be shown on preliminary plats. The names of streets fronting thirteen or fewer lots shall be approved by the director through the minor subdivision processes. The names of streets fronting more than thirteen lots shall be approved by the commission at the time of preliminary plat approval for major subdivisions.

(b) *Existing streets*. The commission shall approve applications to change the name of any existing public street or right-of-way.

(1) *Application.* The application must be on a form provided by the department and accompanied by:

(A) The application fee.

(B) Signed letters of approval from a majority of property owners whose properties have access to the public street proposed for the name change.

(2) *Procedure*. After public hearing, the commission shall review the proposed street name change for consistency with this section, and, upon a finding that the change is consistent with this section and that the majority of property owners whose properties have access to the public street proposed for the name change approve of the change, shall approve the application.

(3) *Sign replacement*. If the name change is approved, the applicant shall be responsible for replacing all existing street name signs as specified by the department.

Section 26. Repeal and Reenactment of Section. CBJ 49.35.230 Design criteria, is repealed and reenacted to read:

49.35.230 Roadway classification map.

There are adopted roadway classification maps A - D, dated June 5, 2006, as the same may be amended from time to time by ordinance. These maps set forth the classification of streets and roadways within the CBJ. The roadway classification maps will govern references to streets in this title.

Section 27. Repeal and Reenactment of Section. CBJ 49.35.240 Construction standards, is repealed and reenacted to read:

49.35.240 Improvement standards.

(a) *Right-of-way widths*. The minimum right-of-way width of proposed streets is as follows:

(1) *Arterials*: 100 feet; minor, 80 feet.

(2) *Collectors*: 60 feet.

(3) *Streets other than arterials and collectors*: 60 feet.

(4) *Cul-de-sacs*: temporary or permanent turnaround: a diameter of 120 feet.

(5) *Alleys*: 20 feet.

(6) *Stairways and other non-motorized access routes*: 15 feet.

(7) *Half streets*. Whenever there exists a dedicated or platted half street or alley adjacent to the tract of land to be developed, the other half of the street or alley must be platted, dedicated, and the entire street or alley constructed to current improvement standards.

(8) *Substandard width*. Any previously platted right-of-way with less than the minimum standards identified for the traffic generated shall be improved to meet the minimum requirements established by this title.

(b) *Right-of-way minimum width reductions.* The director may reduce minimum right-of-way width requirements:

(1) For a collector, the right-of-way width may be reduced by up to 10 feet.

(2) For streets with less than 500 average daily trips, or a privately maintained access road in a right-of-way, the width may be reduced by up to 25 feet.

(3) Where the dedicated right-of-way abuts and runs parallel to an exterior

property line, will serve as a half-street, and will be developed as a low volume street or a driveway in a right-of-way, the width may be reduced by up to 30 feet.

(4) Alleys and stairway right-of-ways may be reduced by up to 5 feet.

(5) The director shall make written findings supporting right-of-way minimum width reductions granted under this section. The director's findings shall state that:

(A) The applicant has provided room for electric utility features and demonstrates that if the road is upgraded in the future to include additional sidewalks that there is sufficient right-of-way for construction of the sidewalks without need for retaining walls over two feet in height.

(B) There is sufficient right-of-way or easements to allow for drainage improvements required by construction of the sidewalks.

(C) That any driveways shall be constructed to accommodate the elevations of future sidewalks.

(D) No additional right-of-way width will be required in order to provide for sufficient access to abutting lands.

(E) There is sufficient room for snow storage.

(c) *Sight distance*. Sight distances for intersection, passing and stopping must be in accordance with the specifications set forth in A Policy on Geometric Design of Highways and Streets.

(d) *Street grades*. Street grades are as follows:

(1) *Maximum*. Grades on arterial streets must not exceed six percent. Grades on other streets must not exceed 12 percent.

(2) *Minimum*. The minimum grade for all streets is one half percent.

(3) *Cross slope*. The minimum cross slope on all streets is 3 percent.

(4) *Exception*. Grades for all streets in hillside areas may be increased under certain circumstances according to Chapter 49.70, Article II, Hillside Development.

(e) *Intersections*.

(1) *Corner sight distance*. Corner sight distance must be in accordance with CBJ 49.35.240, however, in no case shall the sight distance be less than 200 feet.

(2) *Intersection angle*. Intersections of right-of-way lines must not be less than 60 degrees. The intersection of the centerline of the constructed roadway must not be less than 80 degrees.

(3) *Grade*. The grade for the approach leg of a new roadway at an intersection must not exceed two percent for the first 30 feet, measured from the edge of the existing roadway. The grade for the next 70 feet of the new roadway must not exceed six percent (See Figure 1).

(4) *Adjustment to grade*. In certain circumstances, the director of engineering and public works may require the centerline grade to be adjusted to ensure the grades along the edge of the intersecting street do not exceed the maximum grades listed above.

(5) *Alignment*. A proposed street that will intersect with an existing cross street shall, whenever practicable, align with an existing street intersection on the opposite side of the cross street. Street jogs that have center line offsets of less than one hundred feet, shall not be permitted (See Figure 2).

(f) *Curves*.

(1) *Design*. Curves shall be designed in accordance with A Policy on Geometric Design of Highways and Streets.

(2) *Vertical curve*. The minimum length of vertical curves is 200 feet unless otherwise approved by the director of engineering and public works.

(g) *Cul-de-sacs*.

(1) *Length*. Streets designed to have one end permanently closed shall be no more than 600 feet and not less than 150 feet in length measured from the center of the intersection to the radius point of the turnaround. The director for minor subdivisions, and the commission for major subdivisions, may authorize a longer or shorter cul-de-sac if it is found that the unique characteristics of the site warrant modification to the length.

(2) *Temporary cul-de-sacs*. Temporary cul-de-sacs will be allowed where a street can logically be extended in the near future, and if the following are met:

(A) The temporary portions of the cul-de-sac turnaround must be shown on easements on the plat rather than as dedicated right-of-way.

(B) All of the cul-de-sac must be constructed to permanent street construction standards except as noted in (G) below.

(C) The CBJ will record a release of the easements for the temporary portions of the turnaround at the State Recorder's Office at Juneau at the

time the turnaround is removed and the street improvements have been extended.

(D) Easement lines for the temporary turnaround will be considered front property lines for determining building setbacks.

(E) All improvements, including utilities, must be designed to accommodate the eventual extension of the street and reversion of the temporary turnaround to adjoining properties.

(F) Temporary cul-de-sacs must be extended to as close to the adjoining property boundary as practical. If it is not practical to construct the turnaround portion of the cul-de-sac at this location, then the right-of-way must be extended beyond the temporary turnaround to the adjoining property line, and the street extension constructed to standard (See Figure 3).

(G) If the temporary turnaround is constructed on property outside of the subdivision boundary, curb, gutter, and sidewalks are not required for the temporary turnaround.

(H) Before final acceptance of all improvements by the CBJ, the developer must provide a financial guarantee to cover the cost of removal of the temporary turnaround and reconstruction of the street. The guarantee must be for a period of five years from the date the plat is recorded. If it is necessary to construct the street to the adjoining property within that five-year period, the developer can complete the reconstruction and extension, or the guarantee may be used by the CBJ for that purpose. If a right-of-way has not been dedicated on the adjoining property for the purpose of connection to the temporary cul-de-sac within this five-year period, the financial guarantee will be released.

(I) When the developer of adjoining property is required to connect to the temporary cul-de-sac, and the temporary cul-de-sac has not been extended as authorized by this section, then the developer must remove the temporary portions of the turnaround and reconstruct and extend the street to CBJ standards.

(3) *Hammerhead turnarounds*. Hammerhead turnarounds may be built in lieu of a temporary cul-de-sac, upon approval by the director of engineering and public works.

(h) *Streets construction standards.*

(1) *Arterials*. The subdivider is not responsible for the construction of arterial streets, but may be required to dedicate the necessary right-of-way during the platting process.

(2) *Other streets.* Other than arterials, street shall comply with the following:

Table 49.35.240 Table of roadway construction standards

Avg. Daily Trips (ADT)	Adopted traffic impact analysis required	Sidewalks	Travel way width	Street lights	ROW Width[ii]	Paved Roadway Required	Publicly maintained
≥ 500	Yes	Both sides	26 ft.	At all intersections	60 ft.	Yes	Yes
212 to 499	Maybe	One side	24 ft.	At all intersections	60 ft.	Yes	Yes
0 to 211	No	Not required	22 ft.	At intersection of subdivision streets and external street system	60 ft.	Yes	Yes
0 to 211	No	Not required	20 ft.[i]	At intersection of subdivision streets and external street system	60 ft.	No, if outside the urban service area[iii]	No

[i] Or as required by the Fire Code at CBJ 19.10.
[ii] ROW width may be reduced as prescribed at CBJ 49.35.240.
[iii] Paving of roadway is required for any street type located within the urban service area or within the Juneau PM-10 Non-Attainment Area – Maintenance Area Boundary map.

(3) *Signs and markings.* The subdivider must install street name signs, traffic control signs, and traffic control pavement markings in accordance with approved plans and the requirements of the current issue of the Manual on Uniform Traffic Control Devices, including the current Alaska Traffic Manual Supplement, published by the Alaska Department of Transportation and Public Facilities.

(i) *Street waivers.* The director, after considering the recommendations of the director of the engineering and public works department and of the fire marshal, may waive the following and no other street improvement requirements:

(1) *Right-of-way relocation.* If a plat is submitted for the purpose of relocating a right-of-way, the director may waive all or some of the construction requirements under the following conditions:

(A) The proposed relocation will improve access to abutting or neighboring property not otherwise adequately served.

(B) The subdivider has provided sufficient engineering information to demonstrate to the director of engineering and public works the feasibility of constructing a public street at the location of the relocated right-of-way.

(C) The relocated right-of-way and the resulting subdivision layout will conform to all the other standards of this chapter.

(D) The improvements required in the new right-of-way will not be less than those in the existing right-of-way.

(E) No additional lots are being platted.

(2) *Stub streets.*

(A) The director for minor subdivisions and the commission for major subdivisions may waive the full construction of a roadway within a right-of-way that is required to provide access to a bordering property, and does not provide required access to any lot within the subdivision. The commission or director may require provision of a roadbed, utility line extensions, or other appropriate improvements (See Figure 4).

(B) In addition, before final acceptance of subdivision improvements, the subdivider must provide a financial guarantee to cover the costs of constructing that part of the roadway improvements waived by the commission or director in subsection (A) of this section. The guarantee must be for a period of five years from the date the plat is recorded. If it is necessary to connect the roadway to adjoining property within that five-year period, the subdivider may complete the construction, or the guarantee may be used by the City and Borough for that purpose. If a right-of-way has not been dedicated on the adjoining property that accomplishes the connection to the stub street within this five-year period, the financial guarantee will be released.

(C) When the subdivider of adjoining property is required to connect to the stub street, and the stub street will not be constructed through subsection (B) of this section, then the subdivider of the adjoining property will be required to construct the stub street to City and Borough standards at the time.

(3) *Remote subdivisions accessible by navigable water*. The commission and the director may waive roadway improvements and other street construction requirements for remote subdivisions accessed solely by navigable water.

(j) *Pioneer path standards.* The following standards shall apply to remote subdivisions accessed by pioneer paths.

(1) Interior access shall be provided solely by pioneer path in a right-of-way. The right-of-way width of a pioneer path within a remote subdivision shall be 60 feet.

(2) Grades for pioneer paths must not exceed eighteen percent. The maximum cross slope grade must not exceed five percent.

(3) The width of a pioneer path shall not exceed 54 inches of tread, and must be located within a six foot corridor.

(4) Pioneer paths shall be designed and constructed to prohibit vehicular traffic wider than 48 inches from using the path, which may include the use of boulders, bollards, or any other similar structure.

(k) *Responsibility for improvements.* Unless otherwise provided, it shall be the responsibility of the subdivider to pay the cost of all right-of-way and street improvements caused by any development, as determined by the director.

Section 28. Repeal and Reenactment of Section. CBJ 49.35.310 Systems required, is repealed and reenacted to read:

49.35.310 Water systems.

(a) For new development, the developer must construct a public water system that provides for daily water supply and fire protection needs if the following criteria are met:

(1) If development of five or more lots is proposed within 500 feet of an existing public water system; or

(2) If development of four or fewer is proposed within 200 feet of an existing public water system.

(b) *Nonresidential development*. The developer must provide an evaluation by an Alaska licensed engineer and submit the written evaluation to the director of engineering and public works for review and approval to determine the specific quantity and distribution requirements.

(c) *Distance*. For the purpose of this section, distance is measured as the radial distance from the closest water main to the nearest point of the subdivision boundary.

(d) *Fire protection*. Fire protection requirements are based on whether the development is located within or outside the fire protection service area. All public water distribution systems constructed according to subsections (a) or (b) of this section must be sized and constructed to meet fire flow and hydrant requirements, and provide the necessary fire flows

for fire protection. All improvements must be constructed according to the International Fire Code (IFC). The director of engineering and public works and the City and Borough fire marshal must approve all plans.

(e) *Private water systems required*. If a proposed development is located at greater distances from the existing public water system than specified in subsection (a), and the developer chooses to not connect to the public system, the developer must construct a water system that provides for daily water supply and fire protection needs according to the following:

(1) *Development of five or more lots*.

(A) For development of five more lots, the developer must construct a water system adequate to supply water for daily use. There are two types of systems the developer may construct:

(i) *Community water system*. A developer can choose to construct a community water system if the following requirements are met:

(a) The community system meets the quantity standards specified by this section.

(b) Any proposed water system must be approved by the Alaska Department of Environmental Conservation and any other agency having jurisdiction. The developer must submit proof of approval to the department.

(c) All improvements must meet the city and borough standards for construction of public water systems. The community system must provide a separate service to the boundary of each proposed lot.

(d) The developer must submit the appropriate documents that show the continued maintenance of the community water system is guaranteed. The city and borough may review and comment on the documents, but is not responsible for their content or enforcement of any provisions.

(ii) *Individual wells*. A developer can also choose the option of individual wells to supply daily water needs, if the following requirements are met:

(a) The developer must clearly demonstrate to the satisfaction of the director of engineering and public works, through test wells, draw down tests, and other suitable methods, that the quantity standards specified in this section

can be met for all proposed lots.

(b) The proposed source and supply system must be approved by the Department of Natural Resources and other agencies having jurisdiction. Proof of the approval must be submitted to the department.

(B) Quantity requirements for development of five or more lots are as follows:

(i) *Residential use*. The proposed source and system for residential use must be capable of producing and delivering not less than 75 gallons per capita per day and a peak hour factor of 150 percent.

(ii) *Nonresidential development*. To determine quantity and distribution requirements for nonresidential development, the developer must provide an evaluation by an engineer licensed in the State of Alaska and submit the written evaluation to the director of engineering and public works for review and approval.

(iii) *Water rights*. The developer must show proof that the appropriate permit to appropriate water has been obtained from the State of Alaska for water rights for the source of water being proposed for use in the development.

(C) *Fire protection*. For a development of five or more lots proposed within the fire service area and not connecting to the public water system, the developer must construct a water supply system that will provide adequate fire protection. This distribution system must meet all the requirements of CBJ 49.35.310(d) above and may be separated or combined with the domestic water supply system.

(2) Development of four or fewer lots.

(A) Neither a community water system, nor individual wells are required if the development is of four or fewer lots.

(B) Fire protection requirements will be determined at the time the individual lots are developed.

(3) *Exception for remote subdivisions*. This section does not apply to remote subdivisions, unless the subdivider of the remote subdivision chooses to provide potable water or a public water system is available and the subdivision falls within the criteria outlined in subsection (a).

Section 29. Repeal of Section. CBJ 49.35.320 Fire flow, is repealed and reserved.

Section 30. Repeal and Reenactment of Section. CBJ 49.35.340 Oversizing lines, is repealed and reenacted to read:

49.35.340 Oversizing lines.

When the subdivider is required to install connecting lines, to increase the size of existing public lines, or to install a distribution system as part of a subdivision proposal, the director for minor subdivisions and the commission for major subdivisions, after reviewing a recommendation from the director of engineering and public works, may require any or all parts of such installation to be oversized if the director of engineering and public works finds it likely that within the expected life of the new construction an increase in capacity will be required to serve other areas.

Section 31. Repeal and Reenactment of Section. CBJ 49.35.410 Systems required, is repealed and reenacted to read:

49.35.410 Sewer systems.

(a) For new development, the developer must construct a public sewer system connecting to the existing public sewer system if the following criteria are met:

(1) If development of five more lots is proposed within 500 feet of an existing public sewer system.

(2) If development of four or fewer lots is proposed within 200 feet of an existing public sewer system.

(3) For the purpose of this section, distance is measured as the radial distance from the closest sewer main to the nearest point of the boundary of the proposed subdivision.

(b) If a proposed development is located at greater distances from the existing public sewer system than specified above, unless the developer chooses to connect to the public system, then a private system is required. Either of the following acceptable private systems may be installed.

(1) *Community and cluster wastewater systems.* Community wastewater systems, which have shared collection, treatment, and disposal and cluster wastewater systems, which have individual on-site treatment with a shared collection and disposal system are acceptable if the following requirements are met:

(A) The developer must provide a report and certification by a registered, qualified engineer licensed by the State of Alaska, which clearly shows that the proposed community or cluster wastewater system will operate satisfactorily, and how it will meet all other state and federal standards, to the satisfaction of the director of engineering and public works.

(B) The director of engineering and public works must review the report and make a recommendation to the commission. The director of engineering and public works will not make independent findings, but will make a recommendation as to the adequacy of the methodology and data provided in the report.

(C) All improvements must meet the City and Borough standards of construction for public sewer systems.

(D) The proposed wastewater systems must be approved by the Alaska Department of Environmental Conservation and any other agencies having jurisdiction. Proof of approval must be submitted to the department.

(2) *On-site wastewater systems*. Wastewater systems, which have individual on-site treatment and individual on-site disposal shall be acceptable if all the following requirements are met:

(A) The developer must provide a report and certification by a registered, qualified engineer or geologist licensed by the State of Alaska, which clearly shows that the proposed lots are large enough and have existing soils of sufficient permeability to permit the construction of on-site wastewater treatment and disposal systems.

(B) The director of engineering and public works shall review the report and make a recommendation to the director for minor subdivisions and to the commission for major subdivisions. The director of engineering and public works will not make independent findings but will make a recommendation as to the adequacy of the data provided and of the methodology proposed in the report for wastewater treatment and disposal.

(C) If adequate soils are not available onsite, the applicant can propose alternative methods for individual on-site wastewater systems. Alternative methods may include mound systems, marine outfalls, or other suitable wastewater systems. Review and approval of a proposal under this section must meet the applicable requirements of subsections (i) and (ii) of this section.

(c) *Residential wastewater systems – property owner responsibility*. The responsibilities of individual property owners for their individual wastewater systems are as follows:

(1) *Permitting*. All the owners of lots in new minor and major residential subdivisions using cluster or on-site wastewater systems must obtain a City and Borough on-site wastewater treatment and disposal system (OWTDS) permit from the engineering and public works department, and have completed construction and inspection of the system prior to issuance of any certificate of occupancy. The requirements for obtaining a wastewater treatment and disposal system permit, and the permit fees, shall be established by regulations issued by the manager pursuant to CBJ 01.60.

(2) *Limited maintenance contract required*. In addition, the property owners in new residential minor and major subdivisions shall be required to enter into a contract with the department of public works or its designee for inspection, monitoring, and treatment plant pumping of the private wastewater facility. All other maintenance of the wastewater system is the responsibility of the property owner.

(3) Violation of this section is an infraction.

(d) Compliance with (b) of this section does not exempt the developer or individual property owners from meeting all requirements of the Alaska State Department of Environmental Conservation regarding approval of wastewater systems.

Section 32. Repeal and Reenactment of Section. CBJ 49.35.420 Oversizing lines, is repealed and reenacted to read:

49.35.420 Oversizing lines.

When the subdivider is required to install connecting lines, to increase the size of existing public lines, or to install a distribution system as part of a subdivision proposal, the director for minor subdivisions and the commission for major subdivisions, after reviewing a recommendation from the director of engineering and public works, may require any or all parts of such installation to be oversized if the director of engineering and public works finds it likely that within the expected life of the new construction an increase in capacity will be required to serve other areas.

Section 33. Repeal of Section. CBJ 49.35.430 Private treatment systems, is repealed and reserved.

Section 34. Repeal and Reenactment of Section. CBJ 49.35.510 Drainage plan, is repealed and reenacted to read:

49.35.510 Drainage plan.

(a) The developer must provide a total surface drainage plan, prepared by a civil engineer licensed to practice in the State of Alaska, for approval by the director of engineering and public works. The plan must show all drainage facilities, and must include:

(1) The calculated increase in stormwater runoff resulting from the proposed development as well as the runoff from the total drainage area(s) associated with the site. Runoff calculation shall be based on a fully developed subdivision and a 25-year storm event.

(2) An evaluation of existing drainage ways and structures located between the development and the receiving water body shall verify that the existing drainage ways can accommodate the increased runoff.

(3) All public and any required private drainage facilities.

(4) A demonstration of how drainage from the proposed subdivision will outlet into an established drainage channel, unless an alternative drainage way is approved by the director of engineering and public works.

(b) *Easements*. All development must be provided with necessary drainage easements, and drainage facilities adequate to prevent increased surface or subsurface runoff to abutting properties.

(c) *Drainage systems required*. The developer must install all on and off-site improvements necessary to deal with increases in or changes to existing flows as shown on the approved drainage plan.

(d) *Construction timing*. Any drainage improvements required by this section must be constructed and approved prior to or at the same time as the completion of any street construction.

Section 35. Repeal of Section. CBJ 49.35.530 Municipal planned area drainage system, is repealed and reserved.

Section 36. Repeal of Section. CBJ 49.35.540 Easements, is repealed and reserved.

Section 37. Repeal and Reenactment of Article. CBJ 49.35, Article VI Pedestrian Access, is repealed and reenacted to read:

ARTICLE VI. PUBLIC ACCESS

49.35.610 Pedestrian and bicycle access in the roaded service area.
49.35.620 Streams and bodies of water.
49.35.630 Trailhead dedications or easements.
49.35.640 Acceleration and deceleration lanes.

49.35.610 Pedestrian and bicycle access in the roaded service area.

(a) *Shared use pathways*. Shared-use pathways for pedestrian and bicycle use within the roaded service area may be required through blocks longer than 600 feet, or where deemed necessary to provide reasonable circulation within and between residential areas, or to provide access to schools, playgrounds, shopping centers, transportation or other community facilities according to the following:

(1) *Shared-use pathway width*. The width of a shared use path must not be less than 10 feet.

(2) *Construction standards*. Shared-use pathways, where required, must be constructed according to the Alaska Department of Transportation and Public Facilities preconstruction manual on "Bicycle Ways." The director of engineering and public works may approve alternative construction when deemed appropriate to the conditions of the site.

(3) *Right-of-way width*. A shared-use pathway must be located in dedicated right-of-way with a minimum width of 15 feet. The width of the right-of-way may be modified by the director for minor subdivisions and by the commission for major subdivisions, to accommodate the width of the fully constructed pathway and/or topographic features of the site.

(4) *Construction timing*. Shared-use pathways must be constructed prior to occupancy of any dwellings on lots located adjacent to the pathway, or at the time of all subdivision improvements are accepted by the City and Borough, whichever comes first.

(b) *Sidewalks*. The subdivider shall construct sidewalks according to table 49.35.240 in any residential subdivision, in all streets furnished with curbs and gutters, and in any commercial subdivision within the Urban Service Area.

(1) *Minimum width*. The minimum width of sidewalks is five feet.

(2) *Waiver*. The director, after consulting with the director of engineering and public works, may waive the requirement for sidewalks and allow alternative pedestrian improvements to be constructed upon a written finding that the alternative will:

(A) Take advantage of natural features of the site or implement the Juneau Non-Motorized Transportation Plan; and

(B) Provide a safety, quality, and functional equivalent to the requirement being waived.

49.35.620 Streams and bodies of water.

The developer shall convey such easements or make such dedications as may be made necessary in order to provide public access to all streams and public bodies of water.

49.35.630 Trailhead dedications or easements.

The developer shall convey such easements or make such dedications as may be made necessary in order to provide public access to existing trails.

49.35.640 Acceleration and deceleration lanes.

(a) If a driveway serves right-turning traffic from a parking area providing 200 or more parking spaces, and the road has a peak-hour traffic volume exceeding 750 vehicles per hour, an acceleration lane at least 200 feet long and at least ten feet wide measured from the driveway to the acceleration lane shall be provided.

(b) If a driveway serves as an entrance to a land development providing 100 or more parking spaces, a deceleration lane shall be provided for traffic turning right into the driveway from the road. The deceleration lane shall be at least 200 feet long and at least 13 feet wide measured from the road curb radius. A minimum 35-foot curb return radius shall be used from the deceleration lane in the driveway.

Section 38. Amendment of Section. CBJ 49.35.720, Provision of utilities (Reserved), is amended by adding a new section to read:

49.35.720 Utility access.

(a) Public rights-of-way or easements, together with the right of ingress and egress, shall be provided where necessary for public utilities. Where easements are required, and approved for public water systems, sanitary sewers, storm drainage facilities, or other similar public uses, the following requirements apply:

(1) *Width*. All easements must be accessible for maintenance and must have adequate space within the easement to accomplish maintenance, excavation, and stockpiling of material. The minimum width for a public easement that does not abut a public right-of-way is 20 feet, unless otherwise required by the director of engineering and public works.

(2) *Surface*. Easements shall be graded and compacted to provide a suitable surface for access and maintenance.

(3) *Restricted access*. Where easements adjoin a public street, the director of engineering and public works may require improvements to prevent access by the public.

(b) The director or planning commission shall require easements to be shown on a plat that grants access or other rights in the favor of certain properties. These private easements are not dedicated to or maintained by the public and must be noted as such on the plat.

(c) A note must be added to the plat stating the purpose of the easement, the grantee of the easement, restrictions on the easement use, and whether the easement is permanent or temporary, or private or public.

Section 39. Amendment of Chapter. CBJ 49.40 Access, Parking and Traffic, is amended to read:

CHAPTER 49.40

PARKING AND TRAFFIC

Section 40. Repeal of Article. CBJ 49.40, Article I Access, is repealed and reserved.

Section 41. Amendment of Section. CBJ 49.65.610 Bungalow lot subdivisions, is amended to read:

49.65.610 Bungalow lot subdivisions.

(a) Subdivisions creating bungalow lots must meet the following requirements:

(1) Lots must be served by municipal water and sewer and publicly maintained roads.

(2) In zoning districts D1, D3, D5, D10-SF, and D10, subdivisions shall not exceed two bungalow lots for each standard lot.

(3) In zoning districts D15 and D18, bungalow lots may be platted without creating standard lots.

(4) A note shall be included on all plats which create bungalow lots, providing: "At the time of plat recording, structures on (lot and block number for all bungalow lots) were limited to one 1,000 square foot detached single-family residence per lot; other restrictions apply as well. See the City and Borough of Juneau Land Use Code for current regulations."

(5) Lots created through the Planned Unit Development process shall not be further subdivided into bungalow lots.

Section 42. Amendment of Section. CBJ 49.65.620 Review procedure, is amended to read:

49.65.620 Review procedure.

(a) The review procedure for bungalow lot subdivisions shall be:

(1) In zoning districts D1, D3, D5, D10-SF, and D10:

(A) A minor subdivision procedure may be used for subdivision of a parcel into not more than four lots, provided that no fewer than one standard lot for each bungalow lot shall be created through this process.

(B) Subdivisions containing one standard lot and two bungalow lots shall be processed as major subdivisions.

(2) In zoning districts D15 and D18, bungalow lots may be platted through the subdivision process set forth in Chapter 49.15, Article IV.

Section 43. Amendment of Section. CBJ 49.65.700 Purpose, is amended to read:

49.65.700 Purpose.

The purpose of this article is to allow, in certain residential districts, the development of common wall residential structures where each dwelling and underlying property is held under separate ownership.

Section 44. Repeal and Reenactment. CBJ 49.65.705 Procedure, is repealed and reenacted to read:

49.65.705 Procedure.

The development of a common wall subdivision involves a two-step approval process: the approval of a development permit and the approval of a common wall subdivision permit.

Section 45. Repeal and Reenactment of Section. CBJ 49.65.710 Four dwellings or less, is repealed and reenacted to read:

49.65.710 Development permits.

(a) The development permits required for construction of common wall development are either department review, or planning commission review under the conditional use permit process. The particular permit is determined by which zoning district within which the project is located, and the proposed number of units, in accordance with the CBJ Table of Permissible Uses.

(1) *Department review.*

(A) *Application submittals*. The following submittals are required with an application for department approval:

(i) Building plans that meet the requirements of this chapter and Title 19.

(ii) A sketch plat in accordance with CBJ 49.15.410. The sketch plat must include information necessary to demonstrate that the proposed common wall development will be able to comply with all the dimensional standards of this article after the parcel and structure have been divided.

(iii) A draft set of common wall agreements and homeowner agreements which set forth the rights and obligations of the owners for all common elements of the development.

(B) *Application review*. The application shall be reviewed by the director in accordance with CBJ 49.15.310.

(2) *Planning commission review.*

(A) *Application submittals*. The following submittals shall be required with the conditional use permit application:

(i) Building plans that include a detailed site plan and elevations of the proposed structures. Plans suitable for a building permit application are not required at this time.

(ii) A draft set of common wall agreements and homeowner's agreements which set forth the rights and obligations of the owners for all common elements of the development.

(iii) A sketch plat in accordance with CBJ 49.15.410. The sketch plat must include that information necessary to demonstrate that the proposed common wall development will comply with all the dimensional standards of this article after the parcel and structure have been divided.

(B) *Application review*. The commission will review and approve the application in accordance with CBJ 49.15.330.

Section 46. Repeal and Reenactment of Section. CBJ 49.65.720 Five dwellings or more, is repealed and reenacted to read:

49.65.720 Common wall subdivision.

(a) The applicant shall submit an application to subdivide the common wall development into individual dwellings and lots in accordance with 49.15.401, 49.15.402, CBJ 49.65 Article VII, and the following additional requirements:

(1) *Preliminary plat*. The following additional items will be submitted with the preliminary plat:

(A) An as-built survey that includes all structures and the location of the common walls in relation to the proposed common property lines.

(B) Framing inspections that document substantial construction of all units in accordance with the preliminary plans approved by the director or the commission through the department approval, or the conditional use process, respectively.

(C) Final common wall agreements and/or homeowners' agreements suitable for recording.

(b) *Final Plat*. After review and approval of the final plat, in accordance with CBJ 49.15.412, the plat and the common wall agreement documents may be recorded by the department at the State Recorder's Office at Juneau at the applicant's expense, after issuance of final occupancy permits.

Section 47. Amendment of Section. CBJ 49.65.730 Utilities, is amended to read:

49.65.730 Separate utilities.

All common wall dwellings must be served by individual public water and sewer services unless otherwise authorized by CBJ Title 75.

Section 48. Repeal and Reenactment of Section. CBJ 49.65.735 Parking and access, is repealed and reenacted to read:

49.65.735 Parking and access

(a) Common wall development shall meet the parking requirements for single-family dwellings in accordance with CBJ 49.40.

(b) For common wall structures of three or more dwellings, access to public rights-of-way may be restricted to common driveways for each pair of dwellings.

(c) The commission can consider alternative parking and access proposals, such as common parking areas, under the conditional use permitting process.

(d) All common parking and access arrangements shall include appropriate easements and homeowners' agreements.

Section 49. Amendment of Section. CBJ 49.65.740 Density, is amended to read:

49.65.740 Density.

The density allowed for common wall dwellings in any zoning district is the density specified for dwellings other than duplexes in that district and in accordance with CBJ 49.25, Article V.

Section 50. Amendment of Section. CBJ 49.65.750 Dimensional standards, is amended to read:

49.65.750 Dimensional standards.

. . .

(3) *Minimum side yard setback.* The minimum side yard setback from the common property line is reduced to zero feet. The remaining side yard setbacks shall be ten feet in a D5 zone, three feet in a D10-SF zone, and five feet in a D10, D15, D18 or MU2 zone.

. . .

Section 51. Amendment of Section. CBJ 49.70.210 Scope, is amended to read:

49.70.210 Applicability and Scope.

(a) This article applies to all development on hillsides in the City and Borough that involves the following:

(1) Removal of vegetative cover;

(2) Excavation of any slope in excess of 18 percent;

(3) Creation of a new slope in excess of 18 percent for a vertical distance of at least five feet; or

(4) Any hazard area identified on the landslide and avalanche area maps dated September 9, 1987, consisting of sheets 1—8, as the same may be amended from time to time by the assembly by ordinance or any other areas determined to be susceptible to geophysical hazards.

(b) All hillside development endorsement applications shall be reviewed by the planning commission, except the following may be reviewed by the director:

(1) An excavation below finished grade for basements and footings of a building, a retaining wall or other structure authorized by a building permit, provided that this shall not exempt any fill made with the material from such excavation nor any excavation having an unsupported height greater than two feet after the completion of the associated structure.

(2) Graves.

(3) Mining, quarrying, excavating, processing, or stockpiling of rock, sand, gravel, aggregate or clay provided such operations do not affect the location or peak volume of runoff, the location or amount of standing water, or the lateral support for, the stresses in, or the pressure upon, any adjacent or contiguous property.

(4) Exploratory excavations less than 200 square feet in area and under the direction of a civil engineer with knowledge and experience in the application of geology in the design of civil work.

(5) An excavation which:

(A) Is less than two feet in depth and covers less than 200 square feet; or

(B) Does not create a cut slope greater than five feet in height or steeper than 1½ horizontal to one vertical.

(6) A fill less than one foot in depth and intended to support structures which fill is placed on natural terrain with a slope flatter than five horizontal to one vertical, which does not exceed 20 cubic yards on any one lot and which does not obstruct a drainage course.

(7) A fill less than three feet in depth and not intended to support structures which fill is placed on natural terrain on a slope flatter than five horizontal to one vertical,

which does not exceed 50 cubic yards on any one lot and which does not obstruct a drainage course.

(8) Minor development.

Section 52. Amendment of Section. CBJ 49.70.220 Hillside development endorsement application, is amended to read:

49.70.220 Hillside development endorsement application.

(a) All development on hillsides shall be pursuant to a hillside development endorsement.

(b) The developer shall apply for and obtain a hillside development endorsement prior to any site work other than land and engineering surveys and soils exploration.

Section 53. Repeal and Reenactment of Section. CBJ 49.70.240 Submission requirements; application, is repealed and reenacted to read:

49.70.240 Application.

The application shall be accompanied by the following materials, which shall be signed and stamped by a civil engineer, architect, geologist or land surveyor licensed in the State of Alaska:

(1) A vicinity map, at a clear and legible scale, showing roads, place and street names and natural waterbodies.

(2) Site maps, showing the present condition of the site at a clear and legible scale compatible with the size of the development and including:

(A) Two-foot contours for flat terrain or five-foot contours for steep terrain and extending 50 feet in all directions beyond the development site; 12 percent line, 30 percent line;

(B) Water bodies, tidelands and drainage ways from the development site to accepting natural waterbody;

(C) Lot boundaries and easements for the site and adjacent lots; and

(D) Existing improvements on the site and adjacent lots, including structures, roads, driveways and utility lines.

(3) The application shall include a finished proposed site plan at a clear and legible scale that includes the following information:

(A) Finished grade at two-foot contours for flat terrain or five-foot contours for steep terrain and extending 50 feet in all directions beyond the development site; 12 percent line, 30 percent line.

(B) Water bodies, tidelands and drainage ways, and temporary and permanent drainage systems from the development site to the accepting natural waterbody.

(C) Lot boundaries, easements and setback lines.

(D) The location of improvements including structures, roads, driveways, utility lines, culverts, walls and cribbing.

(E) Clearing limits of existing vegetative cover.

(F) A cross section of the development site.

(4) The application shall include detailed engineering drawings of roads, driveways, parking areas, structural improvements for foundations, off-site stormwater runoff systems; cross sections and road elevations.

(5) A description of the source and type of any off-site fill, and the site for depositing excess fill.

(6) A landscaping plan, including all trees to be retained in excavation areas, all plant species and locations; temporary slope protection measures; erosion and siltation control measures; seeding or sodding materials, a planting and maintenance program; and methods of stabilization and protection of bare slopes.

(7) An engineering geologic report, including a summary of the relevant surface and bedrock geology of the site, a discussion of active geologic processes with conclusions and recommendations regarding the effect of geologic factors on the proposed development; data regarding the nature, distribution and relevant parameters of existing soils, recommendations for grading procedures; design criteria for corrective measures as necessary, and recommendations covering the suitability of the site for the proposed development.

(8) A work schedule, by phase.

(9) Such other different or more detailed submissions as may be required.

Section 54. Amendment of Section. CBJ 49.70.260 Criteria, is amended to read:

49.70.260 Criteria.

The commission or director shall consider the extent to which the development meets the following criteria:

(1) *Soil erosion.* Soil disturbance and soil erosion shall be minimized and the effects thereof mitigated.

(2) *Existing vegetation.* Depletion of existing vegetation shall be minimized.

(3) *Contours.* The developer shall recontour the finished grade to natural-appearing contours which are at or below 30 percent or the natural angle of repose for the soil type, whichever is lower, and which will hold vegetation.

(4) *Time of exposure and soil retention.* The developer shall minimize the period of time that soil is exposed and shall employ mats, silt blocks or other retention features to maximize soil retention.

(5) *Replanting.* The developer shall mat, where necessary, and plant all exposed soil in grass or other soil-retaining vegetation and shall maintain the vegetation for one full growing season after planting.

(6) *Drainage.* The developer shall minimize disturbance to the natural course of streams and drainage ways. Where disturbance is unavoidable, the developer shall provide a drainage system or structures which will minimize the possibility of sedimentation and soil erosion on-site and downstream and which will maintain or enhance the general stream characteristics, spawning quality, and other habitat features of the stream and its receiving waters. Where possible, development shall be designed so lot lines follow natural drainage ways.

(7) *Foundations.* The developer shall ensure that buildings will be constructed on geologically safe terrain.

(8) *Very steep slopes.* The developer shall minimize excavation on slopes over 30 percent.

(9) *Soil retention features.* The developer shall minimize the use of constructed retention features. Where used, their visual impact shall be minimized through the use of natural aggregate or wood, variation of facade, replanted terraces, and the like.

(10) *Wet weather periods.* The developer shall minimize exposure of soil during the periods of September 1—November 30 and March 1—May 1.

Section 55. Amendment of Section. CBJ 49.70.270 Conditions on approval, is amended to read:

49.70.270 Conditions on approval.

The commission or director may place conditions upon a hillside development endorsement as necessary or desirable to ensure that the spirit of this chapter will be implemented in the manner indicated in the application. Fulfillment of conditions shall be certified by the engineer. The conditions may consist of one or more of the following:

(1) *Development schedule.* The commission or director may place a reasonable time limit on or require phasing of construction activity associated with the development or any portion thereof, in order to minimize construction-related disruption to traffic and neighbors or to ensure that the development is not used or occupied prior to substantial completion of required improvements.

(2) *Dedications.* The commission or director may require conveyances of title or other legal or equitable interests to public entities, public utilities, a homeowner's association, or other common entities. The developer may be required to construct any public facilities, such as drainage retention areas, to City and Borough standards prior to dedication.

(3) *Construction guarantees.* The commission or director may require the posting of a bond or other surety or collateral providing for whole or partial releases, in order to ensure that all required improvements are constructed as specified in the approved plans.

(4) *Lot size.* If justified by site topography, the commission or director may require larger lot areas than prescribed by zoning requirements.

Section 56. Amendment of Section. CBJ 49.70.710 Subdivisions in transition zones shadow platting, is amended to read:

49.70.710 Subdivisions in transition zones shadow platting.

(a) *Contents of application.* When a plat is submitted under chapter 49.15, article IV for a subdivision of five or more lots in a transition zone, the application shall include a shadow plat of the property. The shadow plat shall be a sketch plat overlay of the actual lot layout proposed. This overlay shall reflect as nearly as possible the future resubdivision of the parcels into smaller lots, based upon the density and lot size allowed after public sewer and water are provided.

(b) *Decision.* The director for minor subdivisions and the commission for major subdivisions shall review and approve the application based on how well the proposed lot layout will lend itself to future resubdivision as well as other requirements of this title.

Section 57. Amendment of Section. CBJ 49.75.130 Procedure, is amended to read:

49.75.130 Procedure.

A rezoning shall follow the procedure for a major development permit except for the following:

(a) The commission shall make a recommendation to the assembly to approve, approve with modifications, or deny a rezoning request. The commission shall prepare written findings in support of its recommendation. The commission's notice of recommendation shall be posted on the department's website within ten days of the public hearing on the proposed rezone. If the commission recommends approval of the rezoning request or approval with modifications, the director shall forward the commission's written recommendation to the assembly with an ordinance to amend the official zoning map in accordance with the recommendation. If the commission recommends denial, the amendment shall be deemed disapproved unless the applicant files a notice of protest in accordance with CBJ 49.75.130(b).

(b) Protests.

(1) An applicant may protest the commission's recommendation to deny the rezoning by filing a written statement with the municipal clerk within 20 days of the commission's written notice of recommendation for denial, requesting that an ordinance amending the zoning map as set out in the application be submitted for action by the assembly. The director shall, within 30 days of the filing of the protest with the municipal clerk, prepare a draft ordinance to be appended to the notice of recommendation for consideration by the assembly.

(2) Any person may protest the commission's recommendation to approve a rezoning request or approve a rezoning request with modification by filing a written protest with the municipal clerk within 20 days of the commission's written notice of recommendation.

(3) In the case of a timely filed protest and after introduction of the proposed ordinance at a regularly scheduled assembly meeting, the assembly shall hold a public hearing on the proposed rezoning. At the close of the hearing, the assembly shall approve the zoning map amendment as recommended by the commission, approve the zoning map amendment with modifications, or deny the zoning map amendment.

(c) All rezonings shall be adopted by ordinance, and any conditions thereon shall be contained in the ordinance. Upon adoption of any such ordinance, the director shall cause the official zoning map to be amended in accordance with the adopted ordinance.

Section 58. Amendment of Section. CBJ 49.80.120 Definitions, is **amended** to read:

49.80.120 Definitions.

. . .

Development permit means department approvals, subdivision permits and approvals, allowable use permits, special use permits and conditional use permits.

. . .

Public sewer and water system means any system that is operated by a municipality, governmental agency, or a public utility licensed as such by the state for the collection, treatment and disposal of wastes, furnishing of potable water and fire protection.

Public way means pedestrian ways, rights-of-way, and streets and any other way held for or held open by a public entity for purposes of public access.

. . .

Right-of-way means a defined area of land, including surface, overhead and underground space, reserved or granted by deed, easement or dedication for a street, alley, utility, walkway, sidewalk, or other public ways.

. . .

Roadway means the portion of a street intended for vehicular traffic; where curbs are laid, the portion of the street between the back of the curbs.

. . .

Street means a thoroughfare improved or intended to be improved for travel, permanently open to general public use that affords the principal means of access, frontage and address to individual buildings, lots and blocks. Streets include a pioneer path, road, avenue, place, drive, boulevard, highway or other similar means of public thoroughfares except an alley. Unless otherwise indicated, the term street shall refer to both public and private streets.

. . .

Street, arterial, means a street with access control, channelized intersections, restricted parking, and which collects and distributes traffic to and from minor arterials and collectors.

. . .

Subdivider means the developer or owner of a subdivision.

. . .

Subdivision means the division or redivision of a tract or parcel of land into two or more lots, sites or other divisions and the act of developing, constructing or improving property with a subdivision as required by CBJ Title 49.

. . .

Urban service area means the urban service area established in the comprehensive plan.

Section 59. Amendment of Section. CBJ 49.80.120 Definitions, is amended by **deleting** the following definition:

Minor development means a subdivision of four or fewer lots in any zoning district; minor development is also classified by zoning district as follows:

> *Rural Reserve District:* A residential development containing two or fewer dwelling units, two or fewer bedrooms leased on a daily or weekly basis, or a nonresidential building of less than 10,000 square feet or using less than one acre of land.
>
> *Single-Family Residential Districts:* A residential development containing two or fewer dwelling units, two or fewer bedrooms leased on a daily or weekly basis, or a nonresidential building of less than 5,000 square feet or using less than 10,000 square feet of land.
>
> *Multifamily Family Residential Districts:* A residential development containing eight or fewer dwelling units, eight or fewer bedrooms leased on a daily or weekly basis, or a nonresidential building of less than 5,000 square feet or using less than 10,000 square feet of land.
>
> *Commercial and Mixed Use Districts:* A residential development containing 12 or fewer dwelling units, 12 or fewer bedrooms leased on a daily or weekly basis, or a nonresidential building of less than 10,000 square feet or using less than one-half acre of land.
>
> *Industrial Districts:* Non-residential buildings of 15,000 square feet or using less than one acre of land.

Section 60. Amendment of Section. CBJ 49.80.120 Definitions, is amended by the **addition** of the following definitions to be incorporated in alphabetical order:

Cluster wastewater system means a system with individual on-site wastewater treatment and a shared wastewater collection system under some form of common ownership, other than public ownership, that collects wastewater from two or more dwellings and conveys it for disposal to a suitable site near the dwellings.

Common facilities means streets, sidewalks, parking areas, community buildings, refuse disposal systems, sewer systems, and water systems, held in common ownership by planned unit development homeowners.

Common open space means open space held in common ownership by planned unit development homeowners. Buildings, parking areas, and similar improvements may be located in and included in the calculation of common open space if related and necessary to the function of the open space. Stormwater drainage and flood storage may be located in and included in the calculation of the common open space. Common on-site sewage disposal systems, but not individual septic systems, may be located in and included in the calculation of common open space. Streets may be located in but shall not be included in the calculation of common open space.

Community wastewater and disposal system means a system with a shared wastewater treatment and collection system under some form of common ownership, other than public ownership, that collects wastewater from two or more dwellings and conveys it to a treatment plant and disposal system located on a suitable site near the dwellings.

Conservation lot means an undeveloped or remediated parcel where building development is permanently prohibited. A conservation lot is intended to preserve open space, environmentally sensitive areas, scenic views, wetlands, and buffers.

Density bonus means an increase in allowable density above that otherwise allowed in the zoning district in which the planned unit development is located.

Improved common open space means common open space containing common facilities, recreational equipment, parks, gardens, picnic areas, landscaping, or other outdoor improvements.

Natural area park means a lot owned by a government and characterized by areas of natural quality designed to serve the entire community by providing fish and wildlife habitat, open space/natural areas, access to water, and opportunities for passive and dispersed recreation activities. Development is prohibited except for structures, roads, and trails necessary for public use, education, maintenance, and protection of the resource.

Panhandle lot means a lot where the only owned access to the right of way is a narrow strip of land, the width of which is less than the minimum required by code.

Pioneer path means an access path for pedestrian, equestrian, human powered vehicles, all-terrain vehicles, snow machines, and similar off-road recreational vehicles weighing less than 1,000 pounds gross vehicle weight and having a maximum overall width of 48 inches. Except as identified above, a pioneer path shall be designed and constructed to prevent a vehicle registered or required to be registered under AS 28.10 from traveling on the pioneer path.

Planned unit development means a tract of land at least two acres in area, under single, corporation, firm, partnership, or association ownership, planned and developed as an integral unit in a single development operation or a definitely programmed series of development operations and according to approved preliminary and final development plans. Planned unit developments shall comply with all requirements of the land use code, except to the extent that such requirements are superseded by a permit issued pursuant to this article.

Private improvements means those improvements required as part of a subdivision or other land use permit that will not be maintained by the City and Borough or other agency of government.

Privately maintained access road means a road that the department or the commission has permitted to be constructed at less than full public street standards in an existing right-of-way. Privately maintained access roads can be used by the public and can provide access to more than one parcel, but will not be publicly maintained. A privately maintained access road is distinguished from an ordinary driveway in that an ordinary driveway provides access between a parcel of land and the public portion of the street, and is not for public access (See Figure 5).

Public improvements means any construction incidental to servicing or furnishing facilities to a development, including but not limited to: streets; retaining walls; street signs and markings; curbs and gutters; street lights and associated power conduits; sidewalks; shared use pathways; sewer mains, pump stations, service laterals, manholes, cleanouts and all associated parts; storm sewer mains, manholes, catch basins, pump stations, service laterals, and all associated parts; water mains, fire hydrants, service laterals, valves, pump stations, reservoirs, and all associated parts.

Public square means an area dedicated for public use for temporary leisure, assembly, markets, and similar uses.

Quasi-public means property or infrastructure that is normally owned by the public sector, but owned by the private sector serving in the public interest.

Radial distance means the shortest distance measured along a radius extending from a point of the object being measured from to a point on the object being measured to.

Roadway Width is measured as the paved section of a paved street or from shoulder to shoulder on a gravel street.

Sight distance means the distance that a driver needs to react appropriately to a situation, including stopping sight distance, passing sight distance, and intersection sight distance.

Undisturbed common open space means common open space left in its natural condition.

Section 61. Amendment of Section. CBJ 49.85.100 Generally, is amended to read:

49.85.100 Generally.

Processing fees are established for each development, platting and other land use action in accordance with the following schedule:

(1) Minor development.
- (A) Reserved;
- (B) Staff review, no charge if a building permit is required;
- (C) Sign permit, $50.00 for the first two signs, and $20.00 for each additional sign.

(2) Minor subdivision or consolidation.
- (A) Subdivision creating additional lots, $400.00 plus $25.00 for each resulting lot;
- (B) Subdivision creating no additional lots, $110.00 plus $25.00 for each lot changed.

. . .

(4) Major subdivisions, including mobile home subdivisions.
- (A) Preliminary plat, $110.00 per lot;
- (B) Final plat, $70.00 per lot;
- (C) Reserved;
- (D) Plat amendment, $110.00 plus $25.00 per lot.

. . .

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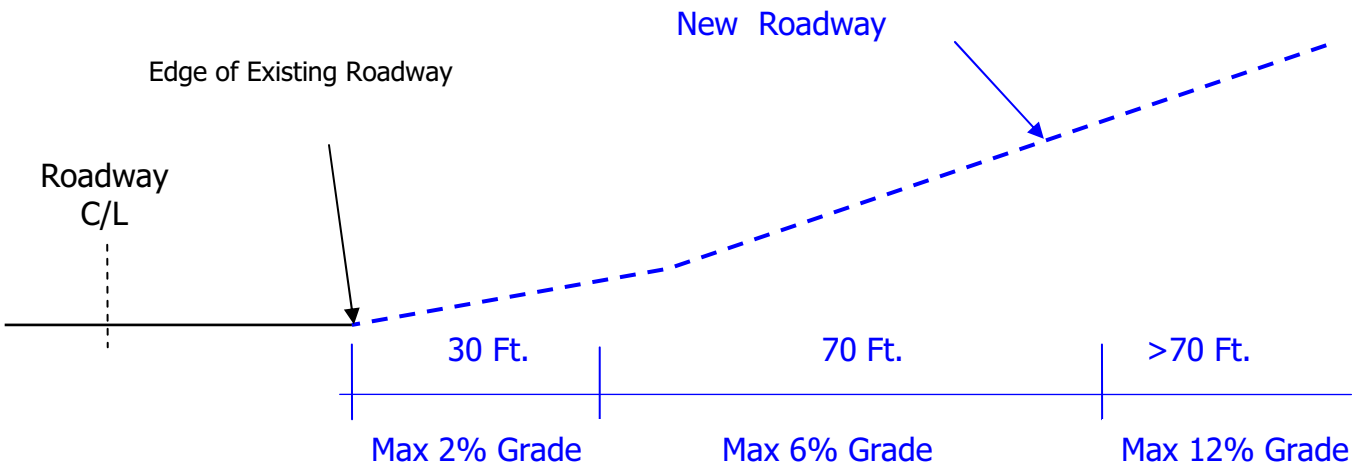
Section 62. Effective Date. This ordinance shall be effective 30 days after its adoption.

Adopted this 31st day of August, 2015.

Merrill Sanford, Mayor

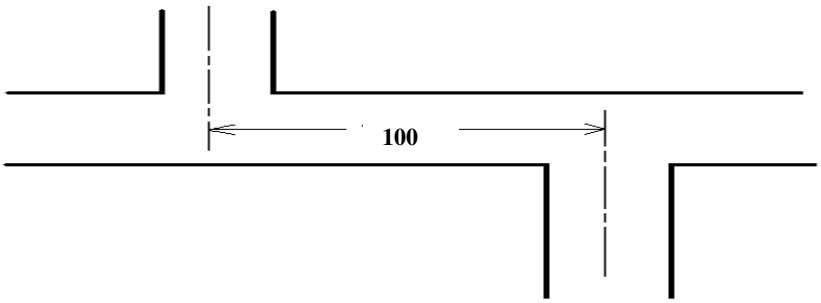
Attest:

Laurie J. Sica, Municipal Clerk



Maximum Grades at the Intersection of a New Roadway

FIGURE 1



Street jogs shall be no less than 100' apart, measured from the center of the street.

FIGURE 2

(NOT TO SCALE)

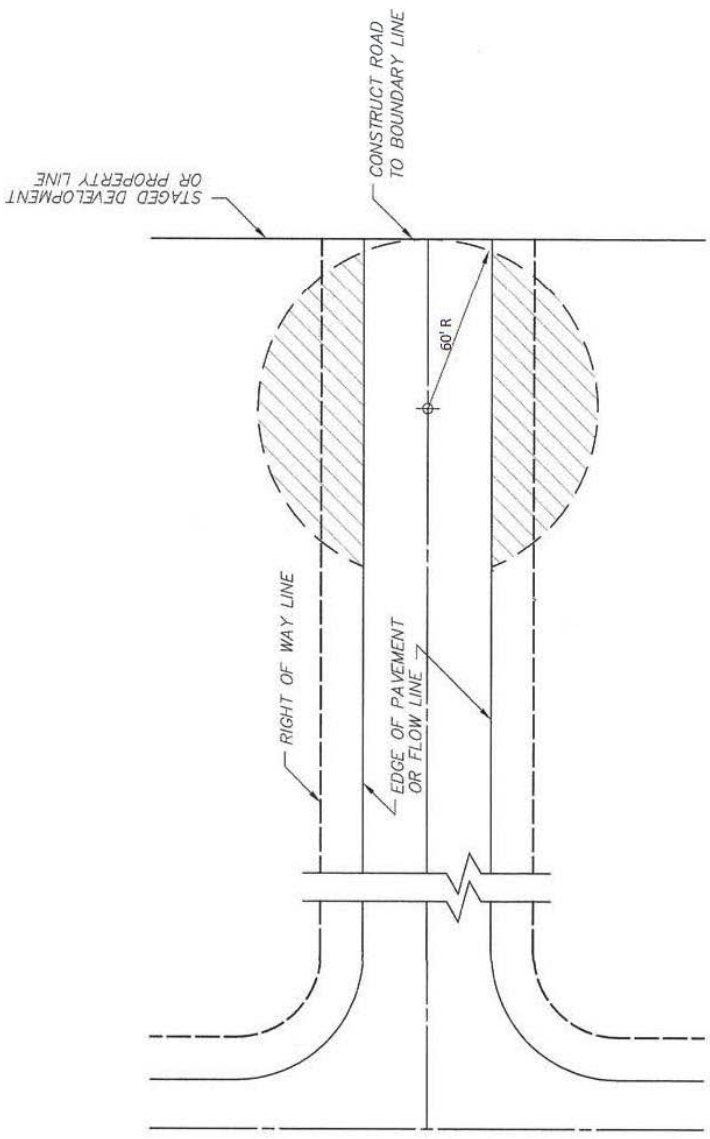


FIGURE 3

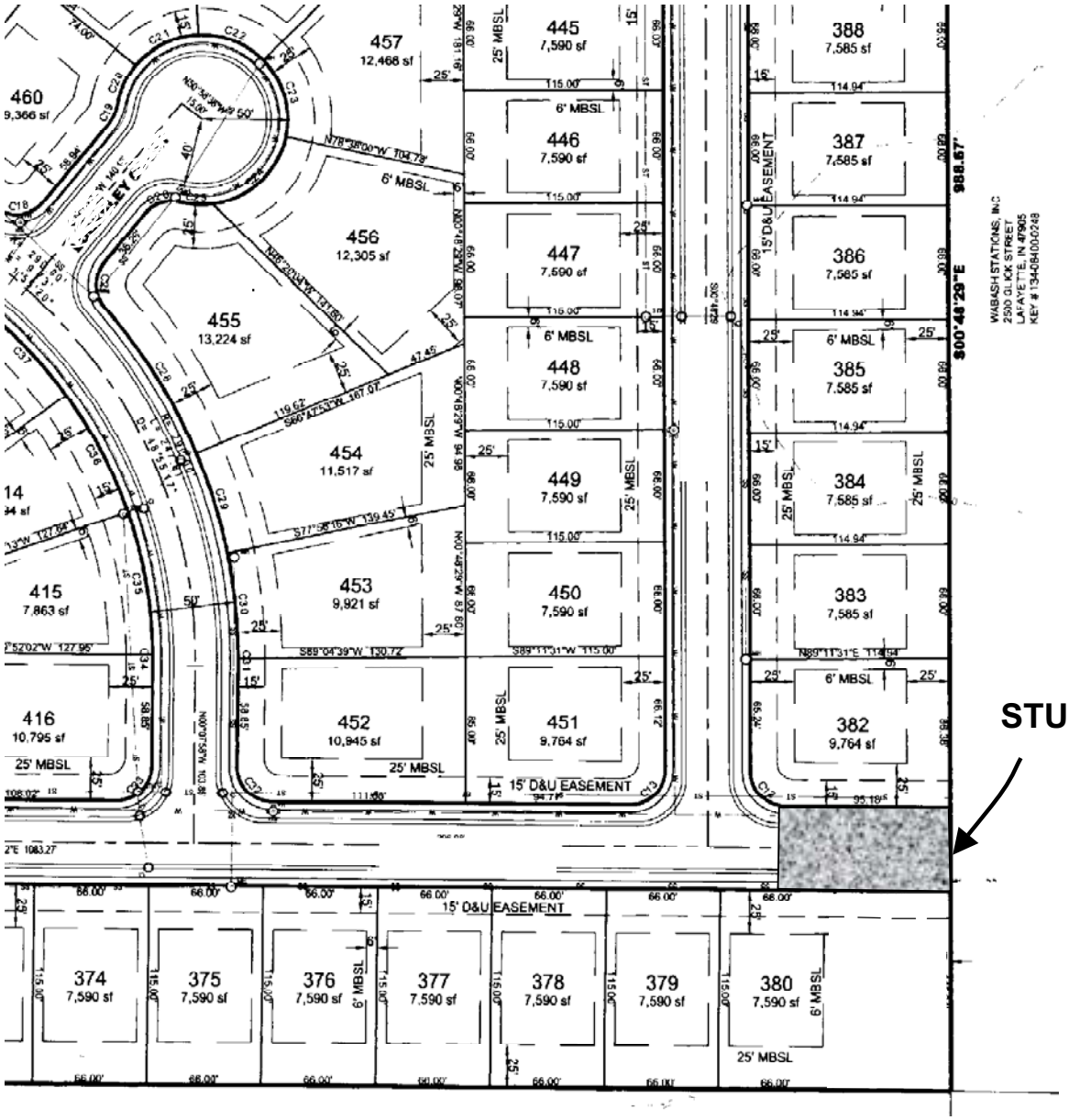

457
12,468 sf
460
9,366 sf
456
12,305 sf
455
13,224 sf
454
11,517 sf
453
9,921 sf
452
10,945 sf
451
9,764 sf
450
7,590 sf
449
7,590 sf
448
7,590 sf
447
7,590 sf
446
7,590 sf
445
7,590 sf
415
7,863 sf
416
10,795 sf
388
7,585 sf
387
7,585 sf
386
7,585 sf
385
7,585 sf
384
7,585 sf
383
7,585 sf
382
9,764 sf
374
7,590 sf
375
7,590 sf
376
7,590 sf
377
7,590 sf
378
7,590 sf
379
7,590 sf
380
7,590 sf
15' D&U EASEMENT
25' MBSL
6' MBSL
STUB STREET

FIGURE 4

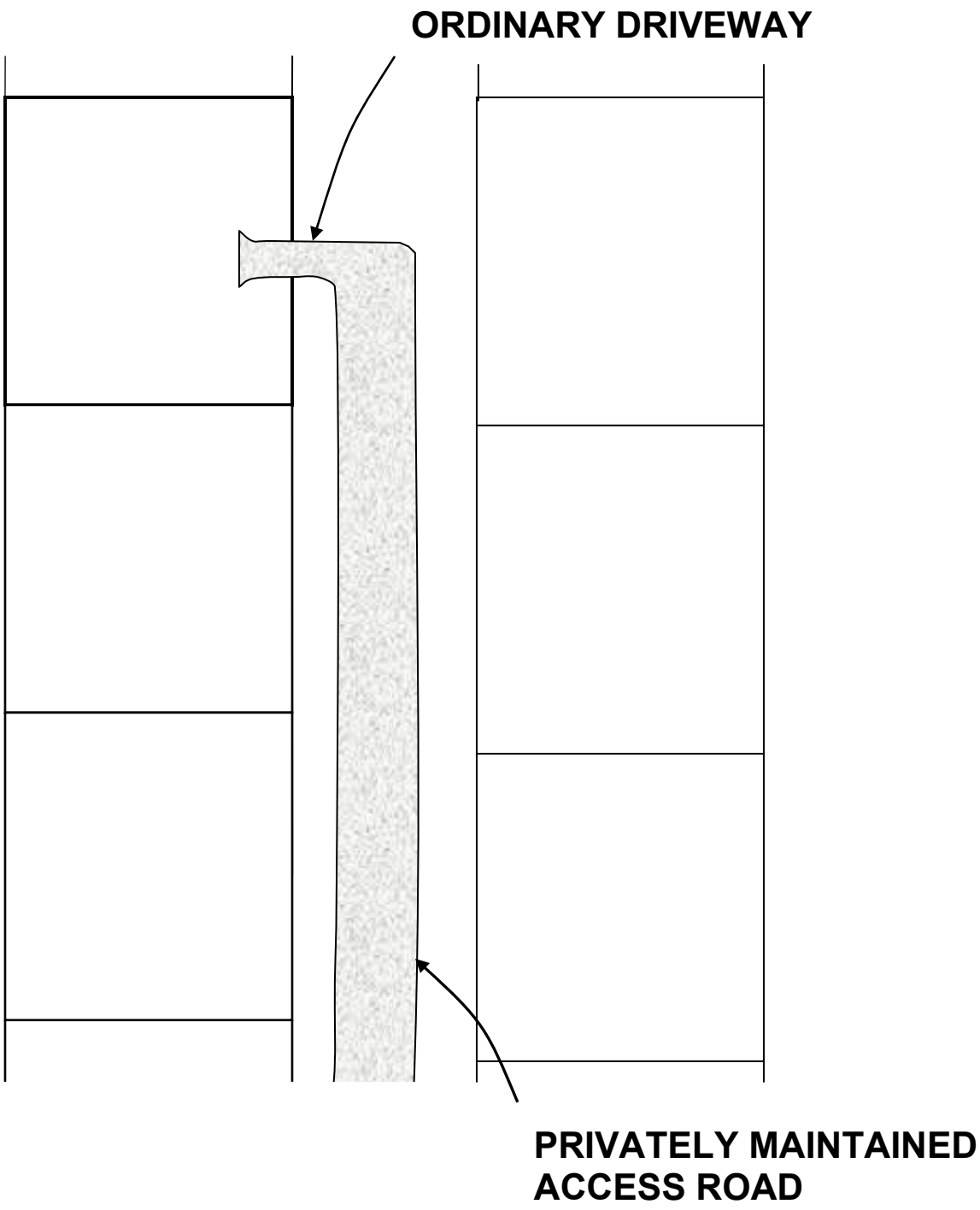


FIGURE 5

Ordinance No. 2015-03(c)(am) - adopted 08/31/2015

Planning Commission

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

PLANNING COMMISSION
NOTICE OF DECISION

Date: August 22, 2019
Case No.: USE2019 0018

Nugz LLC
ATTN: Dave Smith & Bryan King
9331 Glacier Highway
Juneau, AK 99801

Proposal:	Conditional Use Permit for a marijuana cultivation facility
Property Address:	9331 Glacier Highway
Legal Description:	Mendenhall Acres Block 41 Lot 3 FR & 4 FR
Parcel Code No.:	5B1601140050
Hearing Date:	August 13, 2019

The Planning Commission, at its regular public meeting, adopted the analysis and findings listed in the attached memorandum dated August 2, 2019, and approved the marijuana cultivation facility to be conducted as described in the project description and project drawings submitted with the application, and with the following conditions:

1. Prior to approval of CBJ marijuana license, it shall be demonstrated that surveillance cameras have an unobstructed view of each doorway in the building, and it shall be demonstrated that security cameras have an unobstructed view of areas of regular activity without site blockages from lights, hoods, plants, fixtures, or other equipment in the building.
2. CBJ-approved signage shall be posted for the van-accessible parking space prior to final certificate of occupancy.
3. Striping for all required parking spaces be provided prior to final certificate of occupancy.
4. Debris must be removed from vegetative cover areas prior to final certificate of occupancy.

5. A complete copy of the applicant's approved state license application must be submitted to the department for review prior to operating.
6. All waste containing marijuana product shall be stored in a locked enclosure until transported to the CBJ landfill.

Attachments: August 2, 2019, memorandum from Amy Liu, Community Development, to the CBJ Planning Commission regarding USE2019 0018.

This Notice of Decision does not authorize construction activity. Prior to starting any project, it is the applicant's responsibility to obtain the required Building Permits.

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 49.20.120).

Effective Date: The permit is effective upon approval by the Commission, August 13, 2019.

Expiration Date: The permit will expire 18 months after the effective date, or February 13, 2021, 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:

Amy Liu, Planner
Community Development Department

Benjamin Haight, Chair
Planning Commission

Filed With Municipal Clerk

8/26/2019
Date

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.

NOTES

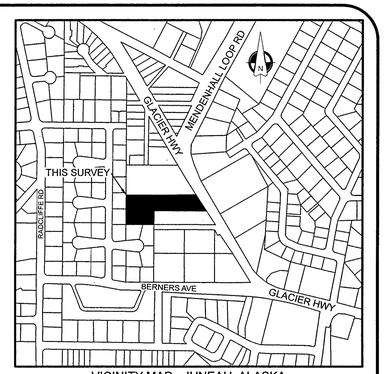
1. PARTS OF THIS SUBDIVISION ARE LOCATED IN A SPECIAL FLOOD HAZARD AREA ACCORDING TO THE EFFECTIVE CITY AND BOROUGH OF JUNEAU FLOOD INSURANCE RATE MAPS (FIRM) COMMUNITY PANEL #0211C1527E, DATED SEPTEMBER 18, 2020. SPECIAL DEVELOPMENT STANDARDS MAY APPLY ACCORDING TO CBJ TITLE 49, LAND USE CODE.
2. DUCK CREEK (ADFG STREAM ID #111-50-10500-2002) IS DETERMINED TO BE AN ANADROMOUS STREAM PER THE CITY AND BOROUGH OF JUNEAU 2013 COMPREHENSIVE PLAN. SPECIAL REGULATIONS INCLUDING DEVELOPMENT BUFFERS MAY APPLY.
3. THE ON- LOT STORMWATER RUNOFF DRAINAGE IS ACCEPTABLE AS EXISTS BETWEEN THE PLATTED LOTS OF THIS SUBDIVISION AND MAY NOT BE MODIFIED UNLESS PERMITTED BY CBJ ENGINEERING PURSUANT TO CBJ 19.12.120.1 BEST MANAGEMENT PRACTICES.
4. NO LOT WITHIN THIS SUBDIVISION WILL DIRECTLY ACCESS GLACIER HIGHWAY, EXCEPT FROM THE ACCESS POINT INDICATED BY THE PRIVATE SHARED ACCESS EASEMENT CREATED HEREON.
5. ALL DISTANCES ARE MEASURED IN U.S. SURVEY FEET.
6. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
7. DOMESTIC WATER AND SANITARY SEWER PROVIDED BY THE CITY AND BOROUGH OF JUNEAU PUBLIC UTILITIES.
8. WHERE RECORD BEARINGS AND DISTANCES DIFFER FROM MEASURED, RECORD DIMENSIONS ARE SHOWN IN PARENTHESIS AND REFERENCED TO A RECORD PLAT (R#).
9. THE LEGAL DESCRIPTION FOR THE WORDEN HOMES INC. PROPERTY IS DESCRIBED AND REFERENCED ON RECORD DOCUMENT No. 2006-007292-0. THE LEGAL DESCRIPTION FOR THE B.P.O.E. JUNEAU LODGE 420 PROPERTY IS DESCRIBED ON RECORD DOCUMENT No. 2010-004623-0.
10. THIS SURVEY VACATES THE EASEMENT AGREEMENT CREATED BY WORDEN HOMES INC. AND WORDEN HOMES INC., RECORDED AS RECORD DOCUMENT No. 2006-7294-0.
11. THIS SURVEY VACATES THE EASEMENT AGREEMENT CREATED BY WORDEN HOMES INC. AND CHARLES T. WILLIAMS, RECORDED AS RECORD DOCUMENT No. 2006-7295-0.
12. THE UTILITY EASEMENT CREATED BY HARRY A. SWANKE AND RECORDED AS RECORD DOCUMENT No. 1984-002997-0 REMAINS AND IS UNCHANGED BY THIS SURVEY. THIS EASEMENT LOCATION IS DEFINED BY THE PHYSICAL LOCATION OF THE BURIED SEWER LINE ACROSS A PORTION OF THE ORIGINAL LOTS 4 AND 5 OF BLOCK 41, MENDENHALL ACRE SUBDIVISION.
13. THE ACCESS, UTILITY, AND DRAINAGE EASEMENT CREATED HEREON DESCRIBES THE EXISTING DRIVEWAY UTILIZED BY WORDEN HOMES, INC. AND B.P.O.E. JUNEAU LODGE 420. THIS EASEMENT AREA IS ACROSS PORTIONS OF LOTS 4B AND 3B AS SHOWN HEREON AND IS FOR THE BENEFIT OF LOTS 3A AND 3B. THIS EASEMENT SATISFIES THE FIRE APPARATUS TURN-AROUND REQUIREMENTS FOR CAPITAL CITY FIRE AND RESCUE.
14. THE 50' NO DEVELOPMENT SETBACK FROM DUCK CREEK IS 50' OFFSET THE ACTUAL HIGH WATER MARK OF THE CREEK ALONG THE DITCH OF GLACIER HIGHWAY.

COMMUNITY DEVELOPMENT DEPARTMENT PLAT APPROVAL

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

Jill Lawhorne

DATE 11/17, 2025
JILL LAWHORNE, DIRECTOR
CITY & BOROUGH OF JUNEAU
DEPARTMENT OF COMMUNITY DEVELOPMENT
ATTEST: Emily L. Hendrickson
MUNICIPAL CLERK
CITY AND & BOROUGH OF JUNEAU



VICINITY MAP - JUNEAU, ALASKA
SOURCE: CITY AND BOROUGH OF JUNEAU GIS
SCALE: 1" = 500'

LOT 3 AND FRACTION OF LOT 4 OWNERSHIP CERTIFICATE

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS PLAT OF SUBDIVISION WITH MY FREE CONSENT, AND DEDICATE ALL STREETS, ALLEYS, WAI KS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

DATE: Nov 17th, 2025

ROBIN M. WORDEN, OWNER - WORDEN HOMES, INC.

NOTARY ACKNOWLEDGEMENT

UNITED STATES OF AMERICA)
) SS
STATE OF ALASKA)

THIS IS TO CERTIFY THAT ON THE 17th DAY OF November, 2025, BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED ROBIN M. WORDEN, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE 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 David Sevchy

MY COMMISSION EXPIRES 02/01/2027

STATE OF ALASKA
OFFICIAL SEAL
David Sevchy
NOTARY PUBLIC
My Commission Expires 02/01/2027

FRACTION OF LOTS 4 AND 5 OWNERSHIP CERTIFICATE

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS PLAT OF SUBDIVISION WITH MY FREE CONSENT, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

DATE: NOVEMBER 17, 2025

DESIGNATED SIGNATORY, B.P.O.E. JUNEAU LODGE 420

NOTARY ACKNOWLEDGEMENT

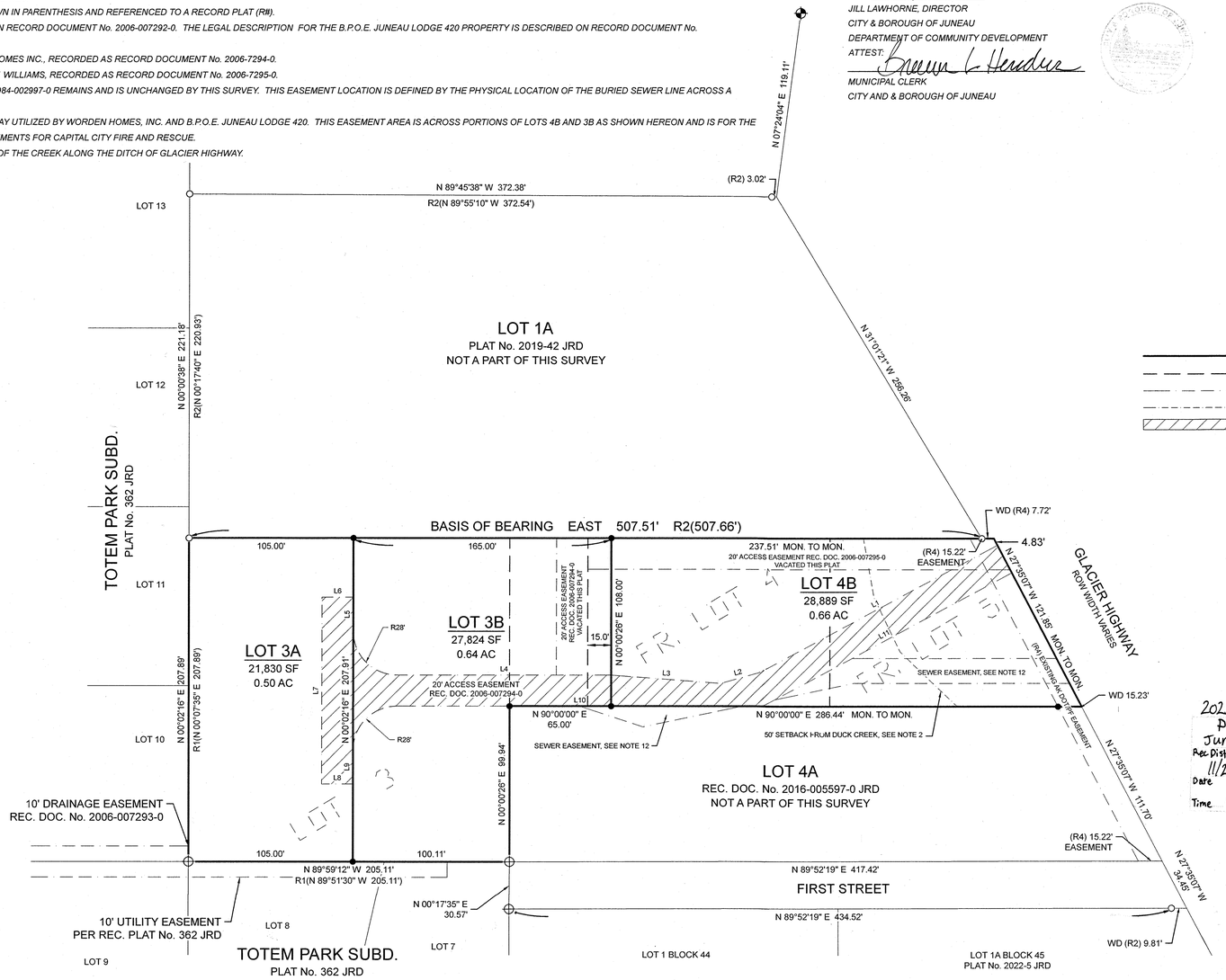
UNITED STATES OF AMERICA)
) SS
STATE OF ALASKA)

STATE OF ALASKA
OFFICIAL SEAL
David Sevchy
NOTARY PUBLIC
My Commission Expires 02/01/2027

THIS IS TO CERTIFY THAT ON THE 17 DAY OF November, 2025, BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED Kirsten David Victor DOB xx/xx/1984, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE 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 David Sevchy

MY COMMISSION EXPIRES 02/01/2027



EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 61°46'59" E	173.83'
L2	N 74°07'27" E	24.99'
L3	N 85°40'55" W	70.47'
L4	N 90°00'00" E	137.00'
L5	S 00°02'16" W	21.98'
L6	S 89°57'44" E	20.00'
L7	N 00°02'16" E	120.00'
L8	S 89°57'44" E	20.00'
L9	S 00°02'16" W	22.02'
L10	N 90°00'00" E	232.87'
L11	N 61°46'59" E	181.87'

LEGEND

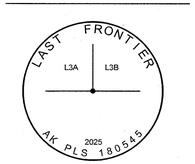
- RECOVERED 3.25" ALUMINUM PRIMARY MONUMENT, AK DAT&PF
- RECOVERED 3" BRASS CAP MONUMENT
- RECOVERED SECONDARY MONUMENT
- SET SECONDARY MONUMENT THIS SURVEY, SEE TYPICAL DETAIL
- PROPERTY LINE - THIS SURVEY
- PROPERTY LINE ELIMINATED THIS PLAT
- EASEMENT LINE
- 50' NO DISTURBANCE SETBACK FROM DUCK CREEK
- PRIVATE SHARED ACCESS, UTILITY, AND DRAINAGE EASEMENT CREATED THIS PLAT
- (R1) RECORD PLAT No. 2003-1 JRD
- (R2) RECORD PLAT No. 2019-42 JRD
- (R3) RECORD PLAT No. 2020-5 JRD
- (R4) DOT ROW MAP, PROJECT No. 69755, PLAT No 2006-10 JRD
- (R5) RECORD DOCUMENT No. 2006-007294 JRD

2025-33
Plat # Juneau
Rec'd by
11/20 2025
Date
Time 12:54 PM

TRUE NORTH

SCALE
1 INCH = 40 FEET
0 40 80 120 160 FEET
0 20 40 METERS

SET MONUMENT DETAIL



TYPICAL SECONDARY MONUMENT SET THIS SURVEY
2" ALUMINUM CAP AND 30" X No. 5 REBAR - NTS

SURVEYOR'S CERTIFICATE

I, ALEC VENECHUK, 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 OF THE CODE OF THE CITY AND BOROUGH OF JUNEAU, THAT ALL DIMENSIONS AND RELATIVE BEARINGS ARE CORRECT, AND THAT MONUMENTS ARE SET IN PLACE AND NOTED UPON THIS PLAT AS PRESENTED.

STATE OF ALASKA
ALEC M. VENECHUK
No. LS 180545
REGISTERED PROFESSIONAL LAND SURVEYOR

DATE: NOVEMBER 11, 2025 REGISTRATION No. LS 180545

ALEC M. VENECHUK, PROFESSIONAL LAND SURVEYOR

LAST FRONTIER
SURVEYING & ENGINEERING LLC

SURVEYOR: ALEC VENECHUK PLS
PO BOX 32346
JUNEAU AK 99803

CLIENT:
WORDEN HOMES
PO BOX 211574
AUKE BAY, ALASKA 99821

A PLAT OF
LOTS 3A, 3B, AND 4B

A SUBDIVISION OF LOT 3 AND FRACTIONS OF LOTS 4 AND 5
BLOCK 41, MENDENHALL ACRE TRACTS
JUNEAU RECORDING DISTRICT
WITHIN U.S. SURVEY 381

WITHIN THE CITY AND BOROUGH OF JUNEAU, ALASKA
- STATE RECORDERS OFFICE AT ANCHORAGE -
CBJ CDD CASE NUMBER: MIP2025-0008

DRAWN BY: AMV DATE: 10/30/2025 SHEET 1 OF 1

Juneau Recording District PL 2025-33

CITY AND BOROUGH OF JUNEAU

Treasury Division
155 S Seward St
Juneau AK 99801
907.586.5215 x4907 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:

BPOE JUNEAU LODGE 420
Current Owner

MENDENHALL ACRES BL 41 LT 4 FR & 5 FR
Legal Description

5B1601140020
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 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, 2025

Ruth Kostik

October 15, 2025
Date

This Certification of Payment of Taxes is valid through December 31, 2025

Juneau Recording District PL 2025-33

CITY AND BOROUGH OF JUNEAU

Treasury Division
155 S Seward St
Juneau AK 99801
907.586.5215 x4907 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:

WORDEN HOMES INC
Current Owner

MENDENHALL ACRES BL 41 LT 3 FR
Legal Description

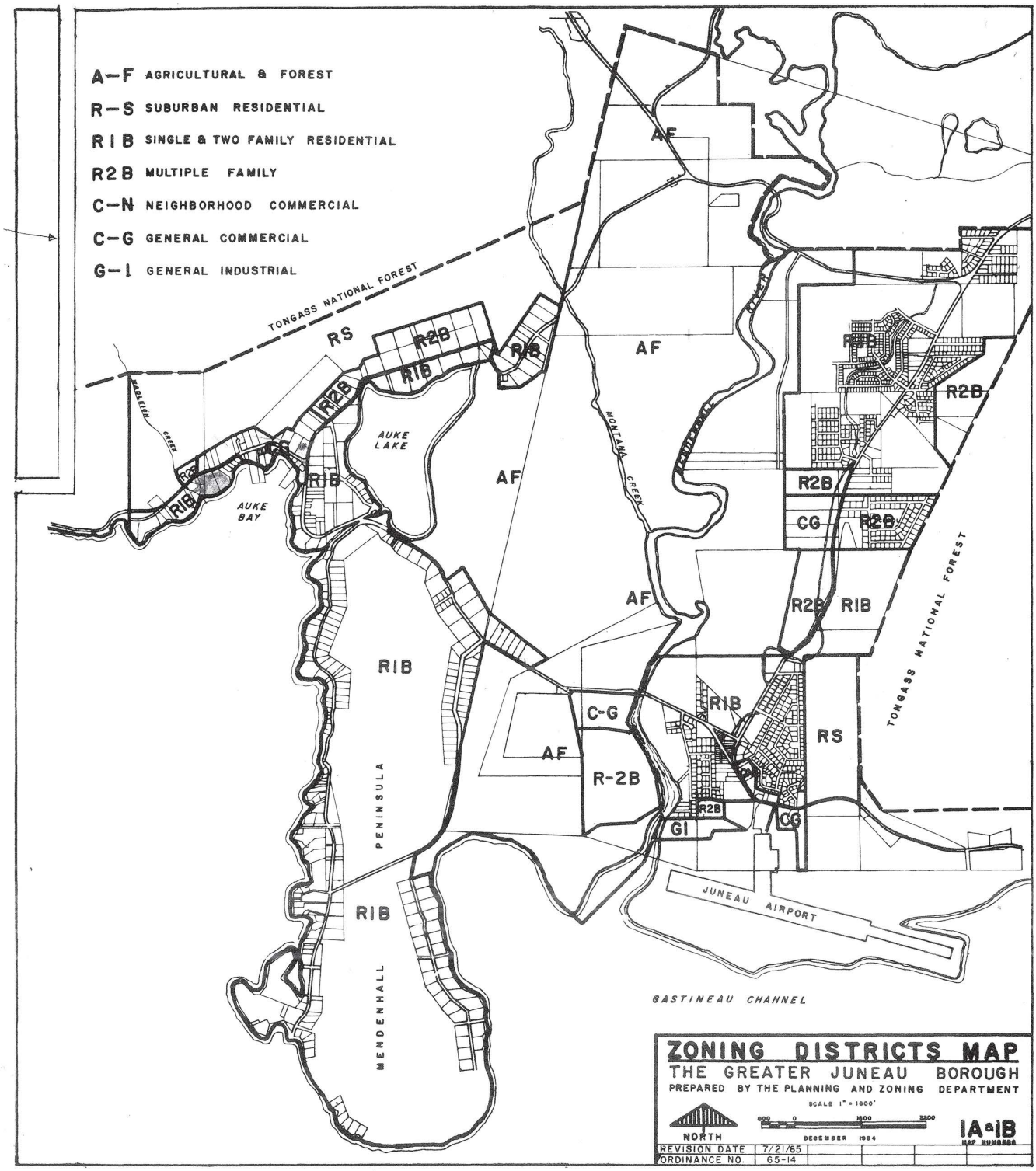
5B1601140060
Parcel Code Number

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 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, 2025

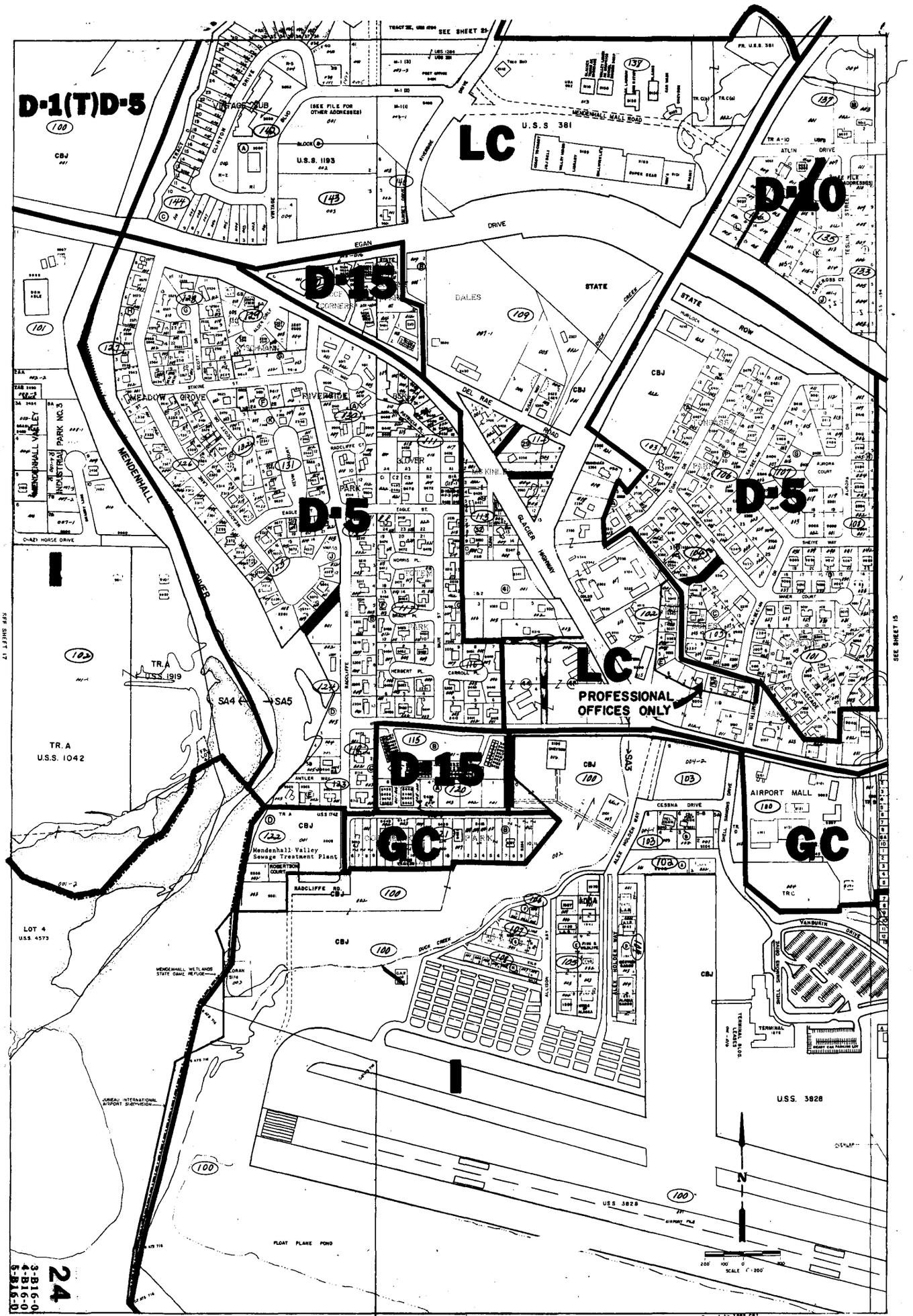
Ruth Kostik

October 15, 2025
Date

This Certification of Payment of Taxes is valid through December 31, 2025



Attachment J – 1964 Zoning Map



Note: The Street & Property Atlas maps are intended for general reference; the City & Borough of Juneau does not guarantee the accuracy of alignment or scale.

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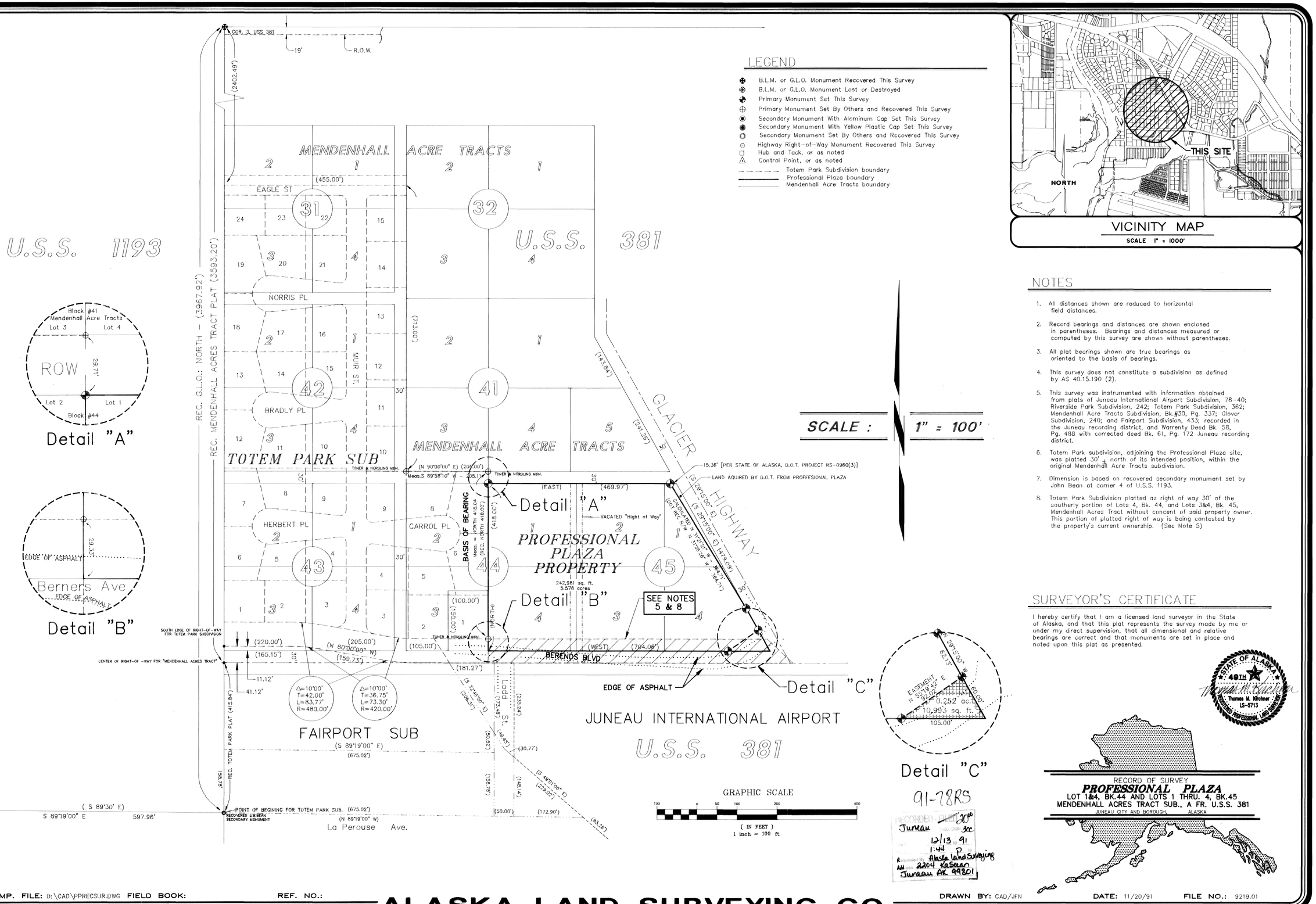
Attachment K – 1987 Zoning Map



NOTES

1. All distances shown are reduced to horizontal field distances.
2. Record bearings and distances are shown enclosed in parentheses. Bearings and distances measured or computed by this survey are shown without parentheses.
3. All plat bearings shown are true bearings as oriented to the basis of bearings.
4. This survey does not constitute a subdivision as defined by AS 40.15.190 (2).
5. This survey was instrumented with information obtained from plats of Juneau International Airport Subdivision, 78-40; Riverside Park Subdivision, 242; Totem Park Subdivision, 362; Mendenhall Acre Tracts Subdivision, Bk.#30, Pg. 337; Glover Subdivision, 240; and Fairport Subdivision, 433; recorded in the Juneau recording district, and Warrenty Deed Bk. 58, Pg. 488 with corrected deed Bk. 61, Pg. 172 Juneau recording district.
6. Totem Park subdivision, adjoining the Professional Plaza site, was platted 30' ± north of its intended position, within the original Mendenhall Acre Tracts subdivision.
7. Dimension is based on recovered secondary monument set by John Bean at corner 4 of U.S.S. 1193.
8. Totem Park Subdivision platted as right of way 30' of the southerly portion of Lots 4, Bk. 44, and Lots 3&4, Bk. 45, Mendenhall Acres Tract without concent of said property owner. This portion of platted right of way is being contested by the property's current ownership. (See Note 5)

SURVEYOR'S CERTIFICATE

I hereby certify that I am a licensed land surveyor in the State of Alaska, and that this plat represents the survey made by me or under my direct supervision, that all dimensional and relative bearings are correct and that monuments are set in place and noted upon this plat as presented.

STATE OF ALASKA 49TH
Thomas M. Kirchner
LS-5713
REGISTERED PROFESSIONAL LAND SURVEYOR

RECORD OF SURVEY
PROFESSIONAL PLAZA
LOT 1&4, BK.44 AND LOTS 1 THRU. 4, BK.45
MENDENHALL ACRES TRACT SUB., A FR. U.S.S. 381
JUNEAU CITY AND BOROUGH, ALASKA

PREPARED BY: ALASKA LAND SURVEYING CO. - JUNEAU, ALASKA - (907) 789-0000, FAX. (907) 789-4224

COMP. FILE: D:\CAD\PPRECSUR.DWG FIELD BOOK: REF. NO.:

ALASKA LAND SURVEYING CO.

DRAWN BY: CAD/JFN DATE: 11/20/91 FILE NO.: 9219.01

Juneau Plat 91-78RS

CITY/BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

BUILDING PERMIT

Your special attention is called to the following:

This permit is granted on the express conditions that the construction shall, in all respects, conform to the ordinances of the City and Borough of Juneau. It may be revoked at any time upon violation of any provisions of said ordinances.

The granting of this permit does not authorize the violation 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.

If plan review was required, this permit must be attached to the approved drawings. The permit, plans and record of inspections must be available on site at all times while the construction is in progress.

The yellow posting notice must be prominently displayed to show a permit has been issued and to assist the inspectors in location of the project. This permit becomes null and void if work or construction authorized is not commenced within 180 days or if work or construction is suspended or abandoned for a period of 180 days at any time after work is commenced.

Inspection can be arranged by telephoning 586-1703 or by written notification. Work shall not proceed until the inspector has approved the various stages of construction.

JOB ADDRESS	RECEIPT #	DATE	PROJECT #
9333 GLACIER HW	13914	07/24/95	11072.01
USE OF PERMIT			
REPLACE GARAGE/CARPORT, ADD BATH/LAUND RM AT 9333 GLACIER HWY			

9333

OWNER		
IRWIN G. & JUDITH PORTER		
ADDRESS		
BOX 32755		
CITY	ST	ZIP
JUNEAU	AK	99803 0000
APPLICANT		
IRWIN G & JUDITH PORTER		
CONTRACTOR		
Owner-Builder		
ADDRESS		
CITY	ST	ZIP
PH	STATE LIC.	
ARCH/ENGINEER		
ADDRESS		
CITY	ST	ZIP

TRACT #	LOT #	APN
41	3/4	5-B16-0-114-005-0
TRACT NAME	MODULE #	CENSUS TRACT
HENDERHALL ACRES		

ZONE	SETBACKS FRONT	LEFT	RIGHT	REAR

Plan Review	110300203	70.20
1 thru 4 Family Res.	0000000515	140.40

COUNTER APPROVAL	PAYMENT FORM	TOTAL FEE
		$$$$210.60

PROJECT PERMIT

Estimated Construction Valuations:

Permit Type	Rate	Sq Feet	Valuation
1 thru 4 Family Res.			10000.00

PROJECT CONDITIONS/HOLDS:

Conditional	Permit for addition of bathroom & laundry room & replace	SUP
Conditional	...garage w/ carport.	SUP
Conditional	Verify smoke detection per 1991 UBC.	SUP
Conditional	Zone LC, setbacks:front 25, rear ~~10~~, sides 10.	SUP

BUILDING PERMIT APPLICATION

(APPLICANT PLEASE FILL IN SHADED AREAS AS A MINIMUM)

DPA No: 95-0660	Project Identifier	Building Permit Number 11072.01	Date Received: 6/26/95

CONTRACTOR George Porter		Contact Person George Porter	Phone No. WK 789-9717
Mailing Address P. O. Box 32755		FAX No.	License Number
ARCHITECT / ENGINEER George Porter		Contact Person George Porter	Phone No. WK 789-9717
Mailing Address P.O. Box 32755		FAX No.	License Number

PERMIT CLASS ☐ NEW ☒ ELECTRICAL ☒ PLUMBING ☐ MECHANICAL ☐ WOODSTOVE ☐ WATER ☐ SEWER
☐ ADDITION ☒ REPAIR / REMOD ☒ DEMOLITION ☐ GRADING ☐ DRIVEWAY ☐ BUILDING SAFETY ☐ OTHER _____

BUILDING TYPE ☐ Residential ☐ Commercial ☐ Other _____

TOTAL DWELLING UNITS ON PROPERTY _____ DWELLING UNITS THIS PROJECT _____ TOTAL BUILDINGS ON _____

DESCRIPTION OF WORK:
Add bathroom & laundry room, new carpet, remove existing wood stove, demolition of existing garage/carport, construct new carport

VALUE
New Square Footage: _____ Sq. Ft.
Cost of Remodeling: $ 10,000 ±

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

Signature of Owner, Contractor or Authorized Agent: George Porter **Date:** June 26, 1995

(OFFICE USE ONLY BELOW THIS LINE)

BUILDINGS
Occupancy Class M-1 Type of Construction V-N
FCC Code _____ Permit Classification SF

Occupancy	Square Feet	@ Rate	= Valuation
		est	10 000
Number of Stories: 1		Number of Bedrooms: 3	

LAND USE.
PARKING N/A
FLOOD ELEV. _____
FIRM ZONE N/A
LAND USE PERMITS: _____ Number Date _____ Number Date
COMMENTS: Duck Creek

ENGINEERING/PUBLIC WORKS
CITY WATER : _____
Service - Size _____
Fire Line - Size _____
Metered _____
Yoke Rec'd _____
CITY SEWER : _____ UNITS
DRIVEWAY BOND: _____ Number Date
ADEC APPROVALS :
On-site Water _____ Number Date
On-Site Sewer _____ Number Date

PLAN REVIEW APPROVALS

	Initials	Date
Triage		
Zoning	KJB	7/12/95
Architectural	[illegible]	6/30/95
Structural	[illegible]	7/21/95
Electrical		
Mechanical		
Plumbing		
Fire		
Engineering	N/A	
Access		

APPROVED FOR ISSUANCE
[signature] Signature
7/21/95 Date

BUILDING PERMIT FEES

PLAN REVIEW FEES

Building Plan Review	$ 70.20
Zoning Plan Review	$
Grading Plan Review	$
TOTAL PLAN REVIEW FEES	$ 70.20

Date 6/26/95 Check No. 2053 Receipt No. 1364

PERMIT ISSUANCE FEES

Adjusted Plan Review Fee	$
Fast Track Fee	$
Early Start Fee	$
Building Permit Fee	$ 140.40
Water Assessment Fee	$
Water Inspection Fee	$
Sewer Assessment Fee	$
Sewer Inspection Fee	$
Grading Permit Fee	$
Driveway Permit Fee	$
Bond for _____	$
Other _____	$
TOTAL ISSUANCE FEES	$ 140.40

Date 7/24/95 Check No. 1007 Receipt No. 1555

CONDITIONS AND HOLDS ON PERMIT:
Permit for addition of bathroom & laundry room & replacement of garage with carport
• Verify smoke detection per 1991 UBC •
(Revised 10/3/95 KZH)

devappbd.xls rev. 5 11/1/94

TYPES OF INSPECTIONS

The inspections indicated below are normally required for the permit type issued.

BO (Boat Cover)
1. Frame & Covering
2. Anchorage
99. Final

BI (Building Safety Inspection)
1. Foundation
2. Framing
3. Roofing
4. Siding
5. Electrical
6. Plumbing
7. Vents (Bath, Dryer, etc.)
8. Fire Separations/Exits
9. Insulation
10. Woodstove/Chimney
11. Hydronic System
12. Furnace
13. Smoke Detection
14. Sprinkler System
15. Cross Connection Control
16. Grading/Drainage
99. Final

BU (Building)
1. Excav., Setback & Footings
2. Forms & Rebar
3. Steel/Masonry
4. Framing
5. Insulation/Drywall
6. Rated Walls & Assemblies
7. Smoke Detect. & Alarm Systems
8. Underground Plumbing
9. Water Piping Test
10. DWV Piping Test
11. Plumbing Fixtures Final
12. Cross Connection Control
13. Gas Piping
14. Plenums & Ducts
15. Furnace/Stove Clearance
16. Combustion Air
17. Ventilation
18. Fire Dampers/Sprinklers
19. Commercial Hoods
20. Temporary Power
21. Service/Panel
22. Conduit & Raceway Systems
23. Bonding/Grounding
24. Final Code

BU (Building) - Cont'd
25. Landscaping/Parking
26. Planning Requirements
27. Roofing
99. Final

CB (Cabin)
1. Setbacks
2. Foundation
3. Post & Pier
4. Framing
5. Woodstove & Chimney
99. Final

DM (Demolition)
1. Sewer Capped
2. Debri Filled
3. Excavation Filled
99. Final

DW (Driveway)
1. Location
2. Grade
3. Width
4. Headwalls
5. Culvert/Curb Cut
6. Curb Box/Thaw Wire
99. Final

EC (Electrical)
1. Temporary Power
2. Building Service
3. Conduit & Raceway Systems
4. General Wiring
5. Cable Systems
6. Bonding
7. Grounding
8. Devices & Equipment
99. Final

GR (Grading)
1. Retaing Walls, etc.
2. Drainage
3. Seeding
99. Final

MC (Mechanical)
1. Ventilation Systems
2. Plenums & Ducts

MC (Mechanical) - Cont'd
3. Furnace
4. Inlets & Outlets
5. Combustion Air
6. Compressor
7. Appliance Clearance
8. Smoke Detection Systems
10. Commercial Hood
99. Final

MS (Install Mobile Home)
1. Siting
2. Electrical Hookup
3. Plumbing Hookup
4. Porches & Stairs
5. Skirting
99. Final

PB (Plumbing)
1. Underground Plumbing
2. Water Piping
3. DWV Piping
4. Hydronic System
5. Water Heater
6. Water Softener
7. Water Service
8. Gas Piping
9. Cross Connection Control
99. Final

SC (Sewer Connection)
SI (Sewer Inspection)
1. Depth
2. Soil
3. Material
4. Grade
5. Cleanouts
99. Final

SF (Single Family - 4 Units)
1. Excav., Setback & Footings
2. Stem Walls
3. Temporary Power
4. Rough Framing
5. Rough Electrical
6. Rough Plumbing
7. Underslab Utilities
8. Vents (Bath, Dryer, etc.)

SF (Single Family) - Cont'd
9. Firewall Separation
10. Yellow Tag Electrical
11. Woodstove/Chimney
12. Smoke Detection
13. Insulation
14. Cross Connection Control
15. Grading/Drainage
16. Repair & Rehab Exemption
99. Final

WC (Water Connection)
WE (Water Extended)
WI (Water Inspection)
FC (Fire Connection)
1. Water Meter/Yoke
2. Size of Service
3. Depth
4. Cross Connection Control
5. Pressure Test
99. Final

WS (Wood Stove)
1. Approved Model
2. Stove Clearances
3. Stack Clearances
4. Hearth
99. Final

FS (Fire Sprinkler)
1. Pressure Test
2. Underground Flush
3. Proper Bracing
4. Return Bends
5. Head Placement
6. FDC Location
99. Final

FA (Fire Alarm)
1. Alarm Panel/Transmitter
2. Alarm Zones
3. Battery/Backup
4. Phone Connection
5. Reset Procedures
6. System Test
7. Detectors Spare
99. Final

ADDITIONAL CONDITIONS AND HOLDS

DEVELOPMENT PERMIT APPLICATION

(APPLICANT PLEASE FILL IN SHADED AREAS AS A MINIMUM)

REVISION NO. ___ DATE ___

PROJECT / APPLICANT INFORMATION

DPA No: 95-0060

CITY and BOROUGH of JUNEAU

Date Received: 6/26/95

Project Name

Project Description Remodel existing resident, painting, new carpet, add bathroom to master bedroom, demolition existing garage & car port & construct new car port, Add laundry room

PROPERTY LOCATION

Street Address 9333 (15) Glacier Highway		City / Zip	99802
Subdivision (if known) Mendenhall Acres	Survey (if known)	Block / Tract (if known)	Lot (if known) 3 & 4
Assessor's Parcel Number (if known) 5-B16-0-114-003-0		Number of Parking Spaces Existing ___ Proposed ___	

Use of Property: Existing Residental Proposed Residental

PROPERTY OWNER

Property Owner's Name Irvin G & Judith A. Porta		Contact Person George Porta	Work Phone No. 790-6060
Mailing Addresss P.O. Box 32755 Juneau, AK 99803		Home Phone No. 789-9717	FAX No.

PROPERTY OWNER CONSENT

(Not required for building or engineering permits)

I am (we are) the owner(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 Signature _____ Date

X _____ Landowner 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.

APPLICATION TYPE	OWNER'S INITIAL(S)
AU	
CU	
VARIANCE	
DESIGN REVIEW	
SUBDIVISION	
OTHER	

APPLICANT

Applicant's Name Same As Owner	Contact Person	Work Phone No.
Mailing Address	Home Phone No.	FAX No.

X _____ Applicant's Signature _____ Date of Application

(OFFICE USE ONLY BELOW THIS LINE)

REQUIRED APPROVALS

CK	PERMIT TYPE	SIGN	DATE RECEIVED	APPLICATION NO.	EST. FEE	ESTIMATED HEARING DATE	ACTUAL HEARING DATE	ESTIMATED DECISION OR APPROVAL DATE *	ACTUAL DECISION OR APPROVAL DATE
	ALLOWABLE USE APPROVAL								
	CONDITIONAL USE APPROVAL								
	VARIANCE								
	DESIGN REVIEW APPROVAL								
	SUBDIVISION								
	STREET VACATION								
	SIGN APPROVAL					NOT APPLICABLE			
X	BUILDING PERMIT ES / FT		6/26/95	11072.01					
	WATER PERMIT								
	SEWER PERMIT								
	GRADING PERMIT								
	DRIVEWAY PERMIT								
	RIGHT-OF-WAY PERMIT								
	PUB. FAC. TRANSMISS. & EXCAV. PERMIT								
	OTHER - (Describe)								

* (assuming compete and accurate information provided by applicant)

STAFF

Zone LC | Total Lot Area ___ | Required Setbacks Front 25' Back 10' Side 10' Other ___

Date rating form given to applicant ___ Planning Staff Initials KJB

COMMENTS:

KEYWORDS

[DEVAPP.XLS REV. - 10/7/94]

PLAN REVIEW SUBMITTAL LOG

PERMIT # 11072.01

APN

DATE	INITIAL	TYPE	COMMENTS	NOTIFICATION HOW	NOTIFICATION DATE	RESOLUTION HOW	RESOLUTION DATE
6/28/95	SA	TRG	Porter Needs a site plan & elevations. Left message to call. Called back & is going to bring in the site plan.	msg.	6/28		
6/28			Site plan recd.				

City and Borough of Juneau

Foundation Inspection Policy

Permit Number: 11072.01
Project Address: 9333 Glacier Hwy
Assessor's Parcel Code: 5B1601140050
Applicant's Name: Porter

- For Staff Use -

Setbacks required for finished building:

	Setback
Front	25'
Rear	10'
Left	10'
Right	10'

Comments (continue on back if necessary)

Planner's Initials: KLB

- NOTICE: DO NOT POUR CONCRETE -

UNTIL SETBACKS APPROVED BY ONE OF THE FOLLOWING:

In accordance with CBJ 19.01.160(e)(1)(B), building setback lines are to be verified before inspectors can approve forms for pour. Setbacks are measured from exterior finish materials of closest building component to property line.

No approval to pour will be granted until ONE of the following is accomplished.

A. Surveyor's monument(s) / string line clearly visible at site. If the foundation is clearly behind the setback line, the inspector may approve the setbacks for pour outright or at owner/contractor's risk. If there is any question, the inspector may require that no pour be permitted without one of the following methods of verification. (Also, see "Note" below.)

OR

B. Surveyor's statement of setback compliance (surveyor can sign & stamp example below, or can provide one on their own stationery). No pour at anyone's risk is allowed until this is received by CBJ. Pour may then be approved outright or at owner/contractor risk. (See "Note" below.)

OR

C. Stamped surveyor's as-built of adjacent building if setback can be verified measuring off the adjacent building.

OR

D. Surveyor's as-built of foundation or formwork, indicating setback, easement, & other relevant information.

OR

E. Other _____

Note: A final as-built may still be required prior to Certificate of Occupancy if setbacks are close enough to the building to make final building approval questionable with just string line, foundation as-built or letter alone. Example: Where the structure is less than 3' to the setback line; where roof overhangs, decks or cantilevers are less than 3' to the setback line, etc.

The purpose of the property stakes, boilerplate letter or foundation as-built is to give the inspector the information necessary to allow a pour based on a surveyor's work, as required by CBJ ordinance. In some situations, a final as-built may be required before frame or final approval where the distance to the setback line of some element of the structure must be more exactly determined. Inspectors may require this additional as-built; owners/contractors may appeal the requirement to the building official if they so choose.

SURVEYOR'S STATEMENT OF SETBACK COMPLIANCE:

I hereby certify that I am a surveyor registered to practice in the State of Alaska, and that on _____ I personally verified that the forms or foundation systems on site located at _____, Building Permit # _____, are placed so that the finished building, if built to the plans as approved by CBJ, will meet the required setbacks. I have reviewed the plans and zoning requirements as approved by CBJ, and have accounted for all exterior finish materials, decks, cantilevers, and/or other proposed building projections on the approved plans. To the best of my ability, I staked the property so the contractor can meet all CBJ zoning requirements per CBJ Titles 19 and 49. I heretofore affix my professional stamp, this date of _____.

Surveyor's Signed Seal Required:

Other formats may be used, as long as the same information is provided.

[P:\APPS\PS\FOUNDPOL.PM2] 3/31/95

Mechanical ventilation for kitchen all bathrooms & utility room. Vent fans to exterior in smooth metal duct. Vents must terminate minimum 3' from opening windows or doors.

V:

Department of Engineering - Building Division
155 South Seward Street
Juneau, Alaska 99801

#11072.01

FILE NO. 5-B16-0-114-003-0

☐ APPROVED AS CORRECTED:

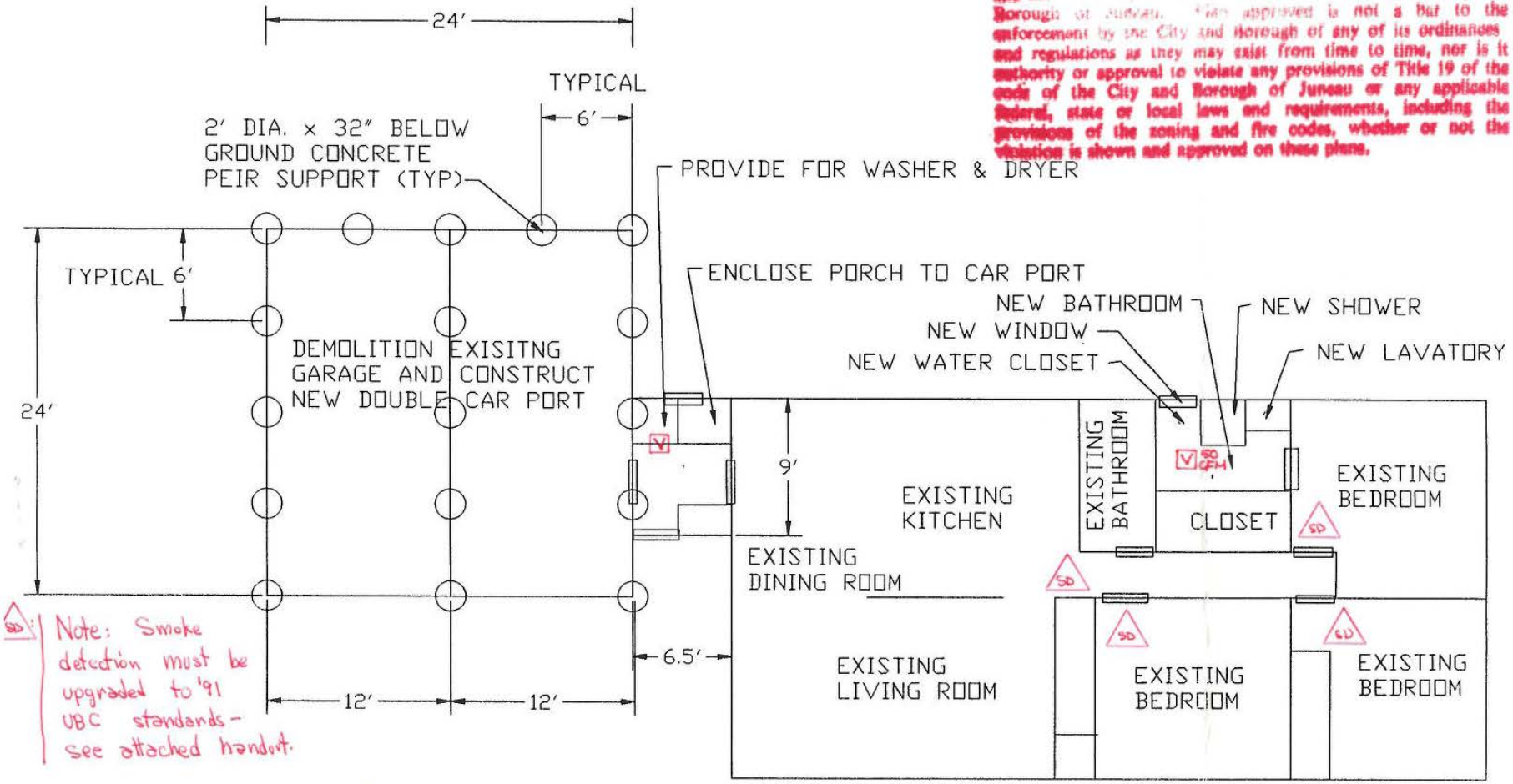
☐ REVISE AND RESUBMIT:

DATE: 7/21/95

JUN 26 1995

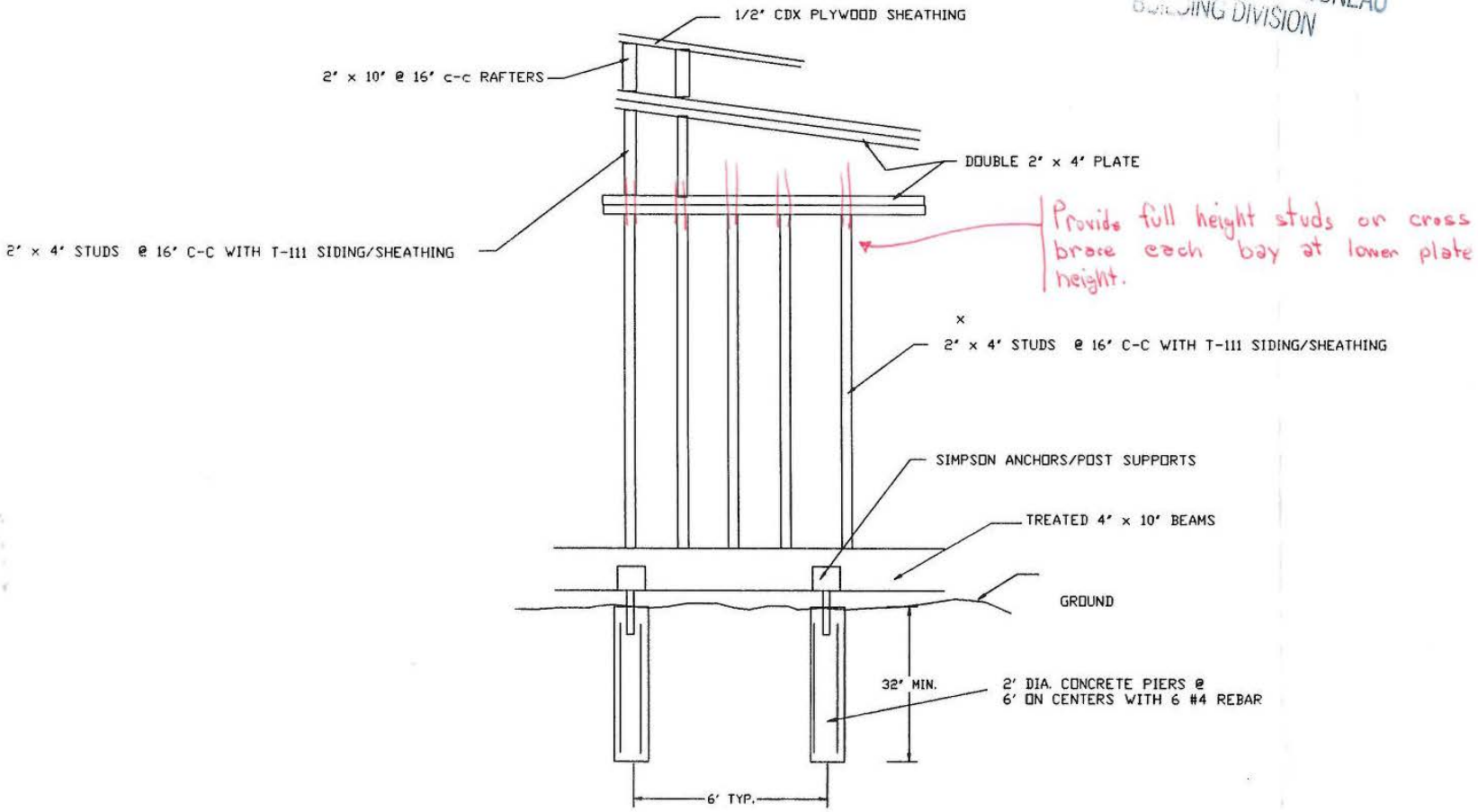
BUILDING DIVISION

This is not a building permit and does not serve as any type of warranty or guarantee of workmanship or construction. This plan review is only for compliance with the applicable codes for building, electrical, plumbing and mechanical codes adopted by the City and Borough of Juneau. This approval is not a bar to the enforcement by the City and Borough of any of its ordinances and regulations as they may exist from time to time, nor is it authority or approval to violate any provisions of Title 19 of the code of the City and Borough of Juneau or any applicable federal, state or local laws and requirements, including the provisions of the zoning and fire codes, whether or not the violation is shown and approved on these plans.

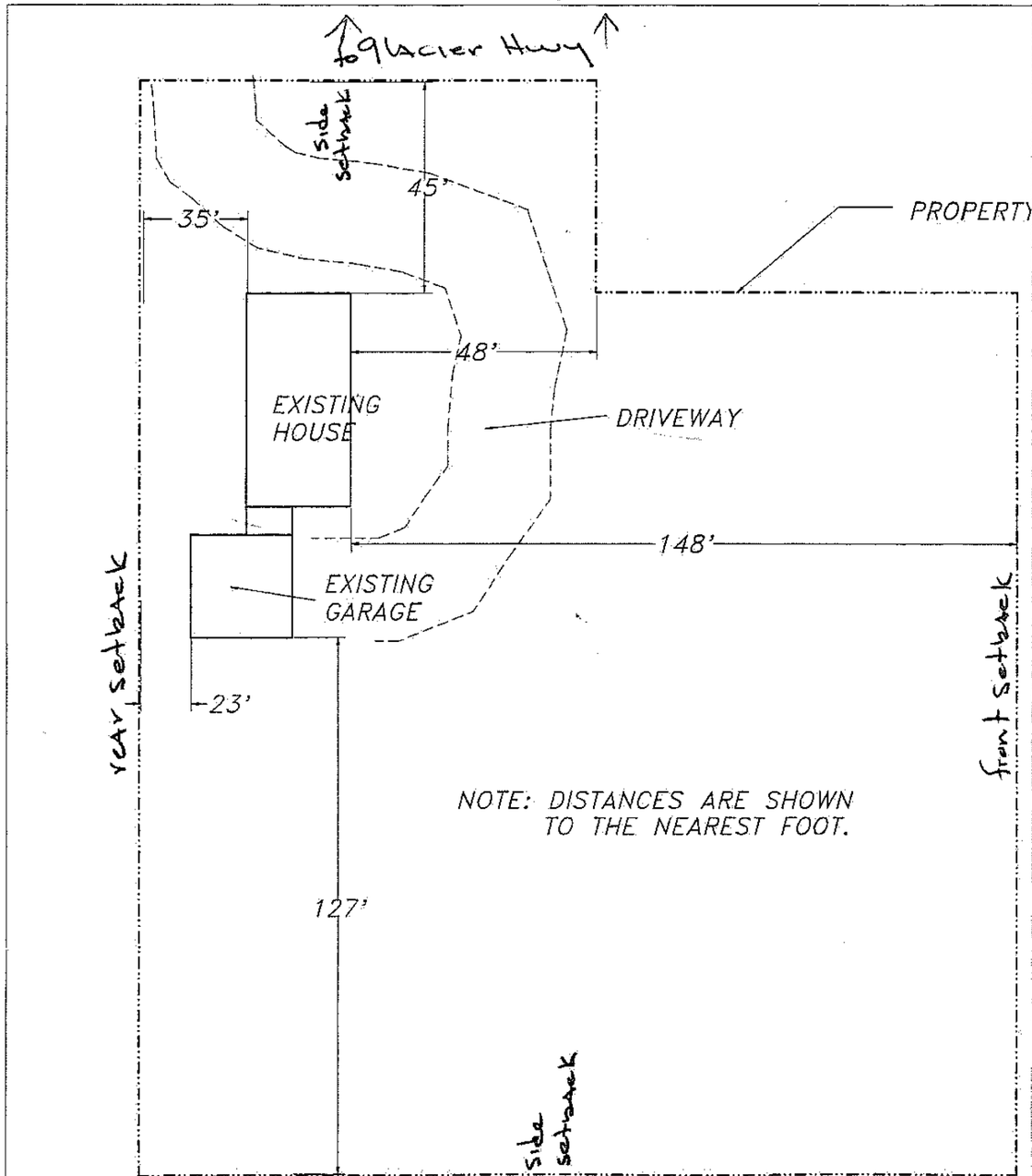


FLOOR PLAN

RECEIVED
ON
JUN 26 1995
CITY AND BOROUGH OF JUNEAU
BUILDING DIVISION



CROSS SECTION OF CAR PORT



RECEIVED
ON
JUN 2 8 1995
CITY AND BOROUGH OF JUNEAU
BUILDING DIVISION

3.

STATE OF ALASKA
49TH
IRVIN G. PORTER
NO. 3085-S
REGISTERED PROFESSIONAL LAND SURVEYOR

PROPERTY 9333 GLACIER HIGHWAY

GEORGE PORTER
P.O. BOX 32755
JUNEAU, ALASKA 99803

BUILDING PERMIT 11072.01

Case No: BLD-1107201

JUNEAU PERMIT CENTER
INSPECTION RESULTS

Inspect On: 4/14/98 Time: 3:00 P Issued On: 7/24/95 Proj No: PRJ-0011072 Parcel No: 5-B16-0-114-005-0

Address: 9333 GLACIER HWY Applicant: GEORGE PORTER

Project Description: REPLACE GARAGE/CARPORT, ADD BATH/LAUND RM AT 9315 GLACIER HWY

Notes: Contact: George 780-6060 Reactivate permit and mail STC. (Drive through Valley Paint to get to house.)

Inspection: 140 Insp - Rough Framing Result: P Inspected by: CJS Date:

Comments: Mail STC to applicant

ATTN. GEORGE PORTER

BLD-0673691 F BLD-1107201 I PRJ-0006736 REC PRJ-0011072 REC

SETBACKS: Parking Spaces: Zone:

Front: ___ Rear: ___ Side 1: ___ Side 2: ___

CONDITIONS / HOLDS for BLD-1107201

___ Permit for addition of bathroom & laundry room & replace

___ ...garage w/ carport.

___ Verify smoke detection per 1991 UBC

___ Zone LC, setbacks front 25, rear 10, sides 10.

___ See 10/3/95 revision to plans

PREVIOUS INSPECTION RESULTS for BLD-1107201

110 Excav. Setbacks & Footing Inspector: JLM 10/2/95 Status: P
Inspection Not Called-In Received surveyor approval (yellow form) of setbacks

110 Excav. Setbacks & Footing Inspector: CJS 10/6/95 Status: A

INSPECTION SUMMARY for BLD-1107201

Code	Description	Results	By	Code	Description	Results	By
110	Excav. Setbacks & Footing	A	CJS	110	Excav. Setbacks & Footing	P	JLM
140	Insp - Rough Framing			230	Smoke Detector		
100	Final						

Case No: **BLD-1107201**

Jim E

22-36

JUNEAU PERMIT CENTER
INSPECTION RESULTS

Inspect On: 4/14/98 Time: 3:00 P Issued On: 7/24/95 Proj No: PRJ-0011072 Parcel No: **5-B16-0-114-005-0**

Address: 9333 GLACIER HWY Applicant: GEORGE PORTER

Project Description: REPLACE GARAGE/CARPORT, ADD BATH/LAUND RM AT 9315 GLACIER HWY

Notes: Contact: George 780-6060 Reactivate permit and mail STC. (Drive through Valley Paint to get to house.)

Inspection: 140 Insp - Rough Framing Result: P Inspected by: CJS Date:

Comments: Mail STC to applicant

Done 4/14/98

BLD-0673601 F BLD-1107201 I PRJ-0006736 REC PRJ-0011072 REC

SETBACKS: Parking Spaces: Zone:

Front: ___ Rear: ___ Side 1: ___ Side 2: ___

CONDITIONS / HOLDS for BLD-1107201

___ Permit for addition of bathroom & laundry room & replace ....

___ ...garage w/ carport.

___ Verify smoke detection per 1991 UBC.

___ Zone LC, setbacks:front 25, rear 10, sides 10.

___ See 10/3/95 revision to plans.

PREVIOUS INSPECTION RESULTS for BLD-1107201

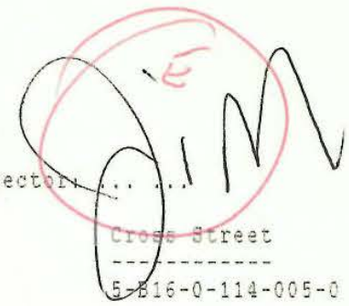
110 Excav. Setbacks & Footing Inspector: JLM 10/2/95 Status: P
Inspection Not Called-In Received surveyor approval (yellow form) of setbacks.

110 Excav. Setbacks & Footing Inspector: CJS 10/6/95 Status: A

INSPECTION SUMMARY for BLD-1107201

Code	Description	Results	By	Code	Description	Results	By
110	Excav. Setbacks & Footing	A	CJS	110	Excav. Setbacks & Footing	P	JLM
140	Insp - Rough Framing			230	Smoke Detector		
100	Final						

INSPECTION REQUEST



Inspect On: 10/06/95 Time: 10:00 Called in On: 10/06/95 Inspector: ... ...

Project Number	Job Address	Cross Street
11072.01	9333 GLACIER HW	5-B16-0-114-005-0

Inspection: SF-01 Excav. Setbacks & Footing # of Previous Inspections: 1

Dispatch Comment:

Result: A Inspected by: Jim STEWART Date: 10/7/95

Comment: _____

_____

* *

PREVIOUS INSPECTION RESULTS

Inspector: JLM Date: 10/02/95 Time: Result: Partial
Comments: Received surveyor approval (yellow form) of setbacks.

* *

PROJECT CONDITION/HOLDS

Source: SUP Status: Conditional
Description: Permit for addition of bathroom & laundry room & replace ....

Source: SUP Status: Conditional
Description: ...garage w/ carport.

Source: SUP Status: Conditional
Description: Verify smoke detection per 1991 UBC.

Source: SUP Status: Conditional
Description: Zone LC, setbacks:front 25, rear 10, sides 10.

Source: SUP Status: Conditional
Description: See 10/3/95 revision to plans.

* *

PROJECT INSPECTION STATUS for Project # 11072.01

SF-01 Excav. Setbacks & Footing Partial JLM SF-99 Final Not Insp

PROJECT INSPECTIONS STATUS for Project # 11072.01 Page: 2

SF-02 Stem Walls Not Insp F - 1 Activity Final Not Insp
SF-12 Smoke Detector Not Insp

City and Borough of Juneau

Foundation Inspection Policy

Permit Number: 11072.01
Project Address: 9333 Glacier Hwy
Assessor's Parcel Code: 5B1601140050
Applicant's Name: Porter

- For Staff Use -

Setbacks required for finished building:

	Setback	Comments (continue on back if necessary)
Front	25'	
Rear	10'	
Left	10'	
Right	10'	

Planner's Initials: KJB

- NOTICE: DO NOT POUR CONCRETE -

UNTIL SETBACKS APPROVED BY ONE OF THE FOLLOWING:

In accordance with CBJ 19.01.160(e)(1)(B), building setback lines are to be verified before inspectors can approve forms for pour. Setbacks are measured from exterior finish materials of closest building component to property line.

No approval to pour will be granted until ONE of the following is accomplished.

A. Surveyor's monument(s) / string line clearly visible at site. If the foundation is clearly behind the setback line, the inspector may approve the setbacks for pour outright or at owner/contractor's risk. If there is any question, the inspector may require that no pour be permitted without one of the following methods of verification. (Also, see "Note" below.)

OR

B. Surveyor's statement of setback compliance (surveyor can sign & stamp example below, or can provide one on their own stationery). No pour at anyone's risk is allowed until this is received by CBJ. Pour may then be approved outright or at owner/contractor risk. (See "Note" below.)

OR

C. Stamped surveyor's as-built of adjacent building if setback can be verified measuring off the adjacent building.

OR

D. Surveyor's as-built of foundation or formwork, indicating setback, easement, & other relevant information.

OR

E. Other _____

Note: A final as-built may still be required prior to Certificate of Occupancy if setbacks are close enough to the building to make final building approval questionable with just string line, foundation as-built or letter alone. Example: Where the structure is less than 3' to the setback line; where roof overhangs, decks or cantilevers are less than 3' to the setback line, etc.

The purpose of the property stakes, boilerplate letter or foundation as-built is to give the inspector the information necessary to allow a pour based on a surveyor's work, as required by CBJ ordinance. In some situations, a final as-built may be required before frame or final approval where the distance to the setback line of some element of the structure must be more exactly determined. Inspectors may require this additional as-built; owners/contractors may appeal the requirement to the building official if they so choose.

SURVEYOR'S STATEMENT OF SETBACK COMPLIANCE:

I hereby certify that I am a surveyor registered to practice in the State of Alaska, and that on 10/2/95 I personally verified that the forms or foundation systems on site located at 9333 Glacier Highway, Building Permit # 11072.01, are placed so that the finished building, if built to the plans as approved by CBJ, will meet the required setbacks. I have reviewed the plans and zoning requirements as approved by CBJ, and have accounted for all exterior finish materials, decks, cantilevers, and/or other proposed building projections on the approved plans. To the best of my ability, I staked the property so the contractor can meet all CBJ zoning requirements per CBJ Titles 19 and 49. I heretofore affix my professional stamp, this date of 10/2/95.

RECEIVED
ON
OCT 2 1995
CITY AND BOROUGH OF JUNEAU
BUILDING DIVISION

Other formats may be used, as long as the same information is provided.

Surveyor's Signed Seal Required:

STATE OF ALASKA
49TH
IRVIN G. PORTER
NO. 3085-S
REGISTERED PROFESSIONAL LAND SURVEYOR

[F:\APPS\PS\FOUNDPOL.PM2] 3/31/95

Sara

PERMIT NO. 11172.01 APN NO. _____

INSPECTION REPORT

CITY AND BOROUGH OF JUNEAU BUILDING DIVISION
4TH FLOOR MARINE VIEW CENTER
MAIL: 155 SOUTH SEWARD STREET
JUNEAU, ALASKA 99801

VOICE: 586-5230 FAX: 586-3365
INSPECTION REQUEST LINE: 586-1703

DATE: 7/21/95

TIME: ASAP

TYPE OF INSPECTION:

☒ FOOTING	☐ FRAME	☐ WOODSTOVE	☐ SEWER
☒ STEM WALLS	☐ ELECTRICAL	☐ SMOKE DETECTOR	☐ GRADING/DRAINAGE
☐ SLAB	☐ PLUMBING	☐ BUILDING SAFETY	☐ CROSS CONNECTION CONTROL
☐ UNDERSLAB (PLUMBING/ELECTRICAL)	☐ INSULATION	☐ DRIVEWAY	☐ FINAL
☐ TEMPORARY POWER	☐ ACCESS	☐ WATERLINE	☐ _____

OWNER/CONTRACTOR J & K Home Improvement

ADDRESS 2950 Fritz Cove Rd

PERMIT TYPE _____ INSPECTION CODE _____

Get full clearance from rebar to forms per plan w/ chairs secured to rebar.

Then OK to pour.

INSPECTOR _____

Printed in Juneau by Alaska Litho, Inc.

City & Borough of Juneau
Alaska's Capital City

BUILDING PERMIT

Permit No.
BLD2004-00258
Proj #: PRJ2004-00081

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

Your special attention is called to the following:

This permit is granted on the express conditions that the construction shall, in all respects, conform to the ordinances of the City and Borough of Juneau. It may be revoked at any time upon violation of any of said ordinances.

The granting of this permit does not authorize the violation of any federal, state or local law regulating construction for the violation of the terms of any deed or covenant or any zoning or other regulation.

If plan review was required, this permit must be attached to the approved drawings. The permit, plans and record of inspections must be available on site at all times while the construction is in progress and before final inspection.

The yellow posting notice must be prominently displayed to show a permit has been issued and to assist the inspectors in location of the project. This permit becomes null and void if work or construction authorized is not commenced within one year or if work or construction is suspended or abandoned for a period of one year at any time after work has commenced.

Inspections can be arranged by telephoning 586-1703 or by written or faxed notification.
The Online Building Inspection Request Form is at: **www.juneau.org/permits/inspect_request.htm.**
Work shall not proceed until the inspector has approved the various stages of construction.

Call before 7:30 AM for same day inspections.

Please provide the following information: Permit No, Address, Type of Inspection, Date and Time and Contact Name and Phone Number.

Job Address: **9333 GLACIER HWY**
Issued Date: **8/11/2004**
Permit Number: **BLD2004-00258** **WORDEN SHOP/APARTMENT**
Parcel No: **5B1601140050**
Project Description: New 40' X 60' garage/shop with 20' X 40' apartment on upper floor.

Parcel Identification: MENDENHALL ACRES BL 41 LTS 3 & 4 FR

Setbacks: Zone: LC | Flood Elevation: 25.00 | Firm Zone: A2
Front: 25 Ft E | Side 1: 10 Ft N | Side 10.00 Ft S
Rear: 10 Ft W | Side 2: 10 Ft S | Side 10.00 Ft E
Comments: Six sided lot

Owner: ROBIN M WORDEN
Address:
City: JUNEAU, AK 99803

Applicant: WORDEN HOMES INC
Address: PO BOX 32884
City: JUNEAU, AK 99803

Fee Type	Date	Receipt	Amount Paid
1 Permit Fee	5/6/2004	17941	1,523.28
1 Residential Plan Revie	5/6/2004	17941	761.64
1 Commercial Plan Revi	6/7/2004	18174	228.49
		Total Fees Paid:	2,513.41

Valuation for Permit Fee Calculations:

BUILDING PERMIT	UTIL - Priv Garage	152,736.00
BUILDING PERMIT	RESI - SFD/Duplex	93,568.00
BUILDING PERMIT	UTIL - Decks	138.74
	Total Valuation:	246,442.74

Project Conditions and Holds:

1. needs CU for storage
2. Blue van-accessible parking space required: 8' space with 8' aisle adjacent. Two blue wheelstops: one in front of space and one in front of aisle. Sign to include the words "Van accessible."
3. Mount fire extinguisher in commercial garage not over 5' high.
4. Address numbers for garage and shop - high contrast and readily visible from street.
5. STC-50 + 1-HR from house to commercial garage. Verify insulation and R-C channels. Extend 1-HR portion in attice to roof ply (but the STC elements aren't required in attic).
6. 1-HR bearing walls to support apartment: 5/8-X rock both sides of interior support wall, and at least 5/8-X rock on inside of the exterior bearing wall; and minimum 5/8-X rock on the garage lid below apartment.
7. 1-HR door with closer and gasket separating the two garages.
8. Accessible entrance: Commercial garage entrance to be accessible: min 5x5 level landing; slopes up to it not over 1:12 and not over 1/2' edges along the route. Not over 1/2" door threshold; lever hardware; and maneuvering clearances per code (min 18" on pull-latch side, for example).
9. Commercial garage: operable parts minimum 15" high and not over 48" high: thermostat, switches, outlets, etc.
10. Door closers for the commercial garage: ADA/ANSI maximum door forces, and the minimum 3 second closing time.
11. 44.0 WFU total for apt & private garage & existing. 1" service with 1-1/4" bldg. supply required. 1-1/4"=74 WFU; 1"=38 WFU; 3/4"=17 WFU; 1/2"=5 WFU. Fire hydrant @ 71 psi. Bldg @ 63 psi. Distance @ 150'.
12. NO PLUMBING in unheated portion of bldg.
13. Shower & tub/shower valves must be anti-scald and set not over 120 degrees F.

JUNEAU PERMIT CENTER - 230 S. Franklin Street - 4th Floor, Marine View Center - Mail: 155 S. Seward Street, Juneau, AK 99801
Phone: 586-0770 - FAX: 586-3365 - Inspection Requests: 586-1703 - Email: permits@ci.juneau.ak.us

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

14 Restroom in commercial garage to be fully accessible: ADA sign, tall toilet seat, grabbars, wrap pies under sink, etc.
15 Foundation Setback Verification (yellow form) must be on site when pour inspection or placement of other foundation systems occurs.

16 Asbuilt Survey Required before final inspection approval.
17 Certificate of Elevation is required before framing inspection approval to verify finished floor elevation is above base flood elevation 26 ft. M.L.L.W.
18 Wheel stops are to be provided for the applicant's proposed parking prior to issuance of CO or TCO, as shown on the site plan. The accessible space and aisle must have blue wheel stops, per CU permit.
19 To ensure access for emergency vehicles, recording of the proposed easement to the south of Valley Paint shall be required prior to Certificate of Occupancy.
20 Due to an eagle's nest within 270' of the proposed construction site, construction must commence after August 31, 2004, unless a variance is granted.
21 Strict adherence to the submitted lighting plan is required. Any changes to such plan must be approved by CDD.
22 To help buffer between the Light Commercial and D-5 Residential Zones, sight obscuring fencing approved for appearance and function by CDD, shall be provided along the west lot line, or the west lot line of the adjacent parcel, prior to CO or TCO.

Inspections Required: Call for inspection before covering or concealing any of the work described below. Inspections may be combined.

100	Insp - Setbacks	105	Foundation Setback form	110	Insp - Excavation/Footing
115	Insp - Stemwalls/Form/Rebar	120	Insp - Temporary Power	140	Insp - Rough Framing
145	Insp - Special Inspection	150	Insp - Rough Electrical	160	Insp - Rough Plumbing
170	Insp - Underslab Utilities	180	Insp - Vents	190	Insp - Firewall Separation
210	Insp - Yellow Tag Electrical	220	Insp - Appliance/Chimney	230	Insp - Smoke Detection
240	Insp - Insulation	250	Insp - Cross Connection	255	Insp - Meter Yoke
256	Insp - Meter Yoke w/ Meter	260	Insp - Grading/Drainage	280	Insp - Res Zoning Final
430	Insp - Temporary Power	800	Insp - Residential Final		

Attachment N – BLD2004-0258

City & Borough of Juneau
Alaska's Capital City

UTILITY PERMIT*

Permit No.
UTL2004-00083
Proj #: PRJ2004-00081

*NOTE: "Utility Permit" is a generic term which includes Water Connection Permits, Sewer Connection Permits, Water Inspections and Sewer Inspections.

Your special attention is called to the following:

This permit is granted on the express conditions that the construction shall, in all respects, conform to the ordinances of the City and Borough of Juneau. It may be revoked at any time upon violation of any of said ordinances.

The granting of this permit does not authorize the violation of any federal, state or local law regulating construction for the violation of the terms of any deed or covenant or any zoning or other regulation.

If plan review was required, this permit must be attached to the approved drawings. The permit, plans and record of inspections must be available on site at all times while the construction is in progress and before final inspection.

The yellow posting notice must be prominently displayed to show a permit has been issued and to assist the inspectors in location of the project. This permit becomes null and void if work or construction authorized is not commenced within one year or if work or construction is suspended or abandoned for a period of one year at any time after work has commenced.

Inspections can be arranged by telephoning **586-1703** or by written or faxed notification.
The Online Building Inspection Request Form is at: **www.juneau.ak.us/cdd/insp_req.htm.**
Work shall not proceed until the inspector has approved the various stages of construction.

Call before 7:30 AM for same day inspections.

Please provide the following information: Permit No, Address, Type of Inspection, Date and Time and Contact Name and Phone Number.

Job Address: **9333 GLACIER HWY**
Permit Number: **UTL2004-00083** **WORDEN SHOP/APARTMENT**
Project Description: New 1" water line.

Issued Date: **8/11/2004**
Parcel No: **5B1601140050**

Parcel Identification: MENDENHALL ACRES BL 41 LTS 3 & 4 FR

Owner: ROBIN M WORDEN
Address: PO BOX 32884
City: JUNEAU, AK 99803

Applicant: WORDEN HOMES INC
Address: PO BOX 32884
City: JUNEAU, AK 99803

Fee Type	Date	Receipt	Amount Paid
2 Water Assessment Fe	8/11/2004	18707	750.00
		Total Fees Paid:	750.00

Project Conditions and Holds:
1 Call for inspection prior to backfilling trench.

Inspections Required: Call for inspection before covering or concealing any of the work described below. Inspections may be combined.

080	Billing Authorization - Water	110	Insp - Size of Water Service	120	Insp - Depth (Water)
800	Turn Water ON	800	Insp - Water Final		

Attachment N – BLD2004-0258

City & Borough of Juneau
Alaska's Capital City

UTILITY PERMIT*

Permit No.
UTL2004-00084
Proj #: PRJ2004-00081

*NOTE: "Utility Permit" is a generic term which includes Water Connection Permits, Sewer Connection Permits, Water Inspections and Sewer Inspections.

Your special attention is called to the following:

This permit is granted on the express conditions that the construction shall, in all respects, conform to the ordinances of the City and Borough of Juneau. It may be revoked at any time upon violation of any of said ordinances.

The granting of this permit does not authorize the violation of any federal, state or local law regulating construction for the violation of the terms of any deed or covenent or any zoning or other regulation.

If plan review was required, this permit must be attached to the approved drawings. The permit, plans and record of inspections must be available on site at all times while the construction is in progress and before final inspection.

The yellow posting notice must be prominently displayed to show a permit has been issued and to assist the inspectors in location of the project. This permit becomes null and void if work or construction authorized is not commenced within one year or if work or construction is suspended or abandoned for a period of one year at any time after work has commenced.

Inspections can be arranged by telephoning **586-1703** or by written or faxed notification.
The Online Building Inspection Request Form is at: **www.juneau.ak.us/cdd/insp_req.htm**.
Work shall not proceed until the inspector has approved the various stages of construction.

Call before 7:30 AM for same day inspections.

Please provide the following information: Permit No, Address, Type of Inspection, Date and Time and Contact Name and Phone Number.

Job Address: **9333 GLACIER HWY** — Issued Date: **8/11/2004**
Permit Number: **UTL2004-00084** **WORDEN SHOP/APARTMENT** — Parcel No: **5B1601140050**
Project Description: New sewer service. in connection with BLD2004-00258.

Parcel Identification: MENDENHALL ACRES BL 41 LTS 3 & 4 FR

Owner: ROBIN M WORDEN
Address: PO BOX 32884
City: JUNEAU, AK 99803

Applicant: WORDEN HOMES INC
Address: PO BOX 32884
City: JUNEAU, AK 99803

Fee Type	Date	Receipt	Amount Paid
4 Sewer Inspection Fee	8/11/2004	18706	60.00
		Total Fees Paid:	60.00

Project Conditions and Holds:
1 Call for inspection prior to backfilling trench.

Inspections Required: Call for inspection before covering or concealing any of the work described below. Inspections may be combined.

070	Billing Authorization - Sewer	100	Insp - Depth (Sewer)	110	Insp - Soil
120	Insp - Material	125	Insp - Grade	130	Insp - Cleanouts
140	Sewer Connection	500	Insp - Sewer Final		

JUNEAU PERMIT CENTER - 230 S. Franklin Street - 4th Floor, Marine View Center - Mail: 155 S. Seward Street, Juneau, AK 99801
Phone: 586-0770 - FAX: 586-3365 - Inspection Requests: 586-1703 - Email: permits@mail.ci.juneau.ak.us

Staff Review Sheet

CJS

Planner CJB

Permit Intake Initials: _____

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

5/6/2004

Project Name: **WORDEN SHOP/APARTMENT** Case No: **BLD2004-00258**

Site Address: 9333 GLACIER HWY Parcel No: 5B1601140050

Desc: New 40' X 60' garage/shop with 20' X 40' apartment on upper floor.

Residential ADD SF Type of Construction: VB

Occupancy Class: S-2-R-3 New Dwelling Units: 1

FCC Code: 434 Code Edition: 2000 IBC Existing Dwelling Units: 0

Alarm System: N Required: N Sprinkler System: N Required: N

Code Review by: K Date: 6-18-04

Fees Assessed at Application:

Fee Type	Amount
1 Permit Fee	1,523.28
1 Residential Plan Review	761.64
Total Fees:	0.00

Valuation at Application:

S.F.	Type	Rate	Amount
2400	UTIL - Priv Garage	63.64	152,736.00
800	RESI - SFD/Duplex	116.96	93,568.00
14	UTIL - Decks	9.91	138.74
	Total Valuation:		246,442.74

Fees Paid at Application:

DatePaid	Receipt	Check	Paid
5/6/04	17941	chrg	2284.92

Total Fees Paid:

LAND USE

ZONE/UNITS: Light Comm / 1
WETLAND:
FLOOD ELEV: 26'
FIRM ZONE: A2
FIRM MAP: 680
LOT SIZE: 26,136 SF / 0.6 ACRES
SETBACKS: Front 25, Rear 10, Side 10, Other 10
PARKING: 4
ANADROMOUS: >50'
EAGLES NEST: yes

duck creek

ENGINEERING/PUB WORKS

CITY WATER Units: 3/4" 1"
Case No: UTL04-03
Service Size:
Fire Line Size:
Metered: YES
Extended Pmt #:
CITY SEWER Units:
Case No: UTL04-04
Bond Case No:
Other Case No:
ADEC Sewer No:

PLAN REVIEW APPROVALS

	Initials	Date
Fire	DSP per RCE	5.7.04
Zoning	MH	5/13/04
Engineering		5/19/04
Water		5/19/04
Sewer		5/19/04
Architectural		6/1/04
Structural		6/1/04
Plumbing	Rmk.	6/10/04
Mechanical	RMS.	6/9/04
Electrical	N/A	
Access	SB	6-24-04
Special Inspection Form		

PERMIT ISSUANCE FEES

Grading Plan Review Fee	$
Adjusted Plan Review Fee	$
Fast Track Fee	$
Early Start Fee	$
Building Permit Fee	$
Water Assessment Fee	$ ~~1,500.00~~ 750.00
Sewer Assessment Fee	$
Sewer Inspection Fee	$ 60.00
Grading Permit Fee	$
Driveway Permit Fee	$
Bond for	$
Other	$
Total Issuance Fees	$

USB

- Paid in full

WATER CONNECTION PERMITS

I hereby acknowledge receipt of a 1" inch meter yoke.

X _____

Date 08/18/04

APPROVED FOR ISSUANCE

Signature

8-11-04

Date

PERMIT ISSUANCE PAYMENTS

Date	Receipt	Check	Amount
			$
			$
			$

LAND USE PERMITS

PARCEL TAGS:

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

TYPES OF INSPECTIONS

The inspections indicated below are normally required for each permit type. (Staff marks applicable items)

BU (Commercial Buildings)
BI (Com. Building Safety Inspection)
C100 Setback
C110 Excavation/Footing
C120 Forms & Rebar
C130 Steel/Masonry
C140 Framing
C145 Special Inspection
C150 Insulation/Drywall
C160 Rated Walls & Assemblies
C170 Smoke Detect. & Alarm Systems
C180 Underground Utilities
C190 Water Piping Test
C210 DWV Piping Test
C215 Hydronic System
C220 Plumbing Fixtures Final
C250 Cross Connection Control
C255 Meter Yoke with Meter
C265 Oil & Gas Piping/Tanks
C300 Appliance/Chimney
C301 Combustion Air
C400 Ventilation/Plenums & Ducts
C410 Fire Dampers/Sprinklers
C420 Commercial Hoods
C430 Temporary Power
C440 Service/Panel
C450 Conduit & Raceway Systems
C470 Grading/Drainage
C600 Zoning Final
C800 Commercial Final

FS (Fire Sprinkler)
FA (Fire Alarm)
L100 Pressure Test
L110 Underground Flush
L120 Proper Bracing
L130 Return Bends
L140 Head Placement
L150 FDC Location
L160 Alarm Panel/Transmitter
L170 Alarm Zones
L180 Battery/Backup
L190 Phone Connection
L200 Reset Procedures
L210 System Test
L220 Detectors Spare
L500 Fire Final

SF (Single Family - 4 Units)
BI (Res. Building Safety Inspection)
D100 Setbacks
D110 Excavation/Footing
D115 Stem Walls/Forms/Rebar
D120 Temporary Power
D140 Rough Framing
D145 Special Inspection
D150 Rough Electrical
D160 Rough Plumbing
D170 Underslab Utilities
D180 Vents (Bath, Dryer, Kitchen, etc.)
D190 Firewall Separation
D210 Yellow Tag Electrical
D220 Appliance/Chimney
D230 Smoke Detection
D240 Insulation
D250 Cross Connection Control
D255 Meter Yoke
D256 Meter Yoke w/ Meter
D257 Oil & Gas Piping/Tanks
D260 Grading/Drainage
D266 ADEC On-Site Sewer Final
D270 Repair/Rehab Exemption
D280 Res Zoning Final
D800 Residential Final

MS (Install Mobile Home)
I100 Setbacks
I110 Foundation
I120 Electrical Hookup
I130 Plumbing Hookup
I140 Porches & Stairs
I150 Skirting
I500 Mobile Home Final

EC (Electrical)
F100 Temporary Power
F110 Building Service
F120 Conduit & Raceway Systems
F160 Bonding
F170 Grounding
F180 Devices & Equipment
F190 Smoke Detection
F195 Repair/Rehab Exemption
F500 Electrical Final

PB (Plumbing)
J100 Underground Utilities
J110 Water Piping
J120 DWV Piping
J130 Hydronic System
J135 Combustion Air
J140 Water Heater
J160 Water Service
J170 Oil & Gas Piping
J180 Cross Connection Control
J500 Plumbing Final

MC (Mechanical)
H110 Plenums & Ducts
H120 Furnace/Boiler
H130 Inlets & Outlets
H140 Combustion Air
H150 Compressor
H160 Appliance/Chimney
H170 Smoke Detection Systems
H190 Commercial Hood
H195 Repair/Rehab Exemption
H500 Mechanical Final

WS (Wood Stove)
K100 Approved Model
K110 Stove Clearances
K120 Chimney Clearances
K130 Hearth
K200 Woodstove Final

DM (Demolition)
E100 Sewer/Water Capped
E110 Debri Filled
E120 Excavation Filled
E130 Electric Safed Off
E500 Demolition Final

DW (Driveway)
N160 Location
N200 Grade
N210 Width
N330 Headwalls
N350 Culvert
N400 Curb Cut
N410 Curb Box/Thaw Wire
N420 Bond Return Request
N800 Driveway Final

WC (Water Connection)
WE (Water Extended)
WI (Water Inspection)
FC (Fire Connection)
D100 Water Meter/Yoke
D105 Water Meter Required
D110 Size of Water Service
D120 Depth (Water) Depth
D130 Cross Connection Control
D140 Pressure Test
D145 Access to Curb Stop Valve
D147 Thaw Wire
D150 Thaw Waiver
D155 ROW Restoration
D500 Turn Water OFF
D510 Seasonal Water Turn Off
D550 Hold
D600 Turn Water ON
D610 Seasonal Water Turn On
Z080 Billing Authorization - Water
D800 Water Final

SC (Sewer Connection)
SI (Sewer Inspection)
C100 Depth
C110 Soil
C120 Material
C125 Grade
C130 Cleanouts
C140 Sewer Connection
C150 Sewer Disconnect
Z070 Billing Authorization - Sewer
C500 Sewer Final

GR (Grading)
G100 Retaing Walls, etc.
G120 Drainage
G130 Slopes
G140 Compaction
G150 Material
G200 Grading Final

ADDITIONAL CONDITIONS AND HOLDS (STAFF)

City & Borough of Juneau
Alaska's Capital City

Application Date: **May 6, 2004**

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.

Project Name: **WORDEN SHOP/APARTMENT**

Case No: **BLD2004-00258**
Project No: BLD2004-00258

Case Description: New 40' X 60' garage/shop with 20' X 40' apartment on upper floor.

Site Address: 9333 GLACIER HWY

Check No. of Existing Dwelling Units: 1

Parcel No: 5B1601140050

No. of New Dwelling Units:

Legal Description: MENDENHALL ACRES BL 41 LTS 3 & 4 FR

Applicant: **WORDEN HOMES INC**
Address: PO BOX 32884
City: JUNEAU, AK 99803

Contact: Rob Worden
PH2 780-5186 wk & fax
CEL 321-5015

Owner: ROBIN M WORDEN
Address: PO BOX 032884
City: JUNEAU, AK 99803
PH: 780-5186 FAX 780-5186

Contractor: **WORDEN HOMES INC**
Address: PO BOX 32884
City: JUNEAU, AK 99803
License No: 26617

Valuation for Permit Fee Calculations:

Description	S.F.	Type	Amount
BUILDING PERMIT	2,400	UTIL - Priv Garage	152,736.00
BUILDING PERMIT	800	RESI - SFD/Duplex	93,568.00
BUILDING PERMIT	14	UTIL - Decks	138.74
		Total Valuation:	246,442.74

Permit Fees Paid at Application:

Fee Type	Date Paid	Receipt	Check or Credit #	Amount Paid
1 Permit Fee	5/6/04			0.00
1 Residential Plan Review	5/6/04			0.00
			Total Fees Paid:	0.00

Associated Cases:

None.

Parcel Tags:

Notes and Conditions:

Applicant's Signature

05/06/04
Date

Staff Acceptanc

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.

JUNEAU PERMIT CENTER - 230 S. Franklin Street - 4th Floor, Marine View Center - Mail: 155 S. Seward Street, Juneau, AK 99801
Phone: 586-0770 - FAX: 586-3365 - Inspection Requests: 586-1703 - Email: permits@ci.juneau.ak.us
Web Page: HTTP://WWW.JUNEAU.ORG/PERMITS

Case No: **BLD2004-00258**

JUNEAU PERMIT CENTER
INSPECTION RESULTS
WORDEN SHOP/APARTMENT

Proj No: PRJ2004-00081

Parcel No: 5B1601140050

Inspect on: 8/16/2004 Time: 1:00 P Issued On: 8/11/2004 Applicant: **WORDEN HOMES INC**

Address: **9333 GLACIER HWY**

Legal Description: MENDENHALL ACRES BL 41 LTS 3 & 4 FR

Project Description: New 40' X 60' garage/shop with 20' X 40' apartment on upper floor.

Notes: Rob Worden 321-5015. Footings inspection.

Inspection: 110 **Insp - Excavation/Footing** Result: A Inspected by: _____ Date: _____

SETBACKS: Parking Spaces: 4 Zoning: LC

Front: 25 E Rear: 10 W Side1: 10 N Side2: 10 S Side 10 S Side 10 E

Comments: Six sided lot.

CONDITIONS / HOLDS:

____ needs CU for storage
____ Blue van-accessible parking space required: 8' space with 8' aisle adjacent. Two blue wheelstops: one in front of space and one in front of aisle. Sign to include the words "Van accessible."
____ Mount fire extinguisher in commercial garage not over 5' high.
____ Address numbers for garage and shop - high contrast and readily visible from street.
____ STC-50 + 1-HR from house to commercial garage. Verify insulation and R-C channels. Extend 1-HR portion in attice to roof ply (but the STC elements aren't required in attic).
____ 1-HR bearing walls to support apartment: 5/8-X rock both sides of interior support wall, and at least 5/8-X rock on inside of the exterior bearing wall; and minimum 5/8-X rock on the garage lid below apartment.
____ 1-HR door with closer and gasket separating the two garages.
____ Accessible entrance: Commercial garage entrance to be accessible: min 5x5 level landing; slopes up to it not over 1:12 and not over 1/2' edges along the route. Not over 1/2" door threshold; lever hardware; and maneuvering clearances per code (min 18" on pull-latch side, for example).
____ Commercial garage: operable parts minimum 15" high and not over 48" high: thermostat, switches, outlets, etc.
____ Door closers for the commercial garage: ADA/ANSI maximum door forces, and the minimum 3 second closing time.
____ 44.0 WFU total for apt & private garage & existing. 1" service with 1-1/4" bldg. supply required. 1-1/4"=74 WFU; 1"=38 WFU; 3/4"=17 WFU; 1/2"=5 WFU. Fire hydrant @ 71 psi. Bldg @ 63 psi. Distance @ 150'.
____ NO PLUMBING in unheated portion of bldg.
____ Shower & tub/shower valves must be anti-scald and set not over 120 degrees F.
____ Restroom in commercial garage to be fully accessible: ADA sign, tall toilet seat, grabbars, wrap pies under sink, etc.
____ Foundation Setback Verification (yellow form) must be on site when pour inspection or placement of other foundation systems occurs.

____ Asbuilt Survey Required before final inspection approval.
____ Certificate of Elevation is required before framing inspection approval to verify finished floor elevation is above base flood elevation 26 ft. M.L.L.W.
____ Wheel stops are to be provided for the applicant's proposed parking prior to issuance of CO or TCO, as shown on the site plan. The accessible space and aisle must have blue wheel stops, per CU permit.
____ To ensure access for emergency vehicles, recording of the proposed easement to the south of Valley Paint shall be required prior to Certificate of Occupancy.
____ Due to an eagle's nest within 270' of the proposed construction site, construction must commence after August 31, 2004, unless a variance is granted.
____ Strict adherence to the submitted lighting plan is required. Any changes to such plan must be approved by CDD.
____ To help buffer between the Light Commercial and D-5 Residential Zones, sight obscuring fencing approved for appearance and function by CDD, shall be provided along the west lot line, or the west lot line of the adjacent parcel, prior to CO or TCO.

INSPECTION COMMENTS:

Read yellow form.

The Online Building Inspection Request Form is at: www.juneau.org/permits/inspect_request.php or call 586-1703.

Matt Hartsky

Ju... Permit Center

Foundation Setback Verification

Permit Number:	BLD2004-00258
Project Address:	9333 GLACIER HWY
Assessor's Parcel No:	5B1601140050
Applicant's Name:	WORDEN HOMES INC

Zoning Setbacks Required for Finished Building: Planner: MAH

Front: 25.0 E — Side1 : 10.0 N

Rear : 10.0 W — Side2 : 10.0 S

Side: 10.0 S — Side: 10.0 E

Date: 8/3/2004

Comments: Six sided lot.

In accordance with CBJ 19.01.108.5.2, building setback lines are to be verified before inspectors can approve forms for concrete pour or placement of other foundation systems. Setbacks are measured from exterior finish materials of closest building component to property line.

Notice: DO NOT POUR CONCRETE OR PLACE OTHER FOUNDATION SYSTEMS

UNTIL INSPECTOR APPROVES SETBACKS BY ONE OF THE FOLLOWING CHECKED OPTIONS:

☐ **A. Surveyor's monument(s)** / string line clearly visible at the site. If the foundation and all other building elements are clearly behind the setback line, the inspector may approve the setbacks outright or at owner/contractor's risk. If there is any question, the inspector may require that no pour or foundation placement be permitted without one of the following methods of verification. (Also see "Note" below.) **OR**

☐ **B. Surveyor's Statement of Setback Compliance.** (Surveyor must sign and stamp the bottom portion of this form). No pour or foundation placement is allowed until the statement is received by CBJ, regardless of risk assumed by owner or contractor. Upon receipt of statement, pour or foundation placement may be approved outright or at owner/contractor risk. (See "Note" below.) **OR**

☐ **C. Stamped Surveyor's As-built Survey of Adjacent Building or Structure** if setback can be verified measuring from adjacent structure. (See "Note" below. May only be used when structure is parallel with property line.) **OR**

☐ **D. Stamped Surveyor's As-built Survey of Foundation** or Formwork indicating setbacks, easments and other relevant information. (See "Note" below.) **OR**

☐ **E. Other** _____

INSPECTOR'S APPROVAL & COMMENTS:	
	Inspector's Initials
	Date

Note: An as-built survey may still be required prior to issuance of a Certificate of Occupancy if setbacks are close enough to the building to make setback verification questionable. Example: Where the structure is less than 3' to the setback line on steep slopes or forested terrain. The purpose of the monuments and string line, surveyor's statement or foundation as-built is to give the inspector the information necessary to allow a pour or placement based on a surveyor's work, as required by CBJ ordinance and not to cause scheduling delays for the contractor. In some situations, a final as-built may be required before frame or final approval where the distance to the setback line of some element of the structure must be more exactly determined. Inspectors may require this additional as-built based on their observations in the field.

SURVEYOR'S STATEMENT OF SETBACK COMPLIANCE

I hereby certify that I am a surveyor registered to practice in the State of Alaska, and that on 8-16-04, I personally verified that the forms or foundation systems on site at: 9333 Glacier Hwy, Permit No: 00258 are placed so that the finished building, if built to the plans as approved by CBJ, will meet the required setbacks shown above. I have reviewed the plans and zoning requirements as approved by CBJ and have accounted for all exterior finish materials, decks, cantilevers and/or other proposed building projections on the approved plans. To the best of my ability, I staked the property so that the contractor can meet all CBJ zoning requirements per CBJ Titles 19 and 49.

I heretofore affix my professional stamp, this date of 8-16-04.

J. M. Beam
25360

Surveyor's Signed Seal Required

Case No: **BLD2004-00258**

JUNEAU PERMIT CENTER
INSPECTION RESULTS
WORDEN SHOP/APARTMENT

Proj No: PRJ2004-00081

Inspect on: 9/30/2004 Time: 11:30 A Issued On: 8/11/2004 Applicant: **WORDEN HOMES INC** Parcel No: 5B1601140050

Address: **9333 GLACIER HWY** Legal Description: MENDENHALL ACRES BL 41 LTS 3 & 4 FR

Project Description: New 40' X 60' garage/shop with 20' X 40' apartment on upper floor.

Notes: Harbor Plumbing 789-7222. Plumbing and heating rough in inspection.

Inspection: 160 **Insp - Rough Plumbing** Result: A Inspected by: E Date: _____

SETBACKS: Parking Spaces: 4 Zoning: LC

Front: 25 E Rear: 10 W Side1: 10 N Side2: 10 S Side 10 S Side 10 E

Comments: Six sided lot.

CONDITIONS / HOLDS:

____ needs CU for storage
____ Blue van-accessible parking space required: 8' space with 8' aisle adjacent. Two blue wheelstops: one in front of space and one in front of aisle. Sign to include the words "Van accessible."
____ Mount fire extinguisher in commercial garage not over 5' high.
____ Address numbers for garage and shop - high contrast and readily visible from street.
____ STC-50 + 1-HR from house to commercial garage. Verify insulation and R-C channels. Extend 1-HR portion in attice to roof ply (but the STC elements aren't required in attic).
____ 1-HR bearing walls to support apartment: 5/8-X rock both sides of interior support wall, and at least 5/8-X rock on inside of the exterior bearing wall; and minimum 5/8-X rock on the garage lid below apartment.
____ 1-HR door with closer and gasket separating the two garages.
____ Accessible entrance: Commercial garage entrance to be accessible: min 5x5 level landing; slopes up to it not over 1:12 and not over 1/2' edges along the route. Not over 1/2" door threshold; lever hardware; and maneuvering clearances per code (min 18" on pull-latch side, for example).
____ Commercial garage: operable parts minimum 15" high and not over 48" high: thermostat, switches, outlets, etc.
____ Door closers for the commercial garage: ADA/ANSI maximum door forces, and the minimum 3 second closing time.
____ 44.0 WFU total for apt & private garage & existing. 1" service with 1-1/4" bldg. supply required. 1-1/4"=74 WFU; 1"=38 WFU; 3/4"=17 WFU; 1/2"=5 WFU. Fire hydrant @ 71 psi. Bldg @ 63 psi. Distance @ 150'.
____ NO PLUMBING in unheated portion of bldg.
____ Shower & tub/shower valves must be anti-scald and set not over 120 degrees F.
____ Restroom in commercial garage to be fully accessible: ADA sign, tall toilet seat, grabbars, wrap pies under sink, etc.
____ Asbuilt Survey Required before final inspection approval.
____ Certificate of Elevation is required before framing inspection approval to verify finished floor elevation is above base flood elevation 26 ft. M.L.L.W.
____ Wheel stops are to be provided for the applicant's proposed parking prior to issuance of CO or TCO, as shown on the site plan. The accessible space and aisle must have blue wheel stops, per CU permit.
____ To ensure access for emergency vehicles, recording of the proposed easement to the south of Valley Paint shall be required prior to Certificate of Occupancy.
____ Due to an eagle's nest within 270' of the proposed construction site, construction must commence after August 31, 2004, unless a variance is granted.
____ Strict adherence to the submitted lighting plan is required. Any changes to such plan must be approved by CDD.
____ To help buffer between the Light Commercial and D-5 Residential Zones, sight obscuring fencing approved for appearance and function by CDD, shall be provided along the west lot line, or the west lot line of the adjacent parcel, prior to CO or TCO.

INSPECTION COMMENTS:

✓ DWV & ~~Hall~~ Water pressure holding,
18'x6 Deck (5¼ x16 Gb.)
22x8 Deck( ) ? about running
RC channel down wall.
T 3° door
Framing looks good.

The Online Building Inspection Request Form is at: www.juneau.org/permits/inspect_request.php or call 586-1703.

Job Name: Nelson

Truss ID: T1

Qty: 29

BRG	X-LOC	REACT	SIZE	REQ'D
1	0- 3-12	3668	5.50"	3.92"
9	39- 6- 2	3663	5.50"	3.91"

BRG REQUIREMENTS shown are based ONLY on the truss material at each bearing

MAX DEFLECTION (span) :
L/977 IN VER 18-14 (LIVE)
Lw =0.49" Ew =0.13" Tw =0.62"

CRITICAL VERSUS FORCES:

TC	COMP (DUR.)	TENS (DUR.)	CSI
1-2	-2983(1.00)	2971(1.60)	0.75
2-3	-6283(1.00)	6271(1.60)	0.84
3-4	-8128(1.00)	8116(1.60)	0.95
4-5	-8132(1.00)	8120(1.60)	1.00
5-6	-8084(1.00)	8072(1.60)	0.75
6-7	-8084(1.00)	8072(1.60)	0.75
7-8	-8132(1.00)	8120(1.60)	1.00
8-9	-8128(1.00)	8116(1.60)	0.95
9-A	-6283(1.00)	6271(1.60)	0.84
A-B	-2983(1.00)	2971(1.60)	0.75

BC	COMP (DUR.)	TENS (DUR.)	CSI
10-11	-5559(1.60)	5559(1.00)	0.71
11-12	-5081(1.60)	5703(1.60)	0.50
12-13	-5081(1.60)	5703(1.60)	0.50
13-14	-5081(1.60)	5703(1.60)	0.50
14-15	-5081(1.60)	5703(1.60)	0.50
15-16	-5559(1.60)	5559(1.00)	0.71

WB	COMP (DUR.)	TENS (DUR.)	CSI
2-11	-116(1.00)	175(1.60)	0.06
4-11	/	503(1.00)	0.17
4-13	-1559(1.00)	2479(1.60)	0.88
5-13	-147(1.60)	2171(1.00)	0.40
6-13	-1559(1.00)	2279(1.60)	0.68
6-15	/	203(1.00)	0.12
8-15	-116(1.00)	175(1.60)	0.06
SLDWL	-6596(1.00)	6727(1.60)	0.79
SLDWR	-6596(1.00)	6727(1.60)	0.79

TC	2x6	HF	1650F-1.5E
BC	2x6	HF	2400F-2.0E 1-3, 7-9
	2x6	DF	1850F-1.7E
WEB	2x4	HF	5-6 & 6-7
	2x4	HF	1650F-1.5E 25-5
SLIDER	2x6	HF	1650F-1.5E

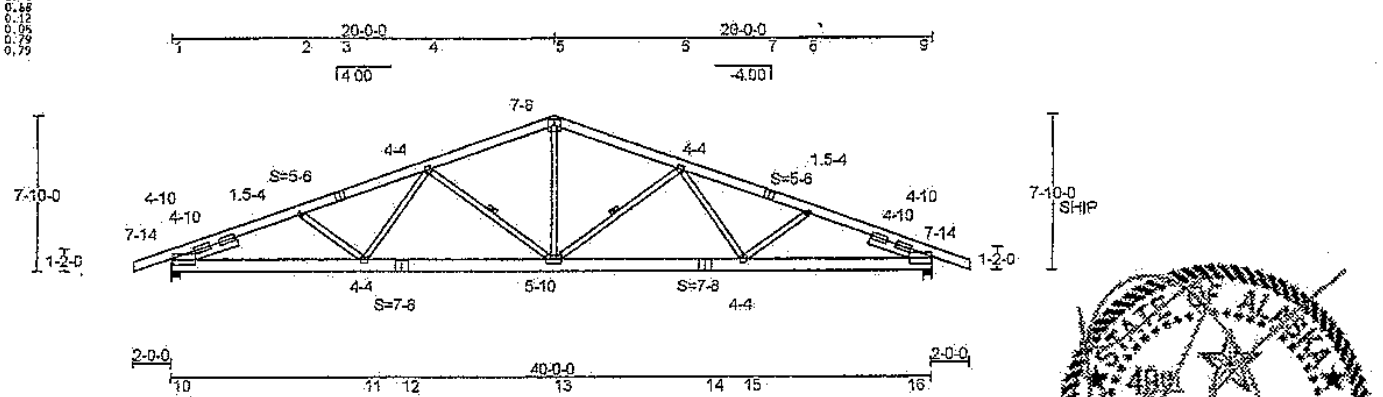
Lumber shear allowables are per NDS.

☒ Web bracing required at each location shown. See standard details (TX01C87C01-001).
Plating spec : ANSI/TPI - 1995
THIS DESIGN IS THE COMPOSITE RESULT OF MULTIPLE LOAD CASES.

UPLIFT REACTION(S) :

Support	C&C Wind	Non-Wind
1	-454 lb	
9	-454 lb	

This truss is designed using the ASCE7-98 Wind Specification
Bldg Enclosed = Yes, Importance Factor = 1.00
Truss Location = Not End Zone
Hurricane/Ocean Line = No , Exp Category = C
Bldg Length = 80.00 ft, Bldg Width = 40.00 ft
Mean roof height = 13.92 ft, MPH = 95
TPI Standard Occupancy, Dead Load = 10.2 psf
Designed as Main Wind Force Resisting System and Components and Cladding
Tributary Area = 80 sqft



Truswal Systems Plates are 20 ga. unless shown by "18" (18 ga.), "H" (16 ga.) or "MX" (TWMX 20 ga.), positioned per Joint Details Report.
Circled plates and false frame plates are positioned as shown above. Shift gable stud plates to avoid overlap with structural plates (or staple).

STATE OF ALASKA
40th
HENRY W. DANLEY
CE-8079
REGISTERED PROFESSIONAL ENGINEER

9/7/04

WOODINVILLE TRUSS, INC.
P.O. Box 555
Woodinville, WA 98072-0555

TRUSPLUS 6.0 VER: T6.4.1

WARNING *Read all notes on this sheet and give a copy of it to the Erecting Contractor.*

This design is for an individual building component not truss system. It has been based on specifications provided by the component manufacturer and does in accordance with the current versions of TPI and AFPA design standards. No responsibility is assumed for dimensional accuracy. Dimensions are to be verified by the component manufacturer and/or building designer prior to fabrication. The building designer must ascertain that the loads noted on this design meet or exceed the loading imposed by the local building code and the particular application. The design assumes that the top chord is laterally braced by the roof or floor sheathing and the bottom chord is laterally braced by a rigid sheathing material directly attached, unless otherwise noted. Bracing shown is for lateral support of components members only to reduce buckling length. This component shall not be placed in any environment that will cause the moisture content of the wood to exceed 19% and/or cause connector plate corrosion. Fabricate, handle, install and brace this truss in accordance with "JOINT DETAILS" by Truswal, "ANSI/TPI 1", "WTCA 11-Wood Truss Council of America Standard Design Recommendations", "HANDLING INSTALLING AND BRACING METAL PLATE CONNECTED WOOD TRUSSES" (HIB-91) and "HIB-91 SUMMARY SHEET" by TPI. The Truss Plate Institute (TPI) is located at 583 D'Onofrio Drive, Madison, Wisconsin 53719. The American Forest and Paper Association (AFPA) is located at 1111 19th Street, NW, Ste 800, Washington, DC 20036.

Cust: Valley
WO: Drive_J_320204_L00005_J00001
Dsgnr:
#LC = 17 WT: 335#

TC Live	65.00 psf	DurFacs	L=1.00 P=1.00
TC Dead	7.00 psf	Rep Mbr Bnd	1.25
BC Live	0.00 psf	Rep Mbr Comp	1.00
BC Dead	10.00 psf	Rep Mbr Tens	1.00
		O.C.Spacing	2- 0- 0
		Design Spec	TPI
TOTAL	82.00 psf	DEFL RATIO:	L/240 TC: L/240

SEP-13-2004 FRI 10:02 AM WOODINVILLE TRUSS FAX NO. 4259480163 P. 03

Attachment N – BLD2004-0258

Job Name: Nelson	Truss ID: GE	Qty: 2

CRITICAL WEB FORCES:

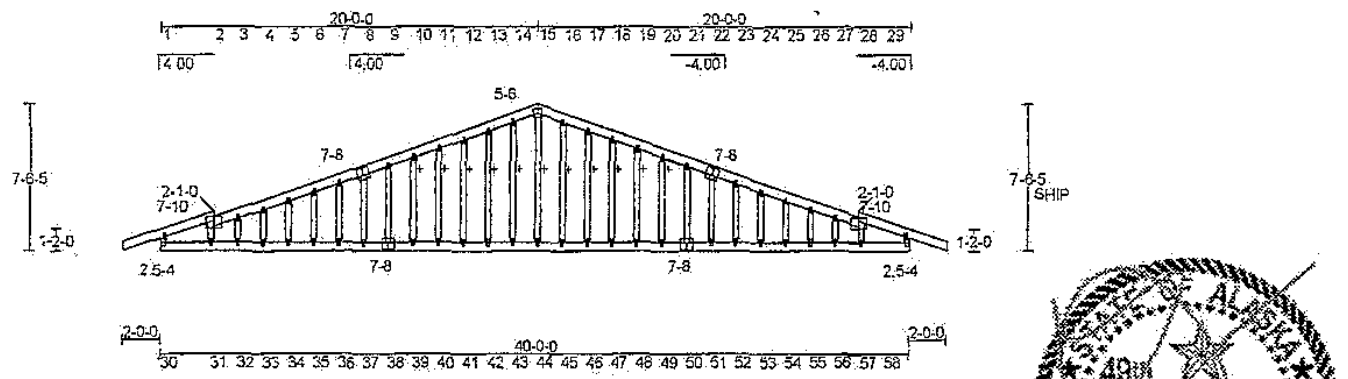
TC 2X6 HF 1650F-1.5E
BC 2X6 HF 1650F-1.5E
GBL BCK 2X4 HF STD & BTR

May use adequate staples for gable blocks.
BUILDING DESIGNER MUST VERIFY CABLE LOADS:
24" gable bracing required @ 48" intervals.
1a exposed to wind load applied to face.
See "General Cable Details", C0320650SS.

Adequate bracing or sheathing is required to prevent the truss from racking due to lateral loads. Lateral loads and their connections are the responsibility of the building designer.

[PK]=PLATE MONITOR USED-See Joint Report
Plating spec : ANSI/TPI - 1995
TRUS DESIGN IS THE COMPOSITE RESULT OF MULTIPLE LOAD CASES.

This truss is designed using the
ASCE7-98 Wind Specification
Bldg Enclosed = Yes, Importance Factor = 1.00
Truss Location = Not End Zone
Hurricane/Ocean Line = No Exp Category = C
Bldg Length = 80.00 ft, Bldg Width = 40.00 ft
Mean roof height = 13.75 ft, mph = 85
TPI Standard Occupancy, Dead Load = 10.2 psf
Designed as Main Wind Force Resisting System and Components and Cladding
Tributary Area = 30 sqft



TYPICAL PLATE 1.5-4 OVER CONTINUOUS SUPPORT

9/7/04

Truswal Systems Plates are 20 ga. unless shown by "18"(18 ga.), "H"(16 ga.), or "MX"(TWMX 20 ga.), positioned per Joint Details Report. Circled plates are false frame plates are positioned as shown above. Shift gable stud plates to avoid overlap with structural plates (or staple).

WOODINVILLE TRUSS, INC.
P.O. Box 558
Woodinville, WA 98072-0558
TRUSPLUS 6.0 VER: T6.4.12

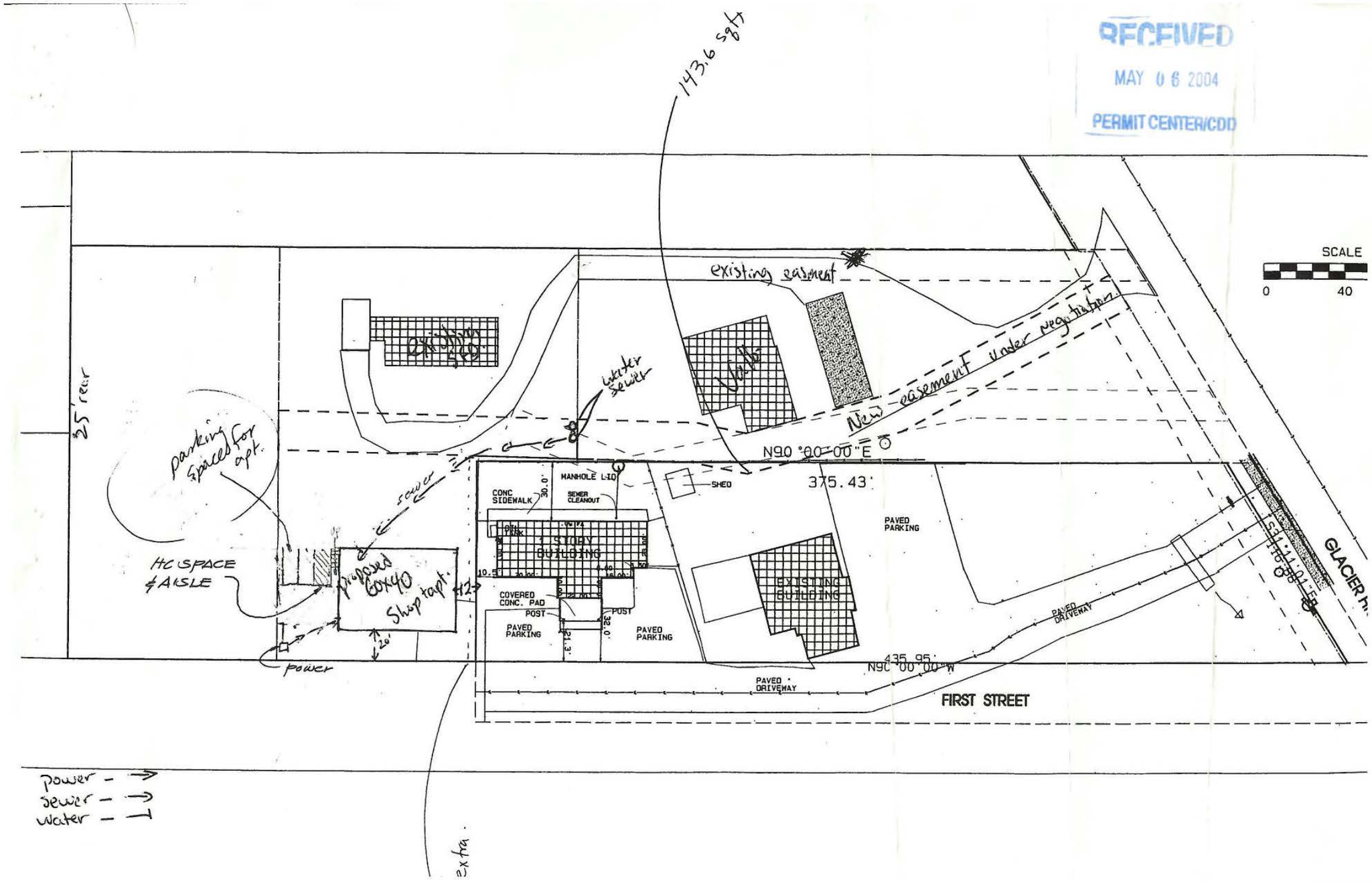
WARNING *Read all notes on this sheet and give a copy of it to the Erecting Contractor.*

This design is for an individual building component not truss system. It has been based on specifications provided by the component manufacturer and done in accordance with the current versions of TPI and APPA design standards. No responsibility is assumed for dimensional accuracy. Dimensions are to be verified by the component manufacturer and/or building designer prior to fabrication. The building designer must ascertain that the loads utilized on this design meet or exceed the loading imposed by the local building code and the particular application. The design assumes that the top chord is laterally braced by the roof or floor sheathing and the bottom chord is laterally braced by a rigid sheathing material (unless otherwise noted. Bracing shown is for lateral support of components members only to reduce buckling length. This component shall not be placed in any environment that will cause the moisture content of the wood to exceed 19% and/or cause connector plate corrosion. Fabricate, handle, install and brace this truss in accordance with "JOINT DETAILS" by Truswal, "ANSI/TPI 1" "WTCA 1"-Wood Truss Council of America Standard Design Responsibilities, "HANDLING INSTALLING AND BRACING METAL PLATE CONNECTED WOOD TRUSSES" "HIB-91" and "BCSI-St SUMMARY SHEET" by TPI. The Truss Plate Institute (TPI) is located at 583 D'Onofrio Drive; Madison, Wisconsin 53718. The American Forest and Paper Association (AFPA) is located at 1111 19th Street, NW, Ste 800, Washington, DC 20036.

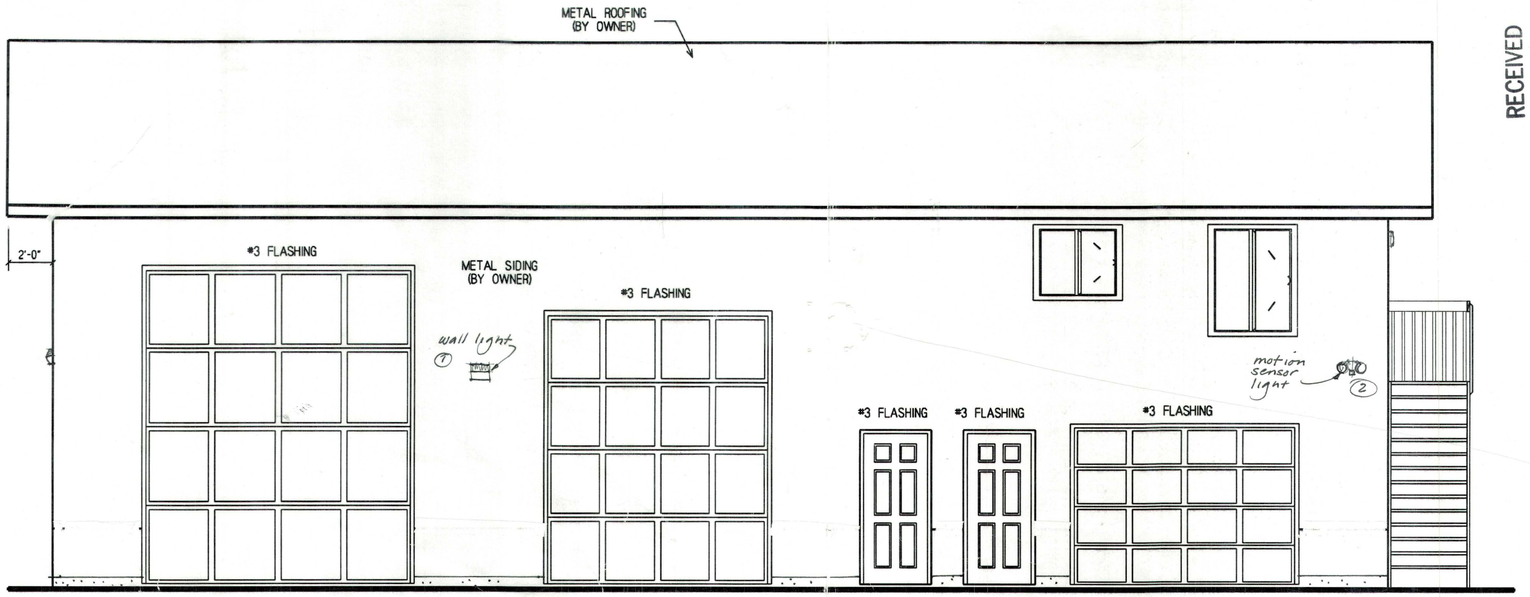
Cust: Valley		
JO: Drive_J_320204_L00005_J09001		
Dsgnr:	#LC = 17	ΣT: 349#
TC Live	65.00 psf	DurFacs L=1.00 P=1.00
TC Dead	7.00 psf	Rep Mbr Bnd 1.15
BC Live	0.00 psf	Rep Mbr Comp 1.00
BC Dead	10.00 psf	Rep Mbr Tens 1.00
TOTAL	82.00 psf	O.C.Spacing 2- 0- 0
		Design Spec TPI
		DEFL RATIO: L/240 TC: L/240

SEP-13-2004 MON 10:04 AM WOODINVILLE TRUSS FAX NO. 4258481423 P. 02

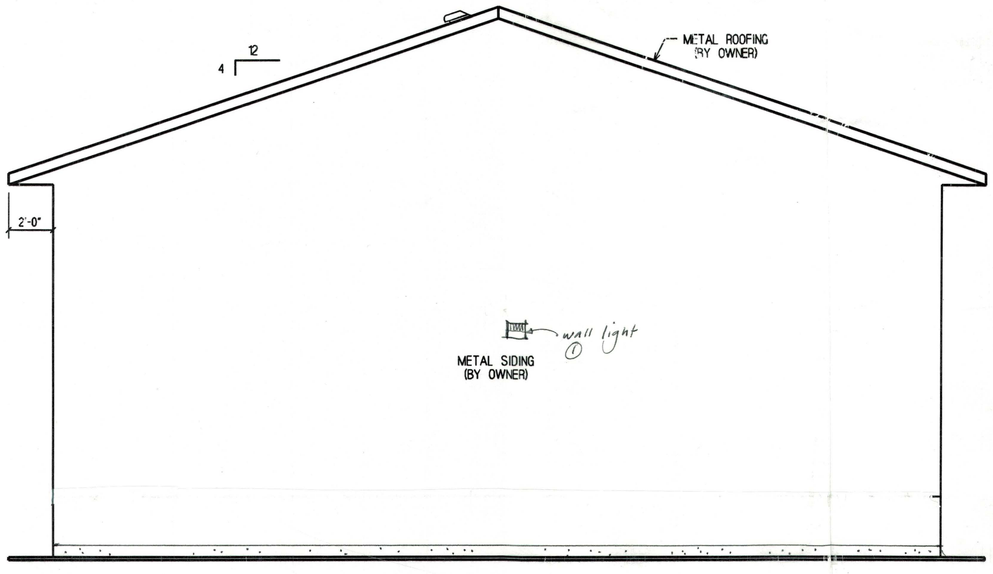
Attachment N – BLD2004-0258



Attachment N – BLD2004-0258



FRONT ELEVATION



LEFT ELEVATION

RECEIVED
JUN 15 2004
PERMIT CENTER / CDD

high heel roof trusses
see sht 7 of 8

BLD 2004-258
Approved Plans
8-11-04
P Purves

PRELIMINARY WORKING DRAWINGS

FOR FINANCING, QUOTATION, AND PERMIT PURPOSES ONLY.

NOT TO BE USED FOR CONSTRUCTION.

RECEIVED
JUN 07 2004
PERMIT CENTER / CDD

EXTERIOR FINISH AS PER SPEC.

GRADE IS ONLY SUGGESTED AND MUST BE ADJUSTED TO SUIT INDIVIDUAL SITE CONDITIONS.
ADJUST CONCRETE STEPS TO SUIT GRADE.

STATE OF ALASKA
49 TH
Bruce R. Berryhill
CE 7949
REGISTERED PROFESSIONAL ENGINEER
7 June 04

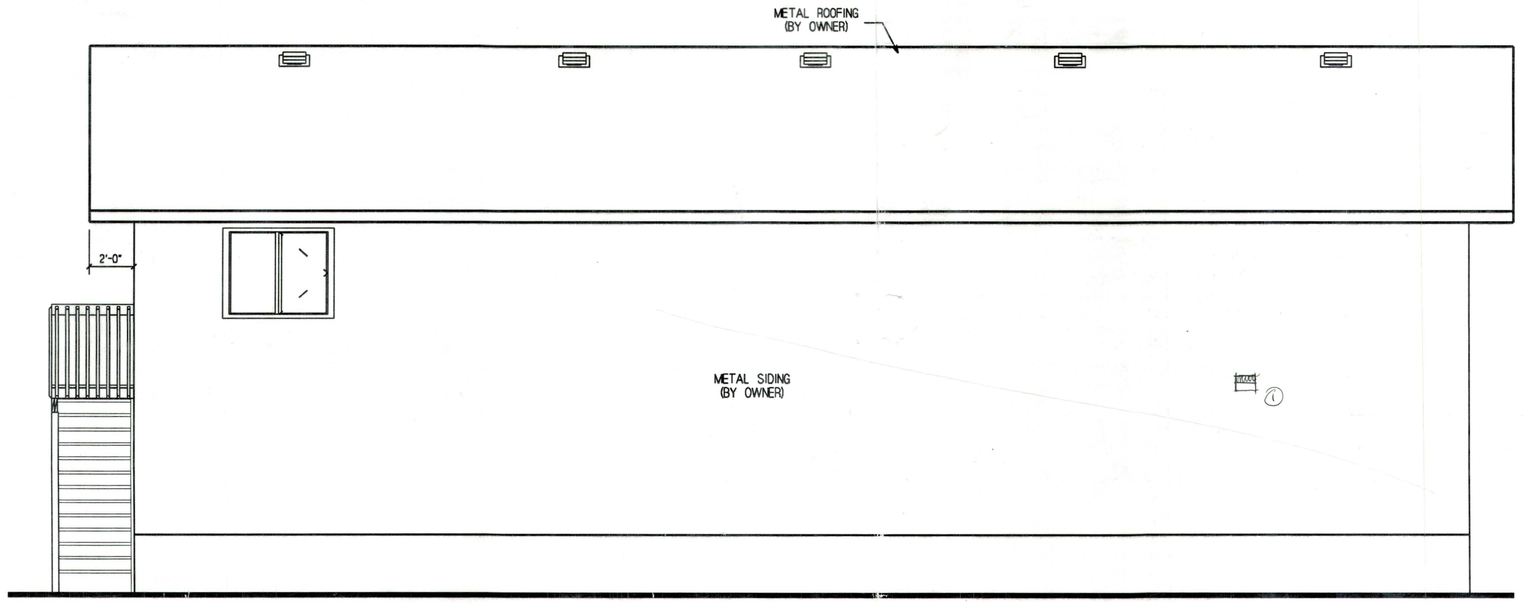
Nelson HOMES
BOX 620 LLOYDMINSTER, ALBERTA S9V 0Y8
PHONE (780) 871-6300 FAX (780) 871-6388

CUSTOMER: WORDEN HOME BUILDERS (WORDEN)

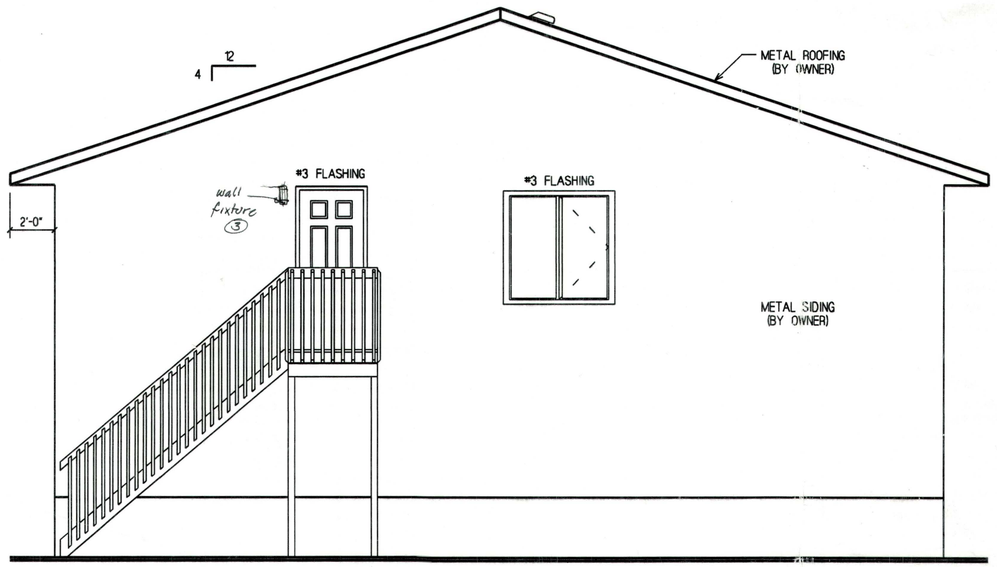
MODEL: CUSTOM	ORDER #: L561
DRAWN BY: LIFESPACE	CHECKED BY: CHECKER
DATE ORIG. DRAWN: FEBRUARY 17, 2004	ELEVATION: HAND
SPECIFICATION UPDATE: 2004	

REVISIONS	DATE (D/M/Y)	DRAWN	CHECKED
WORKING DRAWINGS	17 FEB 04	LIFESPACE	
MODIFICATIONS	25 FEB 04	LIFESPACE	

1/8



REAR ELEVATION



RIGHT ELEVATION

PRELIMINARY WORKING DRAWINGS

FOR FINANCING, QUOTATION, AND PERMIT PURPOSES ONLY.

NOT TO BE USED FOR CONSTRUCTION.

EXTERIOR FINISH AS PER SPEC.

GRADE IS ONLY SUGGESTED AND MUST BE ADJUSTED TO SUIT INDIVIDUAL SITE CONDITIONS.

ADJUST CONCRETE STEPS TO SUIT GRADE.

RECEIVED
JUN 07 2004
PERMIT CENTER / CDD

STATE OF ALASKA 49TH
Bruce R. Berryhill
CE 7949
REGISTERED PROFESSIONAL ENGINEER
7 June 04

Nelson HOMES
BOX 620 LLOYDMINSTER, ALBERTA S9V 0Y8
PHONE (780) 871-6300 FAX (780) 871-6388

CUSTOMER: WORDEN HOME BUILDERS (WORDEN)

MODEL: CUSTOM ORDER #: L561

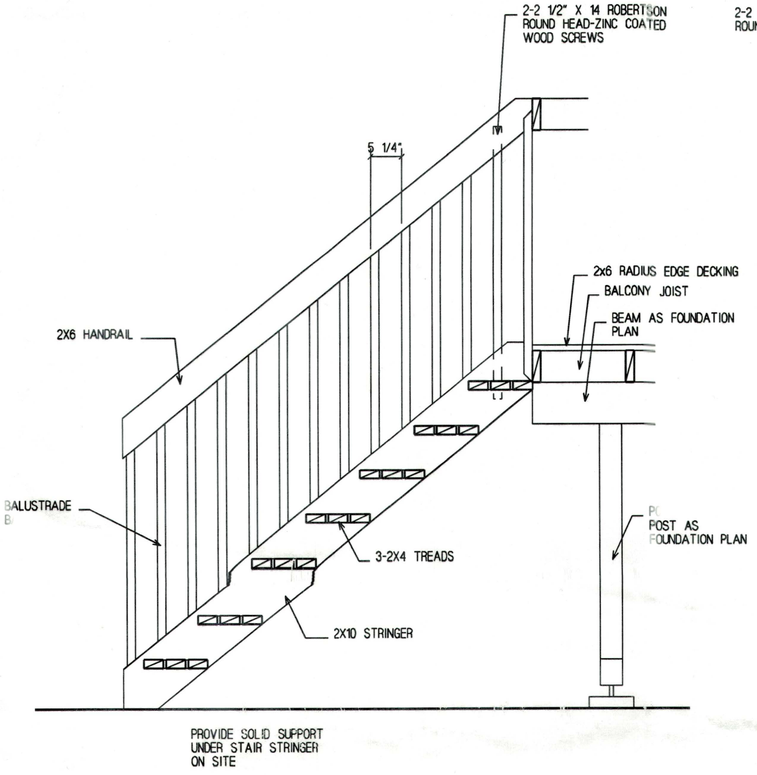
DRAWN BY: LIFESPACE | CHECKED BY: CHECKER

DATE ORIG. DRAWN: FEBRUARY 11, 2004 | ELEVATION: HAND

SPECIFICATION UPDATE: 2004

REVISIONS	DATE (D/M/Y)	DRAWN	CHECKED
WORKING DRAWINGS	11 FEB 04	LIFESPACE	
MODIFICATIONS	25 FEB 04	LIFESPACE	

2/3



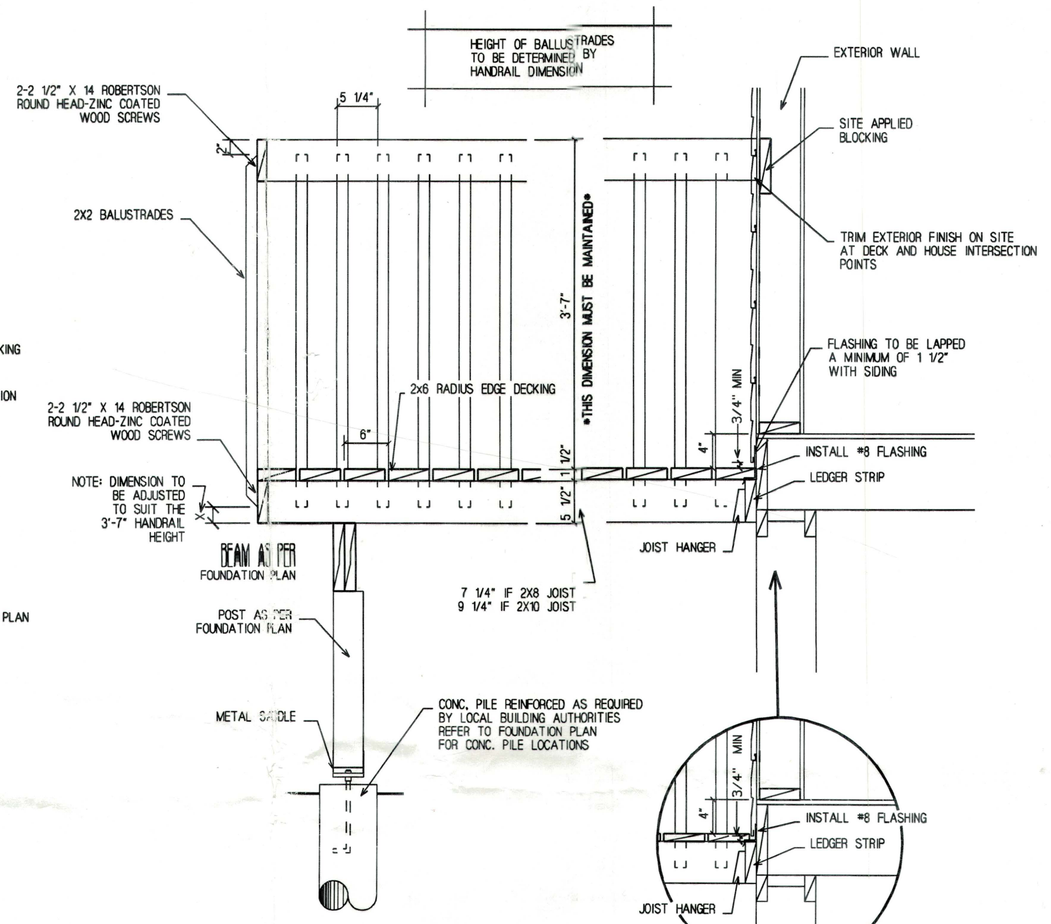
PROVIDE SOLID SUPPORT UNDER STAIR STRINGER ON SITE

STAIR DETAIL

STAIR BS1/BS2/BS3

NOTE: PRECUT MATERIAL IS SUPPLIED FOR BALCONY STAIR AND MUST BE ASSEMBLED ON SITE BY OTHERS. SECURELY FASTEN 2X4 TREADS TO STRINGER

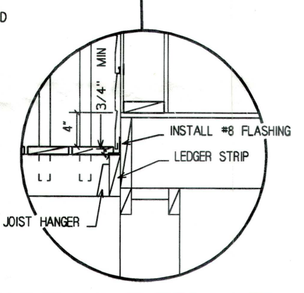
STAIR BS1-BILEVEL WITH JOISTS WITH OR WITHOUT PONYWALL
STAIR BS2-BUNGALOW WITH JOIST OR TRUSS
STAIR BS3-BILEVEL WITH TRUSSES WITH OR WITHOUT PONYWALL



SECTION THRU BALCONY

DECK BUILT PRIOR TO SIDING

NOTE: ALL MATERIAL FOR BALCONY IS SUPPLIED UNFINISHED AND MUST BE STAINED OR PAINTED ON SITE.



ALTERNATIVE DECK DETAIL

DECK BUILT AFTER SIDING

PRELIMINARY WORKING DRAWINGS

FOR FINANCING, QUOTATION, AND PERMIT PURPOSES ONLY.

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JUN 07 2004
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7 June 04

STATE OF ALASKA 49 TH
Bruce R. Berryhill
Bruce R. Berryhill
CE 7549
REGISTERED PROFESSIONAL ENGINEER

Nelson HOMES
BOX 620 LLOYDMINSTER, ALBERTA S9V 0Y8
PHONE (780) 871-6300 FAX (780) 871-6388

CUSTOMER: WORDEN HOME BUILDERS (WORDEN)

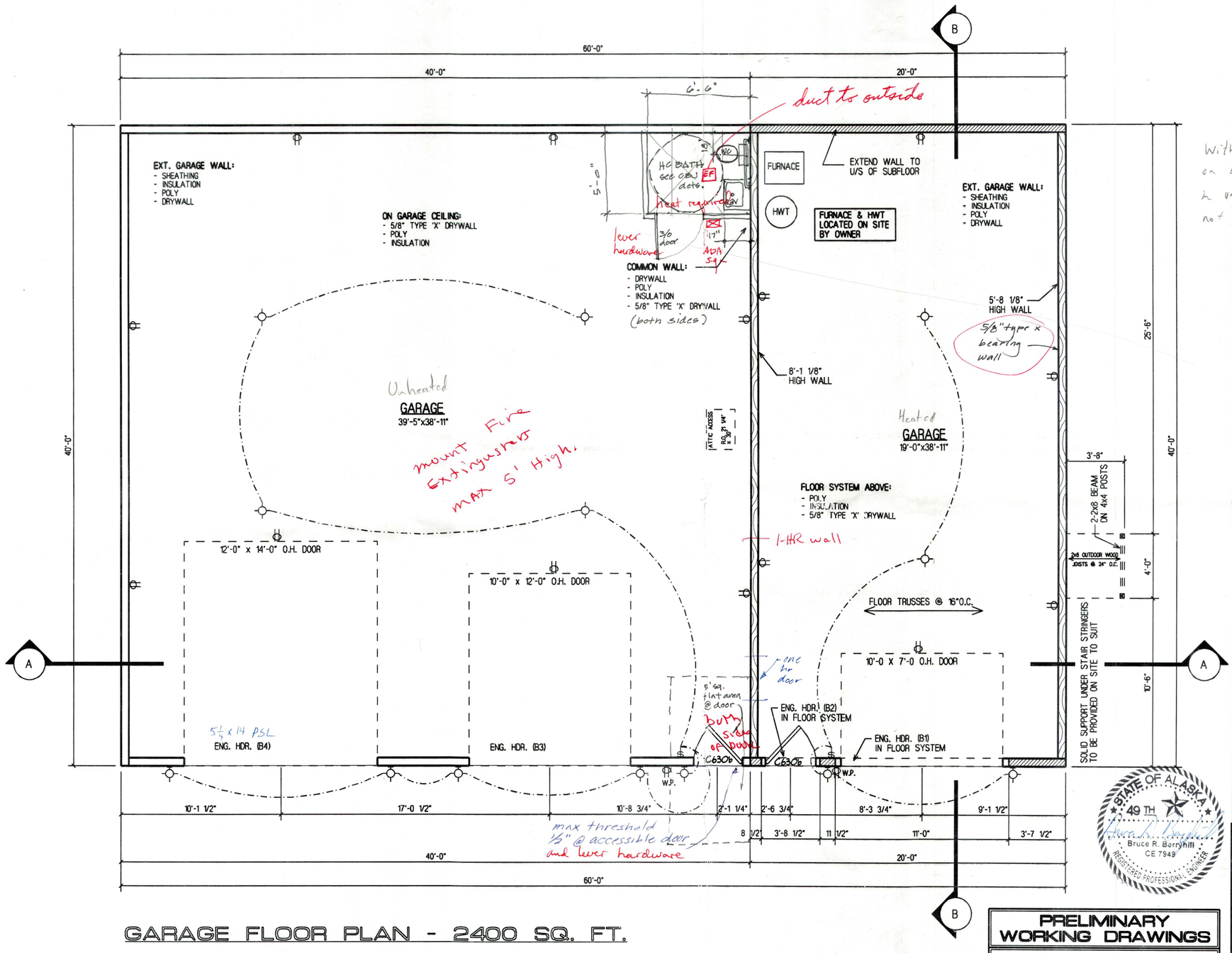
MODEL: CUSTOM	ORDER #: L5611
DRAWN BY: LIFESPACE	CHECKED BY: CHECKER
DATE ORG. DRAWN: FEBRUARY 11, 2004	ELEVATION: HAND
SPECIFICATION UPDATE: 2004	

REVISIONS	DATE (D/M/Y)	DRAWN	CHECKED
WORKING DRAWINGS	11 FEB 04	LIFESPACE	
MODIFICATIONS	25 FEB 04	LIFESPACE	

8/8

2x6 Studs 16" o.c. Shallow frost protected ftg. w/ 14' wall
OR
conventional stemwall w/ 10' wall

With 16 Wall, put plywood on both sides of 2x6 studs in unheated garage (but not on gable end)



GARAGE FLOOR PLAN - 2400 SQ. FT.

NOTE:
ALL GARAGE WALLS 14'-4 1/2" HIGH UNLESS NOTED OTHERWISE.

GARAGE FLOOR PLAN - 2400 SQ. FT.
APARTMENT FLOOR PLAN - 800 SQ. FT.
TOTAL FLOOR PLAN - 3200 SQ. FT.

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LEGEND AND NOTES

CLOSET SHELVING REFERENCE

PLAN CODE		HDWR. CODE
CLOSET	----------	"D"
COATS	----------	"D"
LINEN	----------	"D"
TOWELS	----------	"D"
PANTRY	----------	"D"
BROOMS	----------	"D"

- FOR FURTHER INSTRUCTION SEE BUILDING GUIDE

ELECTRICAL SYMBOLS

- CEILING OR WALL LIGHT
- SWITCH
- FAN
- DUPLEX RECEPTACLE
- SWITCHED DUPLEX RECEPTACLE
- 220 VOLT RECEPTACLE
- SMOKE ALARM
- PULL CHAIN LIGHT
- RECESSED OR POT LIGHT

NOTE!
- CHECK ALL ROUGH OPENINGS INCLUDING DOORS AND WINDOWS DURING FRAMING
- THE EXACT HEAT INSTALLATION, ELECTRIC OUTLETS, AND ELECTRICAL PANEL LOCATION TO BE THE RESPONSIBILITY OF INSTALLING CONTRACTOR
- OPTIONAL KITCHEN CABINETS, AND VANITIES AS PER ORDER (FRAME MED CABINETS ON SITE) INSTALLER TO VERIFY THE EXACT VANITY SINK LOCATION
- PANELS AND PARTITIONS ARE DESIGNATED BY NUMBERS IN BRACKETS. ALL DIMENSIONS ARE FROM OUTSIDE EDGE OF SHTG.

- H-CLIPS
- TYPICAL BRG. HEADER TO BE 2-2x10 #2 OR BTR. SPRUCE UNLESS NOTED OTHERWISE
- 7/16" OSB ROOF SHTG.
- 7/16" OSB WALL SHTG.
- 5/8" T&G OSB SUBFLOOR
- TOP PLATES SENT LOOSE & APPLY ON SITE
- ALL GARAGE WALLS 14'-4 1/2" HIGH UNLESS NOTED OTHERWISE

Nail Sheathing 4" o.c. edge, 12" o.c. field

- WIND LOAD 100 mph
- SNOW LOAD 60 lbs/SQ.FT.

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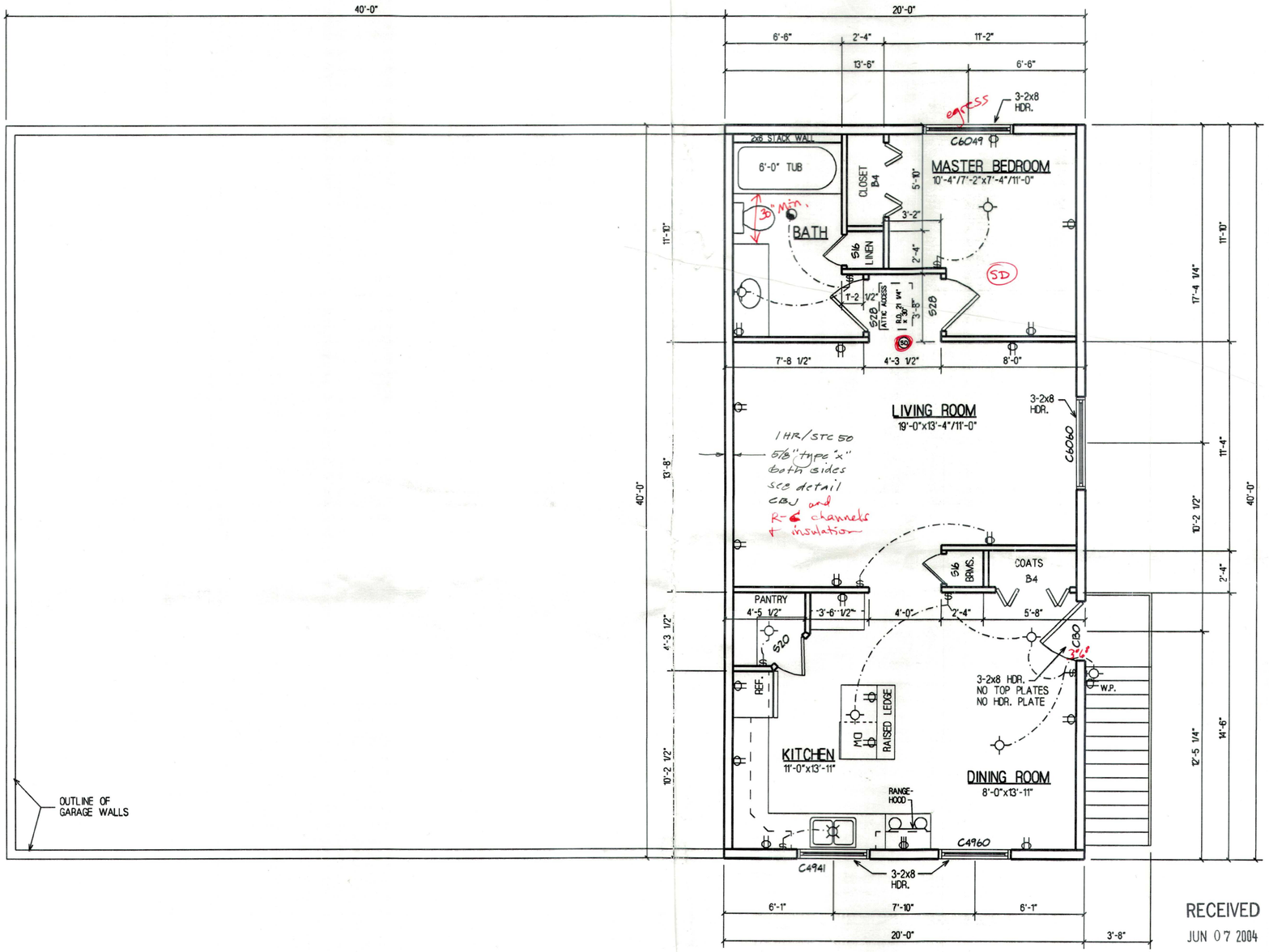
PHONE (780) 871-6300 FAX (780) 871-6388

CUSTOMER: WORDEN HOME BUILDERS (WORDEN)
MODEL: CUSTOM
ORDER #: L5611
DRAWN BY: LIFESPACE
CHECKED BY: CHECKER
DATE ORG. DRAWN: FEBRUARY 11, 2004
ELEVATION: HAND
SPECIFICATION UPDATE: 2004

REVISIONS	DATE (D/M/Y)	DRAWN	CHECKED
WORKING DRAWINGS	11 FEB 04	LIFESPACE	
MODIFICATIONS	25 FEB 04	LIFESPACE	

3/8



Attic access also from dwelling.

APARTMENT FLOOR PLAN - 800 SQ. FT.

NOTE:
ALL APARTMENT WALLS 7'-5 3/4" HIGH UNLESS NOTED OTHERWISE.

STATE OF ALASKA
49 TH
Bruce R. Berryhill
CE 7548
7 June 04

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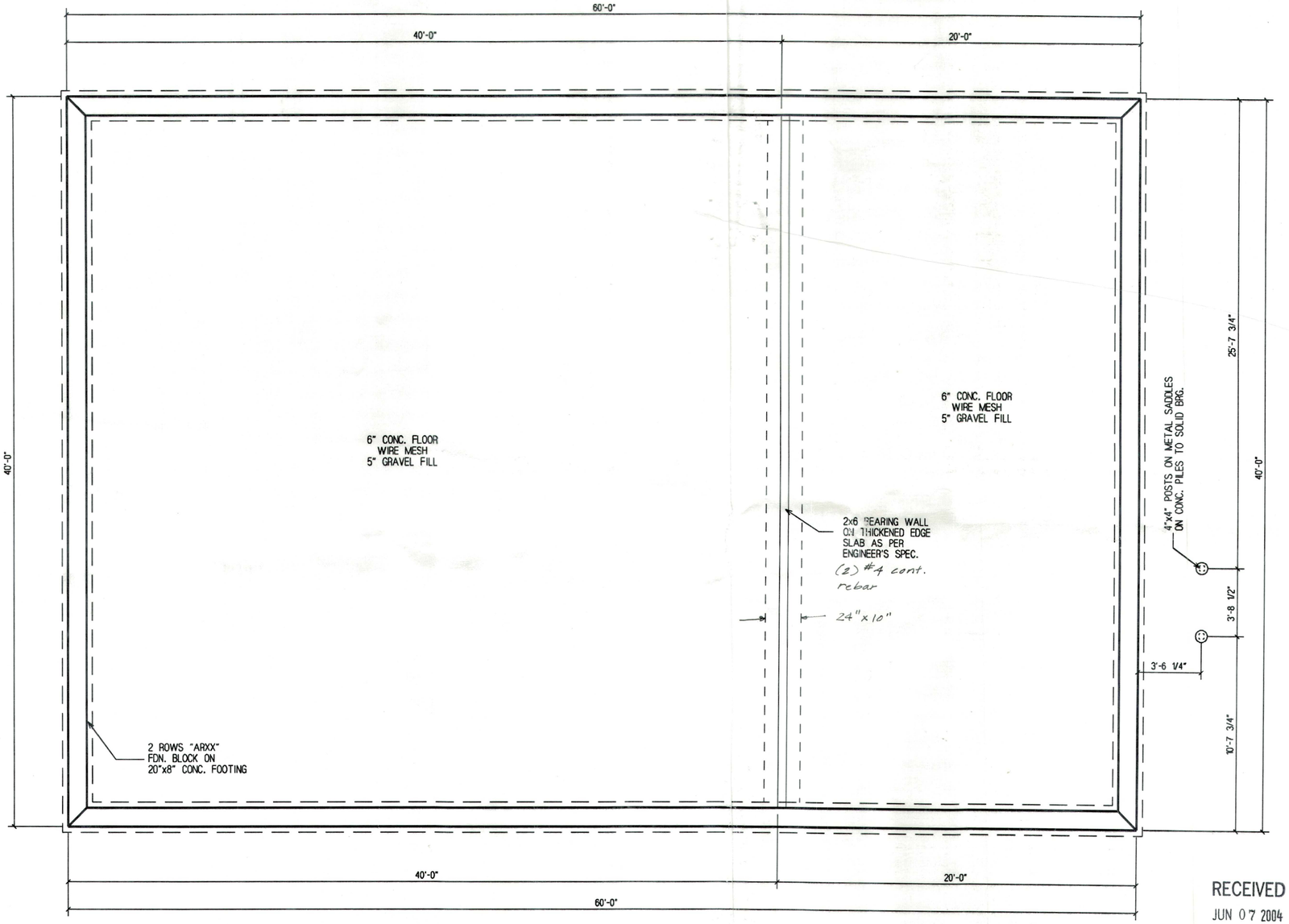
Nelson HOMES
BOX 620 LLOYDMINSTER, ALBERTA S9V 0Y8
PHONE (780) 871-6300 FAX (780) 871-6388

CUSTOMER: WORDEN HOME BUILDERS (WORDEN)
MODEL: CUSTOM
ORDER #: L561
DRAWN BY: LIFESPACE
CHECKED BY: CHECKER
DATE ORIG. DRAWN: FEBRUARY 11, 2004
ELEVATION: HAND
SPECIFICATION UPDATE: 2004

REVISIONS	DATE (D/M/Y)	DRAWN	CHECKED
WORKING DRAWINGS	11 FEB 04	LIFESPACE	
MODIFICATIONS	25 FEB 04	LIFESPACE	

4/8



FOUNDATION PLAN

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PRELIMINARY
WORKING DRAWINGS

FOR FINANCING, QUOTATION, AND
PERMIT PURPOSES ONLY.

**NOT TO BE USED
FOR CONSTRUCTION.**

STATE OF ALASKA
49 TH
Bruce R. Berryhill
CE 7949
REGISTERED PROFESSIONAL ENGINEER

NOTE:

-IT IS THE RESPONSIBILITY OF THE BUILDER/OWNER TO ENSURE THE DESIGN AND CONSTRUCTION OF THE FOUNDATION AND FOOTINGS MEET THE REQUIREMENTS OF THE LOCAL BUILDING AUTHORITY

-CONSTRUCTION SHOULD NOT START UNTIL AFTER THE PLAN EXAMINATION REVIEW HAS BEEM COMPLETED AND BUILDING PERMITS ARE ISSUED.

-ALL FOUNDATIONS TO BE CONSTRUCTED TO MEET THE REQUIREMENTS OF THE LATEST MUNICIPAL, CITY, PROVINCIAL, STATE AND NATIONAL BUILDING CODES AND/OR AUTHORITY HAVING JURISDICTION.

-IT IS POSSIBLE THAT LOCAL AUTHORITIES MAY REQUIRE AN ENGINEERS REPORT TO CONFIRM THIS DESIGN. IF SUCH A REPORT IS REQUIRED, IT IS THE RESPONSIBILITY OF THE BUILDER/OWNER TO PROVIDE THE REPORT.

-DIMENSIONS TO BE CHECKED BY INSTALLING CONTRACTOR AND ANY DESCREPANCY TO BE VERIFIED BY "NELSON".

-CHECK CROSS SECTIONS FOR BASEMENT WALL HEIGHTS.

-THE EXACT FURNACE AND H.W.T. LOCATION IS TO BE DETERMINED ON SITE BY THE INSTALLING CONTRACTOR.

Nelson HOMES
BOX 620 LLOYDMINSTER, ALBERTA S9V 0Y8
PHONE (780) 871-6300 FAX (780) 871-6388

CUSTOMER: WORDEN HOME BUILDERS (WORDEN)

MODEL:	ORDER #:
CUSTOM	L5611
DRAWN BY: LIFESPACE	CHECKED BY: CHECKER
DATE ORG. DRAWN: FEBRUARY 11, 2004	ELEVATION: HAND
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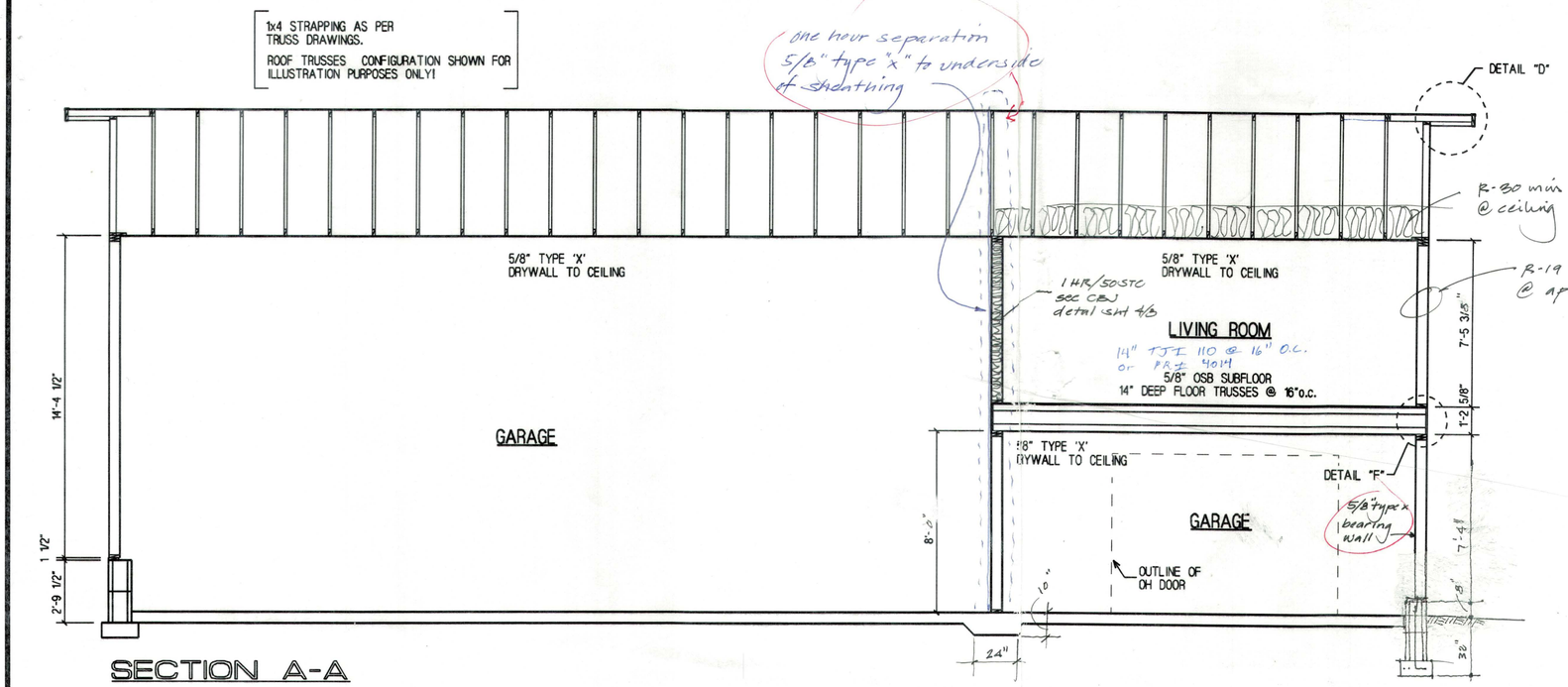
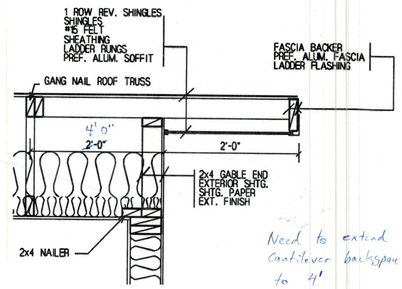


SECTION A-A



SECTION THRU GABLE END (2'-0" O.H.)

DETAIL D

PRELIMINARY WORKING DRAWINGS

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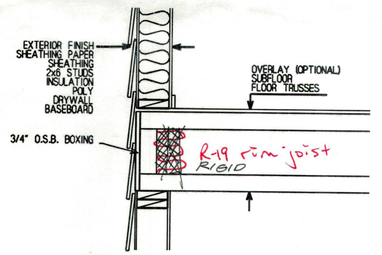
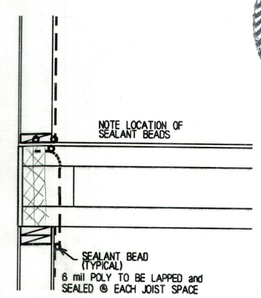
NOT TO BE USED FOR CONSTRUCTION.

OPENING SCHEDULE — GARAGE FLOOR PLAN — LEVEL A								
NAME	TYPE	QTY.	SWING	HAND	WIDTH	HEIGHT	HEADER HEIGHT	DESCRIPTION
12x14a	EXTERIOR DOOR	1	inswing	left	12'-3"	11'-8 1/2"	14'-1 1/2"	12x14 OH DOOR w/ 2'-5" BUCK
10x12a	EXTERIOR DOOR	1	inswing	left	10'-3"	9'-8 1/2"	12'-1 1/2"	10x12 OH DOOR w/ 2'-5" BUCK
10x7a	EXTERIOR DOOR	1	inswing	left	10'-3"	4'-8 1/2"	7'-1 1/2"	10x7 OH DOOR w/ 2'-5" BUCK
C630b	EXTERIOR DOOR	1	inswing	left	3'-2 1/2"	6'-10 1/4"	6'-10 1/4"	3'-0" CLAD SERVICE DOOR w/ NO BUCK
C630b	EXTERIOR DOOR	1	inswing	right	3'-2 1/2"	6'-10 1/4"	6'-10 1/4"	3'-0" CLAD SERVICE DOOR w/ NO BUCK

OPENING SCHEDULE — APARTMENT FLOOR PLAN — LEVEL B								
NAME	TYPE	QTY.	SWING	HAND	WIDTH	HEIGHT	HEADER HEIGHT	DESCRIPTION
C130	EXTERIOR DOOR	1	inswing	right	3'-2 1/2"	6'-10 1/4"	6'-10 1/4"	3'-0" EXT CLAD DOOR
B4	INTERIOR DOOR	1	outswing	right	4'-1 1/4"	6'-9 1/2"	6'-9 1/2"	4'-0" BI-FOLD
B4	INTERIOR DOOR	1	inswing	right	4'-1 1/4"	6'-9 1/2"	6'-9 1/2"	4'-0" BI-FOLD
S16	INTERIOR DOOR	1	inswing	left	1'-8"	6'-10 1/4"	6'-10 1/4"	1'-6" INTERIOR SWING DOOR
S16	INTERIOR DOOR	1	outswing	right	1'-8"	6'-10 1/4"	6'-10 1/4"	1'-6" INTERIOR SWING DOOR
S20	INTERIOR DOOR	1	outswing	right	2'-2"	6'-10 1/4"	6'-10 1/4"	2'-0" INTERIOR SWING DOOR
S28	INTERIOR DOOR	1	outswing	right	2'-10"	6'-10 1/4"	6'-10 1/4"	2'-8" INTERIOR SWING DOOR
S28	INTERIOR DOOR	1	inswing	left	2'-10"	6'-10 1/4"	6'-10 1/4"	2'-8" INTERIOR SWING DOOR
C4941	WINDOW	1	-	-	4'-0 1/4"	3'-4 3/8"	6'-5 3/4"	C.W.D.- RO: 48 1/4 X 40 3/8
C4960	WINDOW	1	-	-	4'-0 1/4"	5'-0"	6'-5 3/4"	C.W.D.- RO: 48 1/4 X 60
C6049	WINDOW	1	-	-	5'-0"	4'-0 1/4"	6'-5 3/4"	C.W.D.- RO: 60 X 48 1/4
C6060	WINDOW	1	-	-	5'-0"	5'-0"	6'-5 3/4"	C.W.D. - RO: 60 x 60



DETAIL F w FLOOR TRUSS OPTION



POLY VAPOUR BARRIER DETAIL

STATE OF ALASKA
49 TH
Bruce R. Berryhill
CE 7945
7 June 04

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NOTE!

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-THIS FOUNDATION PLAN HAS BEEN DESIGNED USING STANDARD BUILDING PRACTICES, AND CONFORMS TO THE INTENT OF THE CODE. IT IS POSSIBLE THAT LOCAL AUTHORITIES MAY REQUIRE AN ENGINEERS REPORT TO CONFIRM THIS DESIGN. IF SUCH REPORT IS REQUIRED, IT IS THE RESPONSIBILITY OF THE OWNER OR BUILDER TO PROVIDE THE REPORT.

-FOUNDATION AND FOOTING DESIGN IS TO BE DESIGNED TO SUIT LOCAL SOIL CONDITIONS AND LOAD REQUIREMENTS.

-FOUNDATION IS TO BE DESIGNED TO ENSURE FOOTINGS AND/OR PILES EXTEND BELOW FROST LEVEL.

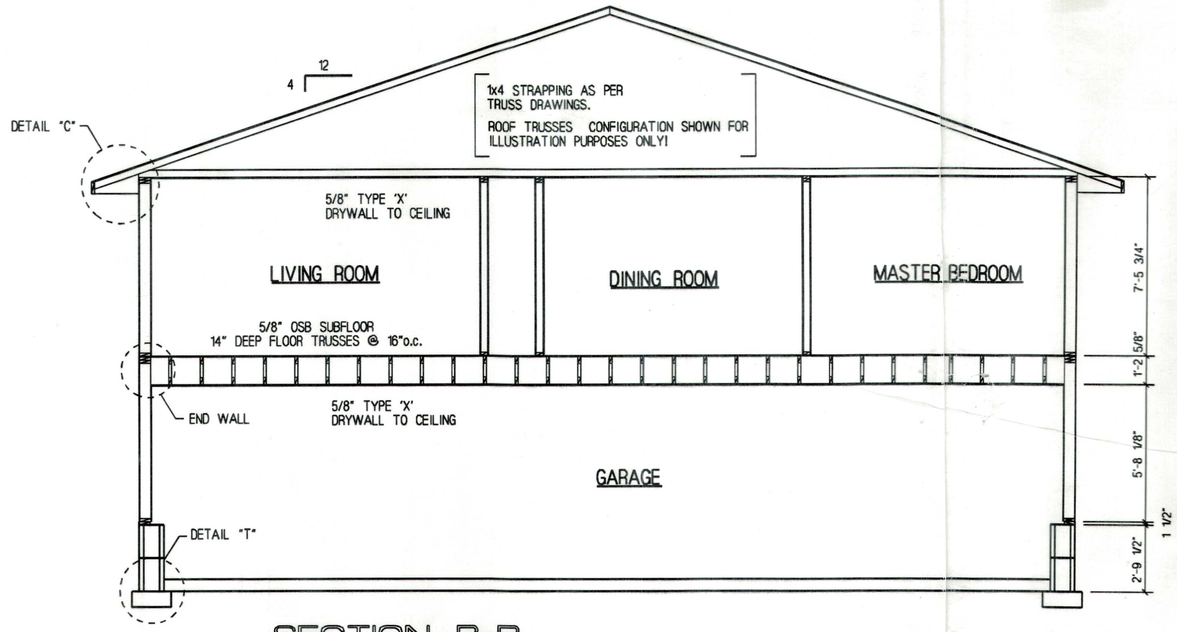
-DIMENSIONS TO BE CHECKED BY INSTALLING CONTRACTOR AND ANY DISCREPANCY TO BE VERIFIED BY "NELSON HOMES"

Nelson HOMES
BOX 620 LLOYDMINSTER, ALBERTA S9V 0Y8
PHONE (780) 871-6300 FAX (780) 871-6388

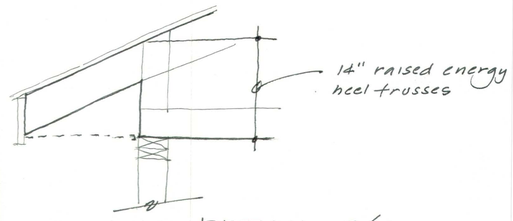
CUSTOMER:	WORDEN HOME BUILDERS (WORDEN)
MODEL:	CUSTOM
ORDER #:	L5611
DRAWN BY: LIFESPACE	CHECKED BY: CHECKER
DATE ORG. DRAWN: FEBRUARY 11, 2004	ELEVATION: HAND
SPECIFICATION UPDATE: 2004	

REVISIONS	DATE (D/M/Y)	DRAWN	CHECKED
WORKING DRAWINGS	11 FEB 04	LIFESPACE	
MODIFICATIONS	25 FEB 04	LIFESPACE	

4/8



SECTION B-B



DETAIL c/a

PRELIMINARY WORKING DRAWINGS

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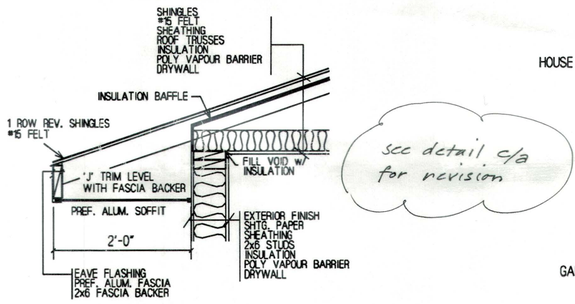
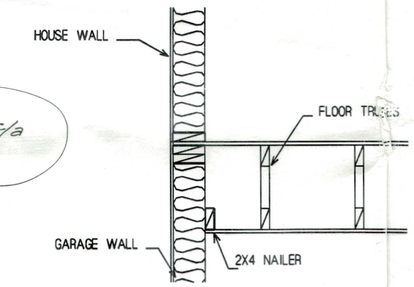


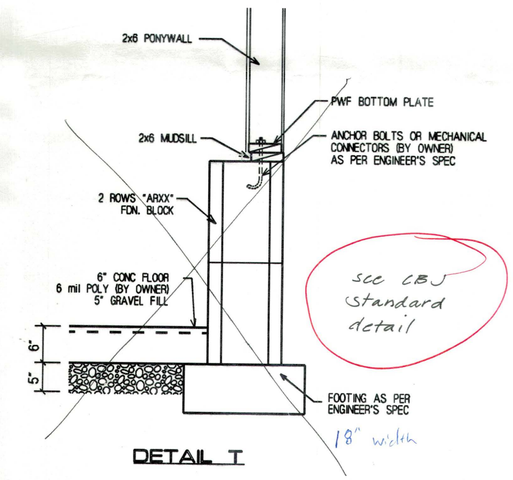
SECTION THRU EAVE (2'-0" O.H.)

DETAIL C

see detail c/a for revision

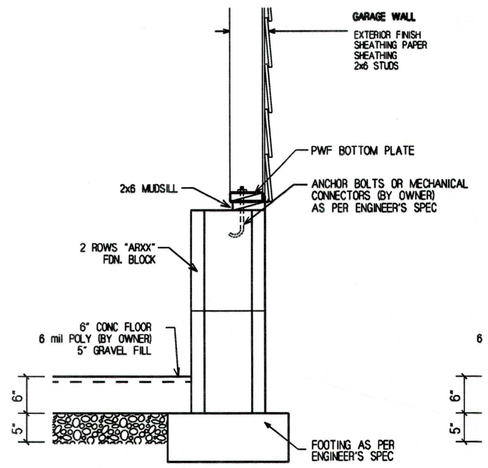


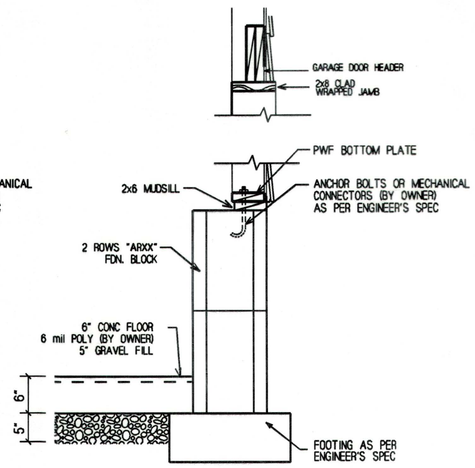
END WALL DETAIL



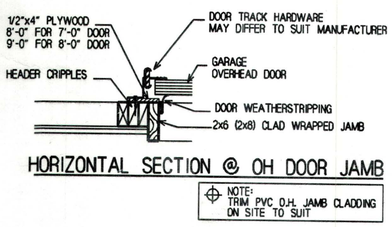
see CBJ standard detail

DETAIL T





SECTION THRU OVERHEAD DOOR



HORIZONTAL SECTION @ OH DOOR JAMB

NOTE: TRIM PVC O.H. JAMB CLADDING ON SITE TO SUIT

RECEIVED
JUN 07 2004
PERMIT CENTER / CDD

STATE OF ALASKA
49 TH
Bruce R. Berryhill
CE 7949
REGISTERED PROFESSIONAL ENGINEER

7 June 04

NOTE!

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-FOUNDATION IS TO BE DESIGNED TO ENSURE FOOTINGS AND/OR PILES EXTEND BELOW FROST LEVEL.

-DIMENSIONS TO BE CHECKED BY INSTALLING CONTRACTOR AND ANY DISCREPANCY TO BE VERIFIED BY "NELSON HOMES"

Nelson HOMES
BOX 620 LLOYDMINSTER, ALBERTA S9V 0Y8
PHONE (780) 871-6300 FAX (780) 871-6388

CUSTOMER:	WORDEN HOME BUILDERS (WORDEN)
MODEL: CUSTOM	ORDER #: L561l
DRAWN BY: LIFESPACE	CHECKED BY: CHECKER
DATE ORG. DRAWN: FEBRUARY 17, 2004	ELEVATION: HAND
SPECIFICATION UPDATE: 2004	

REVISIONS	DATE (D/M/Y)	DRAWN	CHECKED
WORKING DRAWINGS	17 FEB 04	LIFESPACE	
MODIFICATIONS	25 FEB 04	LIFESPACE	

7/8

5B160/5B150/3B160

Continued on Page 62

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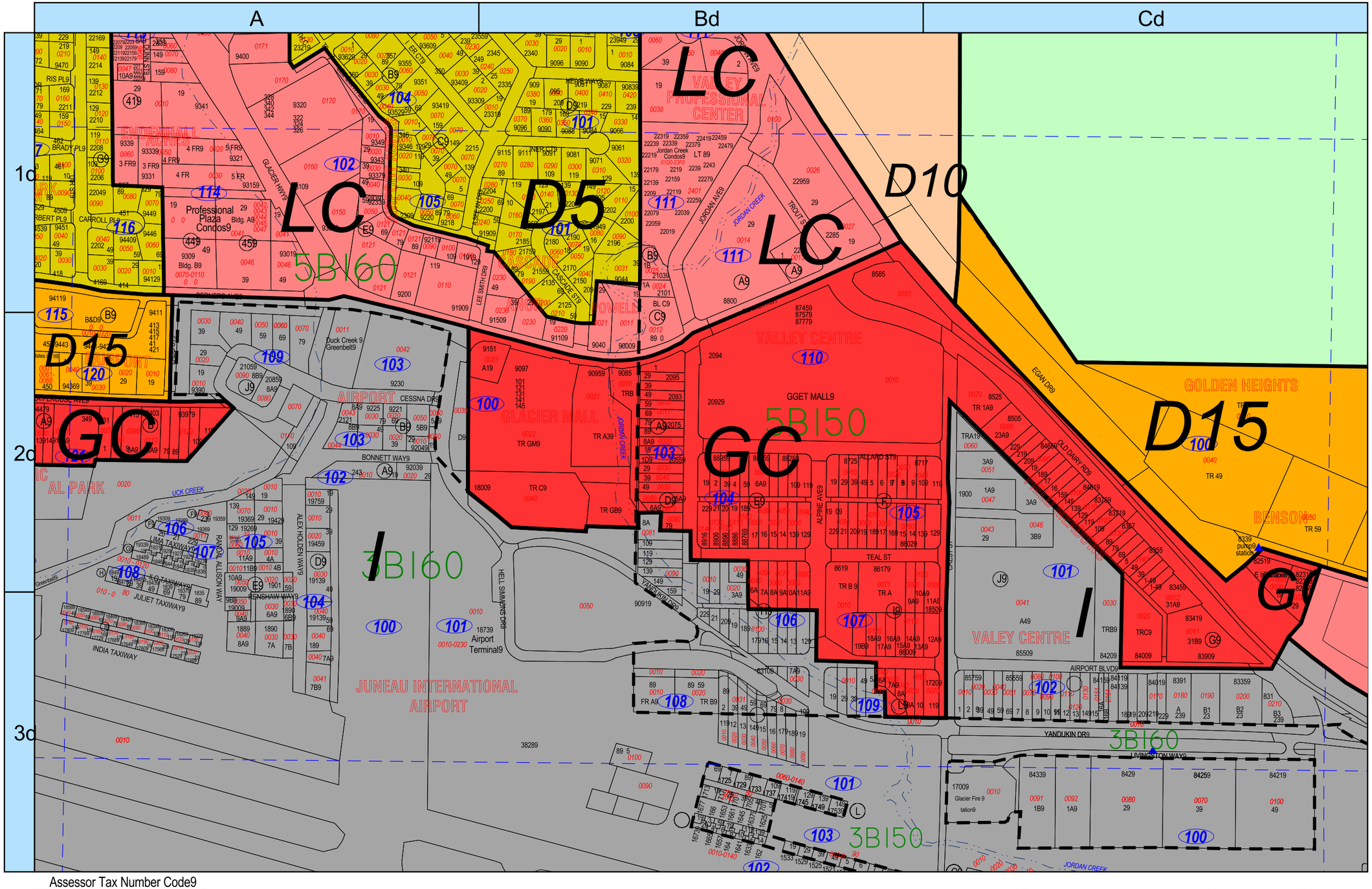
CBJ/GIS 2005

Continued on Page 64

Continued on Page 66



Continued on Page 74

400d 400d 800d Feetd

Attachment O – 2006 Zoning Map

ALASKA

2006-007292-0

Recording Dist: 101 - Juneau
10/5/2006 10:21 AM Pages: 1 of 1

This instrument is being recorded by TITLE INSURANCE AGENCY as an accommodation only. It has not been examined as to its effect, if any, on the title of the estate herein.

QUITCLAIM DEED

The Grantor(s), **ROBIN M. WORDEN**, and **MELISSA G. WORDEN**, husband and wife as tenants by the entirety, for and in consideration of one dollar ($1.00) and other valuable consideration, in hand paid, convey and quitclaim to the Grantee(s) **WORDEN HOMES, INC.** all of the right, title, and interest in the following described real estate, located in the Juneau Recording District, First Judicial District, State of Alaska:

Lot 3 and the West 50.00 feet of the North 108.00 feet of Lot 4, Block 41, MENDENHALL ACRE TRACTS, Juneau Recording District, First Judicial District, State of Alaska.

Dated this 4th day of October, 2006

ROBIN M. WORDEN

MELISSA G. WORDEN

STATE OF ALASKA)
: ss.
FIRST JUDICIAL DISTRICT)

THIS IS TO CERTIFY that on this 4 day of October 2006, before me, the undersigned, a Notary Public in and for the State of Alaska, duly commissioned and sworn, **ROBIN M. WORDEN**, and **MELISSA G. WORDEN** to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as a free and voluntary act and deed, 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, State of Alaska
My commission expires: 12/12/09

ADAM S. ANDERSON NOTARY PUBLIC STATE OF ALASKA

Return to:
Worden Homes, Inc.
P.O. Box 32884
Juneau, AK
99803

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:

Tenant improvement for Nugz LLC

Building Address: 9333 GLACIER HWY

Occupancy Group: F-1 / B*

Owner of Building: WORDEN HOMES INC
PO BOX 211574
AUKE BAY AK 99821-1574

Legal Description of Building Lot:

MENDENHALL ACRES BL 41 LT 3 FR 4 FR

Parcel No: 5-B16-0-114-005-0

Building Permit No. BLD20200109

Construction Type: Type V-B
Code Edition: 2012 IBC

Occupant Load: N/A

Sprinklers: Required No
Provided No

Building Official: Charlie Ford, BO

Signature

Date of Issuance: September 7, 2023

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

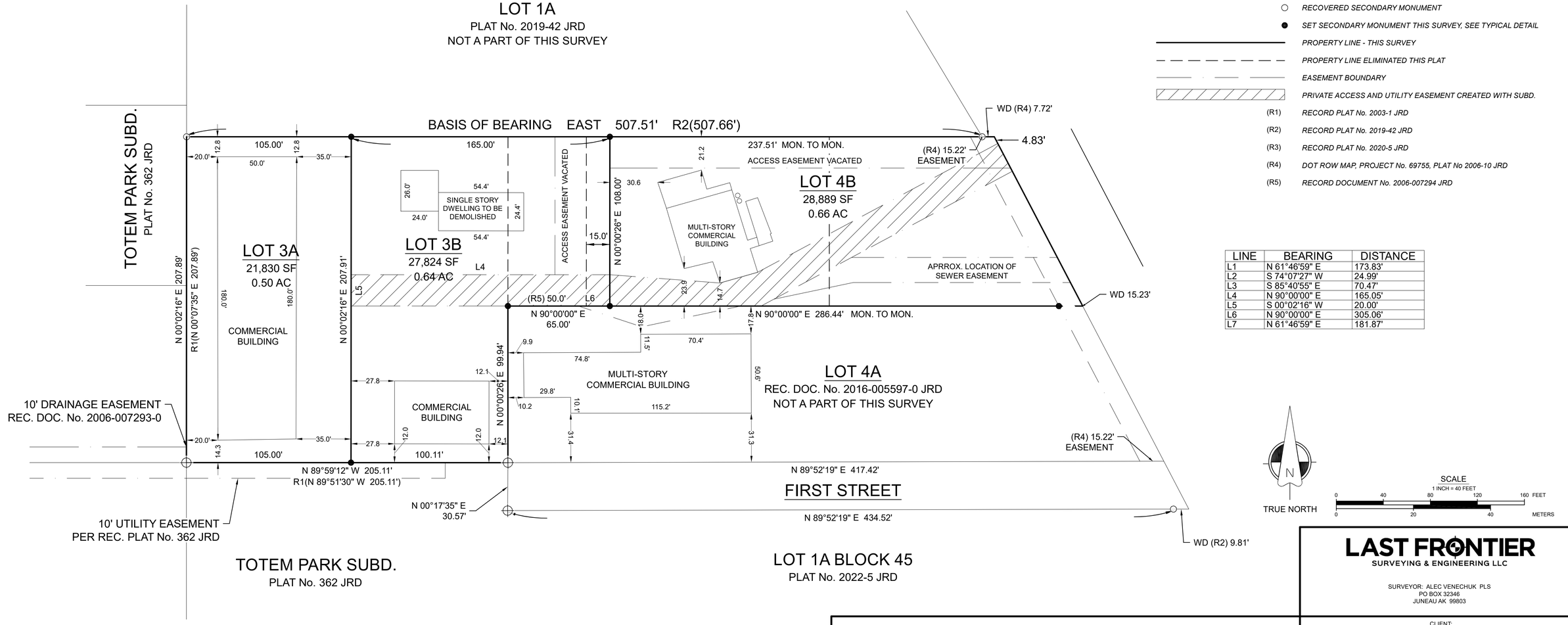
Attachment Q – Certificate of Occupancy

NOTES

1. ALL DISTANCES ARE MEASURED IN U.S. SURVEY FEET.
2. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
3. WHERE RECORD BEARINGS AND DISTANCES DIFFER FROM MEASURED, RECORD DIMENSIONS ARE SHOWN IN PARENTHESIS AND REFERENCED TO A RECORD PLAT (R#).
4. THIS ASBUILT SURVEY IS TO SATISFY THE REQUIREMENTS OF THE CITY AND BOROUGH OF JUNEAU AND SHOULD NOT BE UTILIZED FOR ANY OTHER PURPOSE.

LEGEND

- RECOVERED 3.25" ALUMINUM PRIMARY MONUMENT, AK DAT&PF
- RECOVERED 3" BRASS CAP MONUMENT
- RECOVERED SECONDARY MONUMENT
- SET SECONDARY MONUMENT THIS SURVEY, SEE TYPICAL DETAIL
- PROPERTY LINE - THIS SURVEY
- PROPERTY LINE ELIMINATED THIS PLAT
- EASEMENT BOUNDARY
- PRIVATE ACCESS AND UTILITY EASEMENT CREATED WITH SUBD.
- (R1) RECORD PLAT No. 2003-1 JRD
- (R2) RECORD PLAT No. 2019-42 JRD
- (R3) RECORD PLAT No. 2020-5 JRD
- (R4) DOT ROW MAP, PROJECT No. 69755, PLAT No 2006-10 JRD
- (R5) RECORD DOCUMENT No. 2006-007294 JRD



LINE	BEARING	DISTANCE
L1	N 61°46'59" E	173.83'
L2	S 74°07'27" W	24.99'
L3	S 85°40'55" E	70.47'
L4	N 90°00'00" E	165.05'
L5	S 00°02'16" W	20.00'
L6	N 90°00'00" E	305.06'
L7	N 61°46'59" E	181.87'

TRUE NORTH

SCALE
1 INCH = 40 FEET
0 40 80 120 160 FEET
0 20 40 METERS

LAST FRONTIER
SURVEYING & ENGINEERING LLC

SURVEYOR: ALEC VENECHUK PLS
PO BOX 32346
JUNEAU AK 99803

CLIENT:
WORDEN HOMES
PO BOX 211574
AUKE BAY, ALASKA 99821

AN ASBUILT SURVEY OF
LOTS 3A, 3B, AND 4B

A SUBDIVISION OF LOT 3 AND FRACTIONS OF LOTS 4 AND 5
BLOCK 41, MENDENHALL ACRES SUBDIVISION
- RECORD PLAT No. 93-31
JUNEAU RECORDING DISTRICT
WITHIN U.S. SURVEY 1287

WITHIN THE CITY AND BOROUGH OF JUNEAU, ALASKA
- STATE RECORDERS OFFICE AT ANCHORAGE -
CBJ CDD CASE NUMBER: PAC 2025-22

STATE OF ALASKA 49TH DRAFT ALEC M. VENECHUK No. LS 180545 REGISTERED PROFESSIONAL LAND SURVEYOR

SURVEYOR'S CERTIFICATE

I, ALEC VENECHUK, 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 OF THE CODE OF THE CITY AND BOROUGH OF JUNEAU, THAT ALL DIMENSIONS AND RELATIVE BEARINGS ARE CORRECT, AND THAT MONUMENTS ARE SET IN PLACE AND NOTED UPON THIS PLAT AS PRESENTED.

DATE:_____ REGISTRATION No. LS 180545

ALEC M. VENECHUK, PROFESSIONAL LAND SURVEYOR

DRAWN BY: AMV DATE: 08/01/2025 SHEET 1 OF 1

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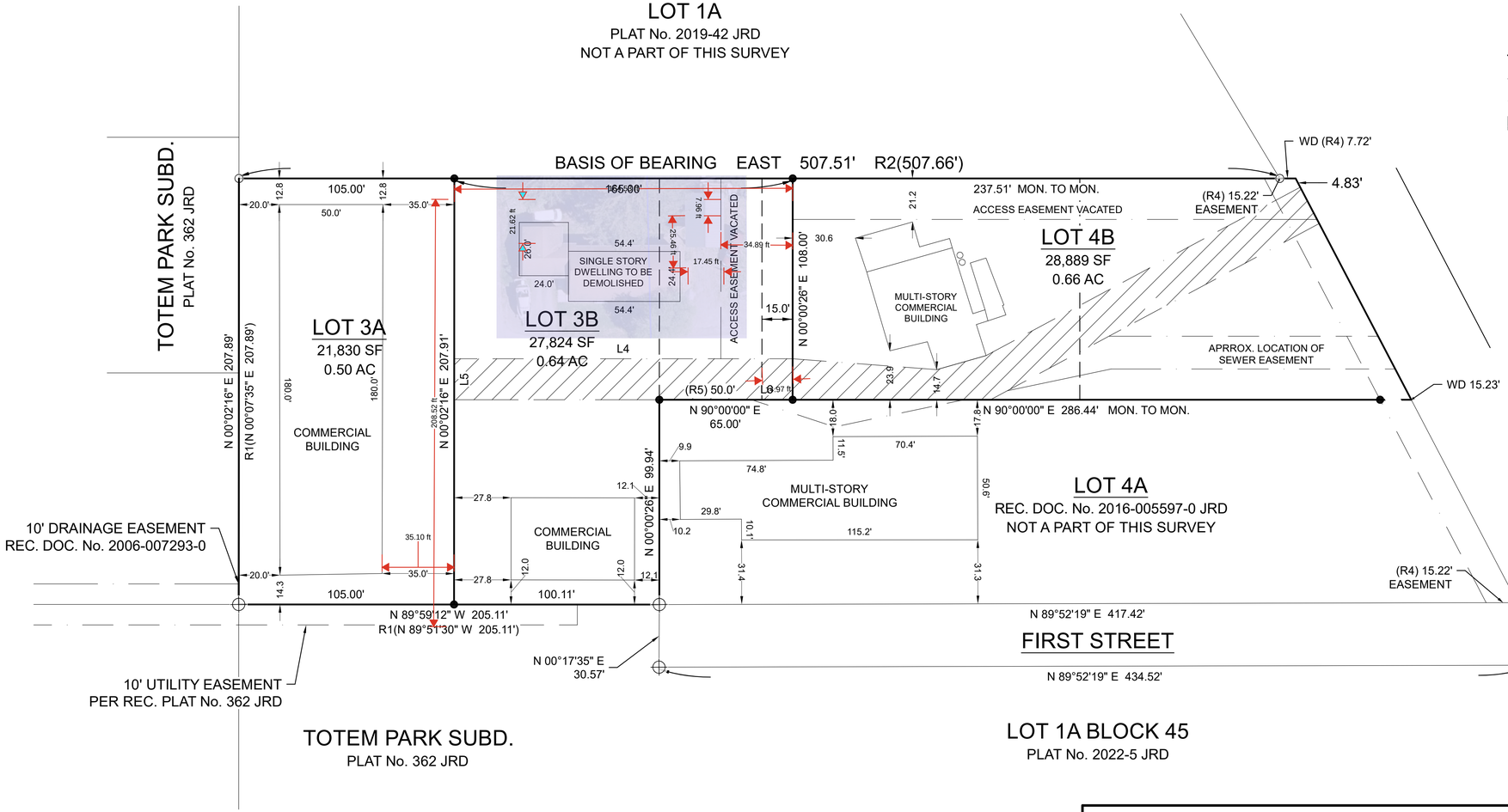

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TRUE NORTH

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Attachment T – 2023 Commercial Structure Photo