
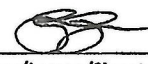





DEVELOPMENT PERMIT APPLICATION

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 19535 GLACIER HWY		
	Legal Description(s) (Subdivision, Survey, Block, Tract, Lot)		
	Parcel Number(s) 8B3701000181 8B3701000191		
	<input type="checkbox"/> This property is located in the downtown historic district <input type="checkbox"/> This property is located in a mapped hazard area, if so, which _____		
	LANDOWNER/ LESSEE		
	Property Owner HOWARD ANDREW GRAVES (ANDY)		Contact Person SAME
	Mailing Address P.O. BOX 34845 JUNEAU AK 99803-4845		Phone Number(s) 805-801-1453
	E-mail Address ANDY@LIVE.COM		
	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.			
HOWARD ANDREW GRAVES LANDOWNER Landowner/Lessee (Printed Name) Title (e.g.: Landowner, Lessee)			
X  NOV 6, 2023 Landowner/Lessee (Signature) Date			
Sanja Graves Landowner Landowner/Lessee (Printed Name) Title (e.g.: Landowner, Lessee)			
X  11-6-2023 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 SAME		Phone Number(s)	
E-mail Address			
X 		NOV 6, 2023	
Applicant's Signature		Date of Application	

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

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

Intake Initials JLS	
Case Number APL 23-005	Date Received 11-6-23



NOTICE OF APPEAL OF DIRECTOR'S DETERMINATION

See reverse side for more information regarding the permitting process and the materials required for a complete application.

APPELLANT'S CONTACT INFORMATION

Appellant's Name (please print) HOWARD ANDREW GRAVES (ANDY) E-mail Address ANDY.BLUESKY@LIVE.COM Phone 805-801-1453
Mailing Address P.O. BOX 34845, 99803-4845 JUNEAU AK City JUNEAU State AK Zip 99803-4845
X Howard Andrew Graves Appellant's Signature

DECISION THAT IS BEING APPEALED*

Date of Director's Determination OCT 16, 2023

Attach a copy of the Director's Decision (E-mail, Notice of Decision, Letter, etc.).

* Notice must be submitted within 20 days of the date of the decision being appealed.

APPEAL SPECIFICS (please fill in all that apply)

Parcel Number 8B3701000181 Zoning District D1
Case Number 8B3701000191 Title 49 Code Section 49.15.401
Current Use of Land or Buildings LOT 3B1 SFR LOT 4A1 VACANT
Proposed Use of Land or Buildings LOT 3B1 SFR (EXISTING HOME) LOT 4A1 VACANT
Other

ALL REQUIRED MATERIALS ATTACHED

- ☐ Complete Application
☐ Appeal Decision
☐ Narrative including:
☐ Grounds for Appeal
☐ Specific questions you would like the Planning Commission to address

DEPARTMENT USE ONLY BELOW THIS LINE

APPEAL FEES	Fees	Check No.	Receipt	Date
Notice Fees	\$ <u>200.00</u>			
Refund (Yes/No)	\$ <u>—</u>			
Total Fee	\$ <u>200.00</u>			

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

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

Case Number	Date Received/Intake Initials
<u>APL23-005</u>	<u>11-6-23/JLS</u>

LOT SIZES

1. PLANNING DEPT REFUSES TO ACCEPT CURRENT SURVEY THAT DETERMINES THE SQUARE FOOTAGE OF LOTS
2. 2018 SURVEY IS VOID BECAUSE WE ARE RECORDING A NEW UPDATED SURVEY
3. SURVEYS ARE BEYOND PLANNING DEPT'S CONTROL
4. LOT LINE ADJUSTMENTS ARE FOR INTERIOR LINES (LLA)

FRONTAGE

1. PLANNING DEPT CLAIMS CERTIFICATE OF OCCUPANCY IN ERROR
2. PLANNING DEPT APPROVED ^{ORIGINAL} SETBACKS FOR:
 1. 2018 LOT LINE ADJ.
 2. 2019 SINGLE FAMILY DWELLING (HOUSE BUILT ACCORDINGLY)
 3. ACCEPTED CONCRETE SETBACK CERTIFICATION FOR HOME

WERE THESE ALL IN ERROR?

- A. PLEASE RETURN SETBACKS THE SAME AS THEY WERE
- B. PLEASE ACCEPT CURRENT SURVEY



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

**COMMUNITY DEVELOPMENT
NOTICE OF DECISION**

Date: October 16, 2023
File No.: SLC2023 0002

Howard and Sonja Graves
19535 Glacier Hwy; 19555 Glacier Hwy
Juneau, AK 99801

Proposal: Applicants request a lot line adjustment between two properties (Block 1 Lots 3B1 and 4A) owned by the Applicants (Sonja and Howard Graves).

Property Address: 19535 Glacier Hwy; 19555 Glacier Hwy

Property Legal Description: TEE HARBOR ALASKA BL 1 LT 3B1; TEE HARBOR ALASKA BL 1 LT 4A

Property Parcel Code No.: 8B3701000181; 8B3701000191

Proposed Subdivision: Lots 3B1A & 4A1

The Director of Community Development has **DENIED** the preliminary plat for a lot line adjustment between Lots 3B1 and 4A of the TEE HARBOR ALASKA Subdivision. This decision is based on the analysis and findings in the attached memorandum and the preliminary plat dated April 21, 2023. A revised preliminary plat may be submitted, without paying additional application fees, within 180 days of this notice of decision or April 13, 2024.

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 filed.

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.

Howard and Sonja Graves
File No: MIP2023 0002
October 16, 2023
Page 2 of 2

Project Planner: 
David Matthew Peterson, Planner II
Community Development Department


Jill Maclean, Director
Community Development Department

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.



DIRECTOR'S REVIEW STAFF REPORT
LOT LINE ADJUSTMENT
SLC2023 0002

(907) 586-0715

CDD_Admin@juneau.org

www.juneau.org/community-development

155 S. Seward Street • Juneau, AK 99801

DATE: October 16, 2023

TO: Jill Maclean, Director, AICP

BY: David Matthew Peterson, Planner II

PROPOSAL: The Applicants request a lot line adjustment between two properties (Block 1 Lots 3B1 and 4A) owned by the Applicants (Sonja and Howard Graves).

STAFF RECOMMENDATION: Denial

KEY CONSIDERATIONS FOR REVIEW:

- Lot size
- Access
- NCC2023 0013

GENERAL INFORMATION	
Property Owner	Howard and Sonja Graves 2001 Trust
Applicant	Graves Howard and Sonja Trust
Property Address	19535 Glacier Hwy; 19555 Glacier Hwy
Legal Description	TEE HARBOR ALASKA BL 1 LT 3B1; TEE HARBOR ALASKA BL 1 LT 4A
Parcel Number	8B3701000181; 8B3701000191
Zoning	D1 single-family
Lot Size	20,952 Square Feet (Lot 3B1) and 33,532 Square Feet (Lot 4A)
Water/Sewer	Public Water, Private Sewer
Access	Shared access for Lot 3B1 and Lot 4A
Existing Land Use	Residential
Associated Applications	BLD2023 0126, BLD2019 0046, DMO2016 0016

**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 49.15.401(c)(4)(B)
- CBJ 49.15.401(f)
- CBJ 49.15.411
- CBJ 49.15.412
- CBJ 49.25.400
- CBJ 49.30.210(a)
- CBJ 49.30.210(b)
- CBJ 49.30.250(a)
- CBJ 49.35.250(a)
- CBJ 49.40.300(a)(2)
- CBJ 49.55.010
- 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

SITE FEATURES AND ZONING



SURROUNDING ZONING AND LAND USES	
North (D1)	Residence
South (D1)	Residence
East (D1)	Vacant D1 Zone
West (D1)	North Tee Harbor D1 Zone

SITE FEATURES	
Anadromous	N/A
Flood Zone	Zones AE and X are present on site. Flood Elevation 24ft. Panel 02110C1195D eff. 8/19/2013
Hazard	N/A
Hillside	Yes
Parking District	N/A
Historic District	N/A
Overlay Districts	N/A

BACKGROUND INFORMATION

Project Description –The nonconforming issues (lot size, width, and encroaching structures) are noted in NCC20230013.

The single-family dwelling constructed on Lot 3B received a Certificate of Occupancy in error. The as-built survey submitted shows the single-family dwelling:

- Encroaches into the front yard (north) setback. The setback should be 25 feet but is 15.03 feet. Access to the lot is through the front yard.
- Encroaches into the 10-foot private utility and access easement documented in Plat 2019-28.

The Applicants are seeking to adjust the lot line between Lots 3B and 4A to make better use of the existing building pad to construct a new detached accessory apartment (BLD20230126) that does not encroach into the required yard setbacks. The topography of the lots create access and development challenges that limit buildable and accessible area. (Attachment B)



One potential solution proposed by CBJ is to acquire tideland/wetland area to the west in order to bring the lots into conformity. The Applicants would need to go through the Alaska Department of Natural Resources (AKDNR) to discuss what would be required to acquire the additional land.

Background –

In 2018, the Applicant applied for a Lot Line Adjustment, which was approved. The original lots were not required to have a rear yard setback due to the shoreline (CBJ 49.25.430(4)(G) shoreline properties). Once subdivided, at the Applicant's doing, Lot 3B1 was no longer a shoreline property, and a rear yard setback was established.

The purpose of this lot line adjustment would be to adjust the lot line to allow for the placement of a proposed detached accessory apartment.

Per 49.30.210(a) - *Continuation of nonconforming situations*. Except as otherwise provided in this title, situations made nonconforming by this title may remain.

Per 49.30.210(b) – *Change of nonconforming situation to comply with this title*. Any nonconforming situation may be changed to comply with this title. Once a nonconforming situation becomes conforming, the nonconforming rights under this chapter are relinquished with respect to that nonconforming situation, and the nonconforming situation must not be re-established.

Per 49.30.250(a) – *Nonconforming Structures* – Except as otherwise provided in this chapter, a nonconforming situation shall not aggravate the nonconforming situation and complies with other dimensional and parking standards of this title.

The survey markers, as measured, indicate the lot has shrunk by approximately ~36 feet since the Plat 2019-28 survey. Thus, any further adjustment of either lot aggravates the undersized lot situation.

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

Item	Summary
1967 – Earliest plat of subject property.	Tee Harbor Subdivision, lots platted through USS #499
1969	In 1969, the lot and surrounding area was zoned R12. The R12 zoning district required a 12,000 square foot minimum lot size, 110-foot lot width, and 100-foot lot depth. Required setbacks were 25 feet front, 25 feet rear, and 10 feet on each side. One off-street parking space was required per dwelling unit.
1974	All dimensional requirements were met at the time of establishment. The Commission approved plat waiver #74-28W and Lot 3 was subdivided into Lot 3A and Lot 3B.
1987	Lot 3B remained conforming. In 1987, the lot and surrounding area was rezoned to D1. The D1 zoning district required a 36,000 square foot minimum lot size, 150-foot lot width and 150-foot lot depth. Required setbacks were 25 feet front, 25

	feet rear, 17 feet street side and 5 feet on each side. Two off-street parking spaces were required per dwelling unit.
	Lot 4 became nonconforming for lot size. Lot 3B became nonconforming for lot size and lot width.
1989	In 1989, setback standards for the D1 zoning district were amended. The D1 zoning district requires a 36,000 square foot minimum lot size, 150-foot lot width and 150-foot lot depth*. Required setbacks are 25 feet front, 25 feet rear, 17 feet street side and 15 feet on each side. A subsequent update to the Table of Dimensional Standards increased side yard setbacks from 5 feet to 15 feet (ORD1989-32). Two off-street parking spaces are required per dwelling unit. Lot 4 remained nonconforming for lot size. The single-family dwelling became nonconforming for side and rear yard setback. Lot 3B remained nonconforming for lot size and lot width.
2018	A Lot line adjustment was made between Lot 3B and Lot 4. Lot 3B1 became conforming for lot width. Lot 3B1 remained nonconforming for lot size. Lot 4A remained nonconforming for lot size.
2021	On August 23, 2021, the CBJ Assembly adopted Ordinance 2021-28, repealing lot depth as a minimum dimensional standard. Other dimensional standards for D1 zoning district remain the same.

ANALYSIS

Dimensional Standards – The proposed lots as shown on the preliminary plat do not meet or exceed the dimensional standards listed in CBJ 49.25.400. The CBJ 49.25.400 Dimensional Standards are listed below.

Standard			Requirement	Proposed Lot 3B1A	Proposed Lot 4A1
MINIMUMS	Lot Size		36,000 square feet	21,014 square feet	33,434 square feet
	Lot Width		150 feet	227.37 feet	132.19 feet
	Setbacks	Front (East)	25 feet	15.03 feet	Vacant
		Rear (West)	25 feet	78 feet	Vacant
		Side (North)	15 feet	16 feet	Vacant
		Side (South)	15 feet	16 feet	Vacant

Lot size – Both lots are nonconforming for minimum lot size.

Under the proposed subdivision, Lot 3B1A becomes more conforming as it adjusts in size from 20,952 square feet to 21,014 square feet (an increase of 62 square feet).

Lot 4A1 becomes less conforming as it adjusts from 33,532 square feet to 33,434 square feet (a reduction of 98 square feet).

The original combined lot square footage totaled 54,484 square feet. The most recent plat shows that the total lot square footages totaled 54,448 square feet (an overall 36 square feet reduction).

The requirement for D1 zones is 36,000 square feet.

Per 49.30.250(a) – Nonconforming Structures – Except as otherwise provided in this chapter, a nonconforming structure may be “modified” so as not to aggravate the nonconforming situation. Though unclear as to why or how the survey markers moved (isostatic rebound/accuracy of surveying equipment) the combined lot square footages have decreased and will not allow for the lot line to be adjusted without further aggravating the nonconforming lot size situation.

Lot	Existing, square feet	Proposed, square feet	Change, square feet?
3B1	20,952	21,014	+62
4A	33,532	33,434	-98
Combined Lots	54,484	54,448	-36

Access – An access easement through Lot 4A was established under Plat 2019-28 for Lot 3B1(A).

Density – The table below demonstrates how many dwelling units each lot could accommodate if the proposed subdivision were completed.

The subject properties are undersized for current zoning requirements. The area was rezoned from R12 (12,000 square foot lot size requirement) in 1969 to D1 (36,000 square foot lot size requirement) in 1987.

Lot Number	Square Feet	Maximum Number of Dwelling Units
3B1A	21,014	1 dwelling per lot. Accessory apartment with department approval.
4A1	33,434	

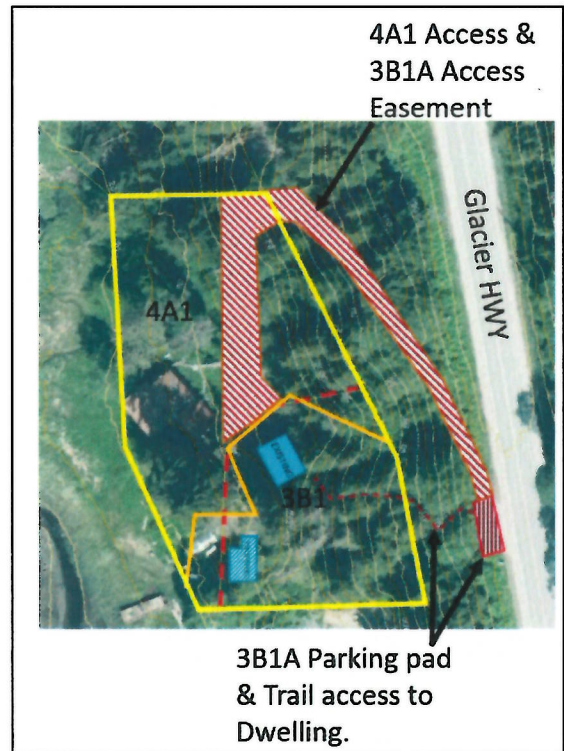
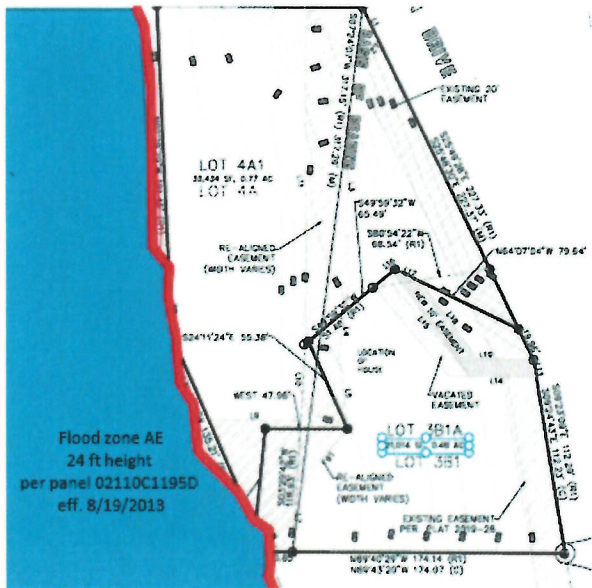
Wetlands – The property abuts a flood zone AE with an elevation of 24 feet. See figure on the next page.

Hazards – Flood zone AE, with an elevation of 24 feet, is present on 20-50 feet of the western portions of the property. Reference Panel 02110C1195D eff. 8/19/2013.

Habitat – No anadromous waterways exist on the property. Check with the Department of Fish and Wildlife regarding the presence of Eagle nests that may be present.

Traffic – According to CBJ 49.40.300(a)(2) a traffic impact analysis IS NOT required.

Access – Per CBJ 49.35.250(a), staff has determined that the primary access to the properties is Glacier Highway. The applicant has demonstrated that though each lot has direct access to Glacier Highway, the topography makes direct access off of Glacier Highway to Lot 4A1, impractical. As a result, Lot 4A1 has eased access through Lot 3B1.



AGENCY REVIEW

CDD conducted an agency review with: Zoning, Cartography, General Engineering, and Capital City Fire & Rescue. The comment period was open between: 4/26/2023 - 5/10/2023. Comments were addressed through the preliminary plat review process. (Attachment F)

PUBLIC COMMENTS

CDD conducted a public comment period between 5/25/2023 – 6/8/2023. No public comment was received. (Attachment D)

PRELIMINARY PLAT FINDINGS

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

1. Does the lot line adjustment meet the criteria outlined in CBJ 49.15.401?

Finding: No. The lot line adjustment does not satisfy the criteria of CBJ 49.15.401(c)(4)(B) – The applicable lot line adjustment standards of this title are met or can reasonably be met with conditions. Nonconforming Situation Review NCC2023-0013 certified the non-conforming lot size of 20,952 square feet. Per Chapter 49.30 – Non-Conforming situations may not be further aggravated. The resurveyed markers indicate that the lot has shrunk overall (20,936 sq. ft.). This aggravates the nonconforming situation for an undersized lot in a D1 zoned area. 49.30.250(a). Alternatively, the applicant may apply with the State of Alaska Department of Natural Resources to potentially acquire tidelands to increase the lot sizes.

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

Finding: Yes. No improvements have been required.

RECOMMENDATION

Staff recommends that the Director DENY the above analysis and findings and not grant the requested Lot Line Adjustment. The recorded document will serve as the Notice of Decision.

ATTACHMENTS

Attachment	Label
Attachment A	Application Packet
Attachment B	Draft Final Plat
Attachment C	As Built Info
Attachment D	Abutters information
Attachment E	BLD19-46
Attachment F	Agency Review comments
Attachment G	STF_NCC23-13_with_Attachments



CITY AND BOROUGH OF
JUNEAU
A LAST FRONTIER CITY

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 19535 Glacier Hwy		
	Legal Description(s) (Subdivision, Survey, Block, Tract, Lot) Tee Harbor Alaska BL1 LT 3B1 & LT4A		
	Parcel Number(s) 8B3701000181 8B3701000191		
	<input type="checkbox"/> This property is located in the downtown historic district		
	<input type="checkbox"/> This property is located in a mapped hazard area, if so, which _____		
	LANDOWNER/ LESSEE		
	Property Owner Howard & Sonja Graves 2001 Trust		Contact Person Andy Graves
	Mailing Address PO Box 34845 Juneau AK 99803		Phone Number(s) 805-801-1453
	E-mail Address andybluesky@live.com		
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.			
Howard A Graves Landowner Landowner/Lessee (Printed Name) Title (e.g.: Landowner, Lessee)			
X 2/3/2023 Landowner/Lessee (Signature) Date			
Sonja Graves Landowner Landowner/Lessee (Printed Name) Title (e.g.: Landowner, Lessee)			
X 2/3/2023 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) Same		Contact Person	
Mailing Address		Phone Number(s)	
E-mail Address			
X		Date of Application	

DEPARTMENT USE ONLY BELOW THIS LINE

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

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

H:\FORMS\PLANFORM\APPA_Final Draft.docx

Intake Initials 	Date Received 4/7/2023
Case Number SLC23-02	

Updated 6/2022-- Page 1 of 1

BLD23-126

Attachment A- Application Packet



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.

PROJECT SUMMARY

Lot line adjustment.

Number of Existing Parcels 2 Total Land Area 54,486sf Number of Resulting Parcels 2

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)

- ☒ Preliminary Plat (MIP)
- ☐ Final Plat (MIF)
- ☐ Panhandle Subdivision
- ☐ Accretion Survey
- ☐ Boundary Adjustment
- ☐ Lot Consolidation (SLC)
- ☐ Bungalow Lot Subdivision
- ☐ Common Wall/Zero Lot Subdivision
- ☐ Other _____

MAJOR DEVELOPMENT

(changing or creating 14 or more lots)

- ☐ Preliminary Plat (SMP)
- ☐ Final Plat (SMF)
- ☐ Preliminary Development Plan – PUD (PDP)
- ☐ Final Development Plan – PUD (PDF) Preliminary
- ☐ Development Plan – ARS (ARP) Final
- ☐ Development Plan – ARS (ARF)
- ☐ Bungalow Lot Subdivision
- ☐ Common Wall/Zero Lot Subdivision
- ☐ 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	\$ <u>160.00</u>			

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

Case Number <u>SLC 23-02</u>	Date Received <u>4/7/2023</u>
---------------------------------	----------------------------------

OWNERSHIP CERTIFICATE

I, HERBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREIN, AND THAT THE SAME IS NOT SUBJECT TO ANY OTHER INTEREST, CLAIM, OR ENCUMBRANCE, AND THAT THE SAME IS NOT SUBJECT TO ANY OTHER INTEREST, CLAIM, OR ENCUMBRANCE, AND THAT THE SAME IS NOT SUBJECT TO ANY OTHER INTEREST, CLAIM, OR ENCUMBRANCE.

HOWARD & SONIA GRAVES 2001 TRUST
HOWARD ANDREWS GRAVES, TRUSTEE
PO BOX 34845, JUNEAU, ALASKA 99803

FRANCIS & SONIA GRAVES 2001 TRUST
FRANCIS ANDREWS GRAVES, TRUSTEE
PO BOX 34845, JUNEAU, ALASKA 99803

DATE

NOTARY'S ACKNOWLEDGMENT

US OF AMERICA
STATE OF ALASKA
THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____, 20____, BEFORE ME, _____, A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND MY COMMISSION EXPIRES _____, I HAVE PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE IDENTICAL INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND THAT HE OR SHE HAS BEEN DULY INFORMED OF THE CONTENTS AND EFFECTS OF SAID INSTRUMENT, AND THAT HE OR SHE HAS SIGNED AND SEALED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN MENTIONED AND AUTHORIZED TO DO SO.

TO BE WITNESS TO THE IDENTICAL INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, I HAVE PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE IDENTICAL INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND THAT HE OR SHE HAS BEEN DULY INFORMED OF THE CONTENTS AND EFFECTS OF SAID INSTRUMENT, AND THAT HE OR SHE HAS SIGNED AND SEALED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN MENTIONED AND AUTHORIZED TO DO SO.

WITNESS MY HAND AND NOTARY SEAL, THE DAY AND YEAR IN THIS CERTIFICATE FIRST HEREIN WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES _____

COMMUNITY DEVELOPMENT DEPARTMENT PLAT APPROVAL

I, HERBY CERTIFY THAT THE PLAT HEREIN HAS BEEN FOUND TO COMPLY WITH TITLE 20 OF THE CODE OF THE CITY AND BOROUGH OF JUNEAU AND IS APPROVED BY THE CITY AND BOROUGH OF JUNEAU, AND THAT THE SAME IS NOT SUBJECT TO ANY OTHER INTEREST, CLAIM, OR ENCUMBRANCE, AND THAT THE SAME IS NOT SUBJECT TO ANY OTHER INTEREST, CLAIM, OR ENCUMBRANCE.

DATE

JILL WALSH, DIRECTOR
CITY & BOROUGH OF JUNEAU
DEPARTMENT OF COMMUNITY DEVELOPMENT

ATTEST:

MICHAEL CLERY
CITY & BOROUGH OF JUNEAU

RECORD INFORMATION

RECORD INFORMATION FOR THIS SUBDIVISION IS DERIVED FROM OFFICIAL PLATS ADULTERED BY AND IN-402-3024 PLAT 2004-31 DATED 10/16/2008, TEE HARBOR ALASKA SUBDIVISION PLAT 1967-495 DATED 07/24/1974, & TEE HARBOR ALASKA SUBDIVISION PLAT 1967-495 DATED 06/29/1967, ALL WITHIN THE JUNEAU RECORDING DISTRICT.



9070 747-6700 255-F SMITH STREET, SITKA, AK 99803

8800 GLACIER HIGHWAY, SUITE 224 1/2, JUNEAU, AK 99803

MAILING ADDRESS - 207 CASCADE CREEK ROAD, SITKA, AK 99805

EMAIL: north57landsurveying@yahoo.com

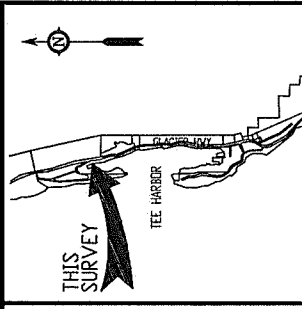
SURVEYOR'S CERTIFICATE

I, KELLY DWELL, 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 ALASKA STATUTES, AND THAT THE SURVEY IS WITHIN THE LIMITS REQUIRED BY TITLE 49 OF THE ALASKA STATUTES, AND THAT THE SURVEY IS WITHIN THE LIMITS REQUIRED BY TITLE 49 OF THE ALASKA STATUTES, AND THAT THE SURVEY IS WITHIN THE LIMITS REQUIRED BY TITLE 49 OF THE ALASKA STATUTES.

KELLY J DWELL LS 13284

DATE

Attachment B- Draft Final Plat



VICINITY MAP
NOT TO SCALE

LEGEND

- LS 1428 SECONDARY MONUMENT (RECOVERED)
- LS 1204 SECONDARY MONUMENT (RECOVERED)
- LS 6277 SECONDARY MONUMENT (RECOVERED)
- LS 3550 SECONDARY MONUMENT (RECOVERED)
- SECONDARY MONUMENT (SET)
- RECORD DATA PLAT 2019-28
- COMPUTED DATA
- MEASURED DATA
- SURVEYED LINES
- PROPERTY LINES NOT SURVEYED
- VACATED EASEMENT
- ACCESS AND UTILITY EASEMENT
- UTILITY EASEMENT
- VACATED EASEMENT

NOTES:

- PURPOSE OF THIS PLAT IS TO SHOW A LOT LINE ADJUSTMENT THAT DIVIDES LOT 381 AND LOT 401.
- BEARINGS SHOWN ARE TRUE BEARINGS AS ORIENTED TO THE BASIS OF BEARINGS. ALL DISTANCES HAVE BEEN REDUCED TO HORIZONTAL, MEASURED IN ITS SURVEY FL.
- DOMESTIC SANITARY SEWER DISPOSAL IS NOT PROVIDED BY THE CITY AND BOROUGH OF JUNEAU PUBLIC UTILITIES.
- WHERE DIFFERENT FROM RECORD OR CALCULATED, RECORD DIMENSIONS ARE SHOWN IN PARENTHESES AND REFERENCED TO A RECORDED PLAT.
- THIS SURVEY CLOSURES WITHIN A LIMIT ERROR OF ONE FOOT IN 10,000 FEET.
- SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
- PER LONG 19-10-11898 OFF 5/26/2020 BOTH PARCELS ARE LOCATED IN A FLOOD ZONE AE (EL. 24'). TO DETERMINE THE 24' CONTIGUOUS LINE A TOTAL OBSERVATION WAS MADE ON MARCH 3, 2023.

PLAT OF
LOTS 381A & 4A1
SUBDIVISION OF
LOTS 381 & 4A1, BLOCK 1
TEE HARBOR ALASKA SUBDIVISION
CITY AND BOROUGH OF JUNEAU, ALASKA
JUNEAU RECORDING DISTRICT

STATE RECORDER'S OFFICE AT ANCHORAGE

OWNER: HOWARD & SONIA GRAVES 2001 TRUST

PO BOX 34845, JUNEAU, AK 99803

NORTH 57 LAND SURVEYING LLC

8800 GLACIER HIGHWAY, SUITE 224 1/2, JUNEAU, AK

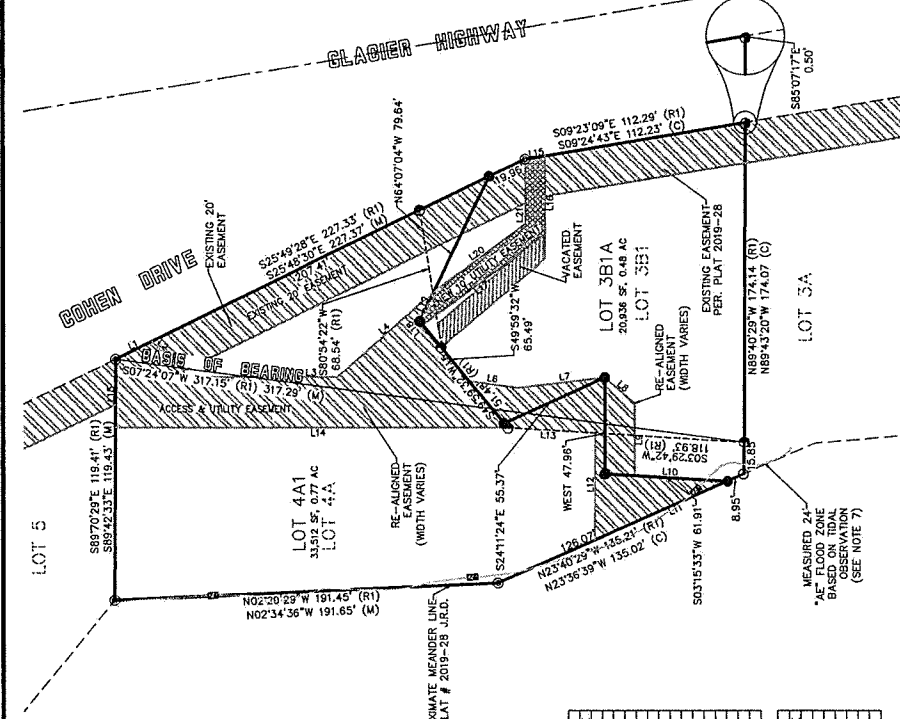
215-F SMITH STREET, SITKA, AK 99803

(907) 747-6700

ODD CASE NUMBER: SL20230002

SCALE: 1" = 30' DATE: 04/21/2023 SHEET NO. 1 OF 1

DRAWING NAME: 6097-41



MEANDER INFORMATION

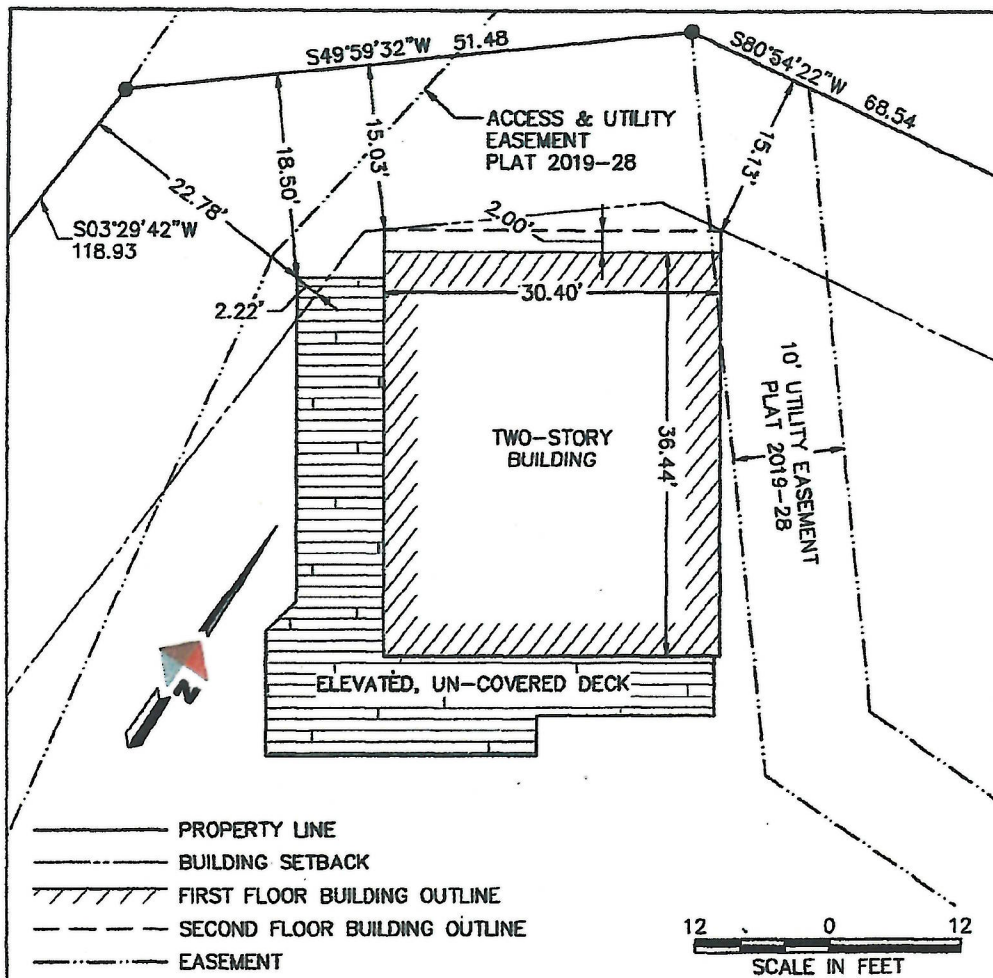
THE NATURAL MEANDERS OF THE LINE OF HWY ALONG TEE HARBOR AND FAVORITE CHANNEL FORM THE STANDARD BOUND OF THE LOTS ADJOINING THE APPROXIMATE LINE OF HWY, AS SHOWN IN THE SURVEY COMPUTATION AND DATA ONLY. ALL CORNERS AS SET ON THE LOT LINES ARE WITNESS WITH THE CORNERS BEING ON THE EXTENSION OF THE LOT LINES AND THE NATURAL MEANDERS (PER PLAT # 499 JLD).

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS PLAT IS THE RECORD BEARING OF S07°40'00"W BETWEEN FOUND SECONDARY MONUMENT MARKING THE CORNER OF LOT 4A1 AND LOT 381. THE BASIS OF BEARING FOR THIS PLAT IS THE RECORD BEARING OF S07°40'00"W BETWEEN FOUND SECONDARY MONUMENT MARKING THE CORNER OF LOT 4A1 AND LOT 381. THE BASIS OF BEARING FOR THIS PLAT IS THE RECORD BEARING OF S07°40'00"W BETWEEN FOUND SECONDARY MONUMENT MARKING THE CORNER OF LOT 4A1 AND LOT 381. THE BASIS OF BEARING FOR THIS PLAT IS THE RECORD BEARING OF S07°40'00"W BETWEEN FOUND SECONDARY MONUMENT MARKING THE CORNER OF LOT 4A1 AND LOT 381.

LINE	ACCESS AND UTILITY EASEMENT	BEARING	DISTANCE
L1	S25°49'28"E	227.33'	(R)
L2	S25°49'28"E	227.33'	(M)
L3	S25°49'28"E	227.33'	(M)
L4	S25°49'28"E	227.33'	(M)
L5	S25°49'28"E	227.33'	(M)
L6	S25°49'28"E	227.33'	(M)
L7	S25°49'28"E	227.33'	(M)
L8	S25°49'28"E	227.33'	(M)
L9	S25°49'28"E	227.33'	(M)
L10	S25°49'28"E	227.33'	(M)
L11	S25°49'28"E	227.33'	(M)
L12	S25°49'28"E	227.33'	(M)
L13	S25°49'28"E	227.33'	(M)
L14	S25°49'28"E	227.33'	(M)
L15	S25°49'28"E	227.33'	(M)

LINE	UTILITY EASEMENT	BEARING	DISTANCE
L16	S25°49'28"E	227.33'	(M)
L17	S25°49'28"E	227.33'	(M)
L18	S25°49'28"E	227.33'	(M)
L19	S25°49'28"E	227.33'	(M)
L20	S25°49'28"E	227.33'	(M)
L21	S25°49'28"E	227.33'	(M)

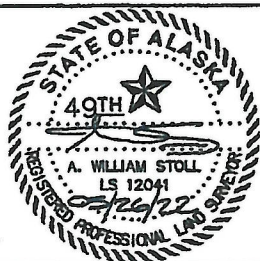


SURVEYOR'S CERTIFICATE

I, A. WILLIAM STOLL, IN MY CAPACITY AS A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF ALASKA, CERTIFY THAT THIS PLOT PLAN REPRESENTS A SURVEY OF THE COMPLETED BUILDING MADE BY ME OR UNDER MY DIRECT SUPERVISION ON MAY 25, 2022 OF THE FOLLOWING DESCRIBED PROPERTY: LOT 3B1, TEE HARBOR ALASKA SUBDIVISION, PLAT 2019-28, JUNEAU RECORDING DISTRICT. AND THAT ALL WALKS, ROADS, IMPROVEMENTS, ENCROACHMENTS AND OVERLAPS ARE SHOWN CORRECTLY TO THE BEST OF MY KNOWLEDGE.

DATED: 5/26/2022

AS-BUILT HOUSE LOCATED ON PORTION OF
LOT 3B1
 TEE HARBOR ALASKA SUBDIVISION, PLAT # 2019-28
 CITY AND BOROUGH OF JUNEAU, ALASKA



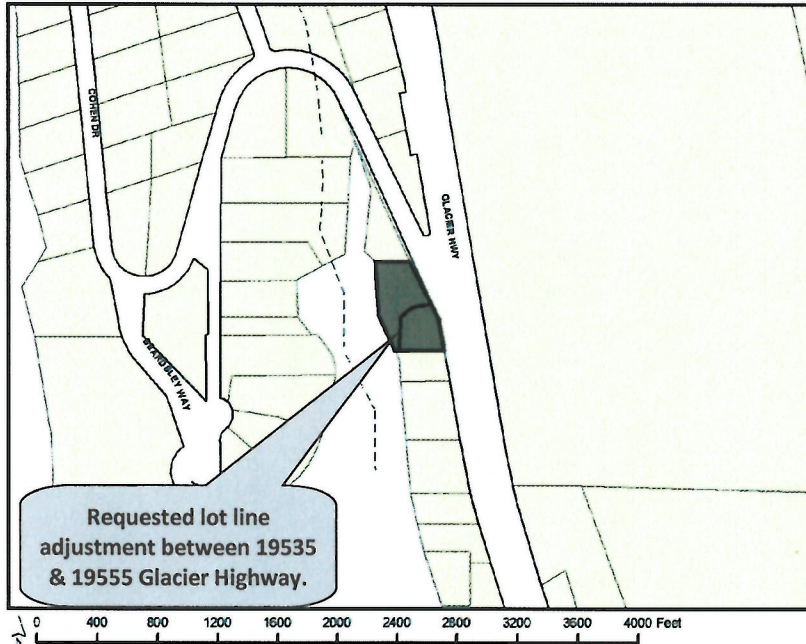
DOWL
 AECL848

9085 Glacier Highway
 Juneau, Alaska 99801
 907-780-3533

WWW.DOWL.COM

SCALE:
 1" = 12'
 DATE:
 5/25/2022
 PROJECT:
 J71026
 FILE NO:
 SHEET:
 1 OF 1

Public Notification



COMMUNITY DEVELOPMENT
155 S. Seward Street Juneau, Alaska 99801

TO:

An application is being reviewed by the Community Development Department for a lot line adjustment between two properties under the same owners at 19535 & 19555 Glacier Highway in a D-1 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 adjacent 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: May 26, 2023 Sent to: Adjacent owners

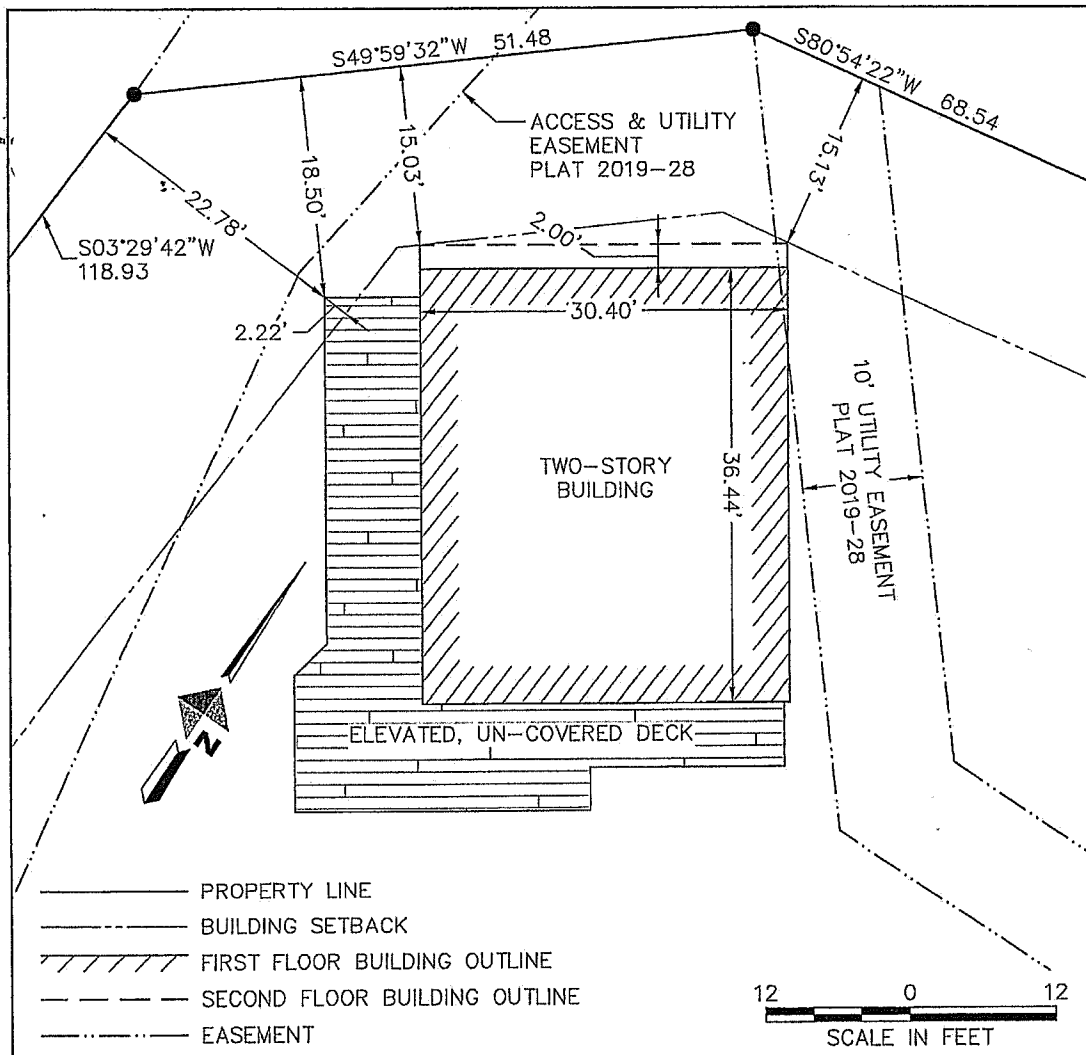
Case No.: SLC2023 0002

Parcel No.: 883701000181; 883701000191

CBJ Parcel Viewer: <http://epv.juneau.org>

Attachment D- Abutters information

Parcel Number	Owner	Site Address	Mailing Label
8B3701000170	KRISTAN K STEPHENS & TARA L STEPHENS		KRISTAN K STEPHENS & TARA L STEPHENS PO BOX 210906 AUKE BAY, AK 99821-0906
8B3701000181	HOWARD AND SONJA GRAVES 2001 TRUST	19535 Glacier Hwy	HOWARD AND SONJA GRAVES 2001 TRUST PO BOX 34845 JUNEAU, AK 99803-4845
8B3701000200	CITY AND BOROUGH OF JUNEAULANDS AND RESOURCES & LANDS AND RESOURCES		CITY AND BOROUGH OF JUNEAU LANDS AND RESOURCES 155 S SEWARD ST JUNEAU, AK 99801

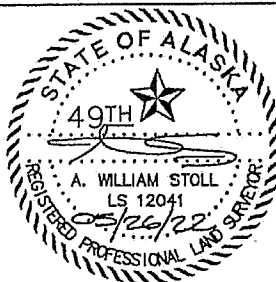


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I, A. WILLIAM STOLL, IN MY CAPACITY AS A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF ALASKA, CERTIFY THAT THIS PLOT PLAN REPRESENTS A SURVEY OF THE COMPLETED BUILDING MADE BY ME OR UNDER MY DIRECT SUPERVISION ON MAY 25, 2022 OF THE FOLLOWING DESCRIBED PROPERTY: LOT 3B1, TEE HARBOR ALASKA SUBDIVISION, PLAT 2019-28, JUNEAU RECORDING DISTRICT. AND THAT ALL WALKS, ROADS, IMPROVEMENTS, ENCROACHMENTS AND OVERLAPS ARE SHOWN CORRECTLY TO THE BEST OF MY KNOWLEDGE.

DATED: 5/26/2022

AS-BUILT HOUSE LOCATED ON PORTION OF
LOT 3B1
 TEE HARBOR ALASKA SUBDIVISION, PLAT # 2019-28
 CITY AND BOROUGH OF JUNEAU, ALASKA



AECL848

WWW.DOWL.COM

9085 Glacier Highway
 Juneau, Alaska 99801
 907-780-3533

SCALE:
 1" = 12'

DATE:
 5/25/2022

PROJECT:
 J71026

FILE NO:

SHEET:
 1 OF 1

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:

New single family residence

Building Address: 19535 GLACIER HWY

Occupancy Group: R-3* / U

Owner of Building: HOWARD AND SONJA GRAVES 2001 TRUST
PO BOX 34845
JUNEAU AK 99803-4845

Building Permit No. BLD20190046

Construction Type: Type V-B

Code Edition: 2012 IRC

Occupant Load: N/A

Sprinklers: Required No

Provided No

Legal Description of Building Lot:

TEE HARBOR ALASKA BL 1 LT 3B1

Building Official: Charlie Ford, BO

Charlie Ford
Signature

Date of Issuance: August 11, 2022

Parcel No: 8-B37-0-100-018-1

Post this Certificate in a conspicuous place for the duration of the stated occupancy.

CHECKLIST FOR
☒ CERTIFICATE OF OCCUPANCY
☐ TEMPORARY CERTIFICATE OF OCCUPANCY
Circle One: 30 Day TCO 60 Day TCO Other

Date: 6/2/22 Requested By (Inspector/Staff) Jon Stearns
When ready contact: Andy Phone/Email 808 - 754 - 2636
Building Permit : BLD20190046
Site Address: 19535 GLACIER HWY APN: 8B3701000181
Owner's Name: HOWARD AND SONJA GRAVES 2001 TRUST
Project Description: New single family residence modified: 5/11/2020 for architectural change

☒ **Buildings:** Date: 6/2/2022 Initials: JS Comments:

Building OK for CO

☒ **Engineering:** Date: 8/5/22 Initials: S.V Comments:
☐ AS BUILT APPROVED FOR FORM BY ENGINEERING Date: _____ Initials: _____

OK for CO

☒ **Zoning:** Date: 8/11/22 Initials: BMC Comments:
OK For CO

☐ **Fire:** Date: _____ Initials: _____ Comments:
☐ SPRINKLERED: Y / N



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

April 20, 2023

MEMORANDUM

To: Howard and Sonja Graves

From: City & Borough of Juneau, David Matthew Peterson, Planner II

Case Number: SLC20230003

Legal Description: Lots: Tee Harbor Alaska Subdivision, Block 1, Lots 3B1, & 4A.

Parcel No.: 8.B37.0.100.018.1 (3B1), 8.B37.0.100.019.1 (4A)

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.

General Engineering

1. ~~Please provide metes and bounds/dimensions for new easements.~~
2. ~~The "New Easement" replacing the vacated easement needs to extend to the new property lines not the vacated one.~~



[TO]

File No.: MIP2018 00xx

April 20, 2023

Page 2 of 3

Cartography

1. ~~The "vacated property line" and "property lines not surveyed" symbols in the legend appear to be the same. The vacated line has shorter dashes. Revise symbol in legend or use different line type.~~
2. ~~Call out "THIS SURVEY" in the vicinity map and add some geographic labels (ex. Tee Harbor, Glacier Hwy).~~
3. The measured meander symbol in the legend doesn't appear on the plat.
4. ~~Label adjacent Lots 3A and 5.~~
5. ~~Use a distinctive border symbol around the vacated easement.~~
6. On Lot 3B1 there is a short solid line along the edge of the easement. Remove the line.
7. ~~Remove "SETBACK (D1 ZONING" from the legend.~~
8. ~~Revise previous lot labels to a dashed font.~~
9. ~~Move metes and bounds annotation off the leader lines so they don't overlap.~~
10. ~~Delete "PROPOSED PROPERTY LINE" from legend. Show the line on the plat as a solid line.~~
11. Label the new lots as 4A1 and 3B1A and revise in title block.

Fire

1. ~~Capitol City Fire and Rescue (CCFR) has no additional comments.~~

Zoning

1. ~~Include the plat date.~~
2. No BLM Brass monument?
3. Please change Note 1 to read, "Purpose of this plat is to show a lot line adjustment that divides lots 3B1 and 4A, of block 1.
4. No monument details shown.
5. ~~Change hatch of vacated easement to indicate it is being vacated. i.e. Thicken perimeter of vacated easement. Or, can hatch be dashed?~~
6. ~~Please add plat detail that shows the flood zone boundary on the plat.~~
7. Please indicate type and width of easement. i.e. 20' Access; 50' Utility
8. Please show 5 foot contours. Every fifth elevation line should be distinctive and clearly labeled. Dashed lines shall represent existing contours.
9. Discrepancies between Lot closure report and Preliminary Plat.

NOTE: Proposed apartment plans will need to indicate apartment is farther to the east and therefore clearly outside of the flood zone. Proposed apartment site will need to be at or beyond

[TO]

File No.: MIP2018 00xx

April 20, 2023

Page 3 of 3

the 24 foot contour line as shown on the attached flood map, since the AE flood zone stops at just before the 24 foot contour line.



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

April 20, 2023

MEMORANDUM

To: Howard and Sonja Graves

From: City & Borough of Juneau, David Matthew Peterson, Planner II

Case Number: SLC20230003

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Parcel No.: 8.B37.0.100.018.1 (3B1), 8.B37.0.100.019.1 (4A)

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2. The "New Easement" replacing the vacated easement needs to extend to the new property lines not the vacated one.



[TO]

File No.: MIP2018 00xx

April 20, 2023

Page 2 of 3

Cartography

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2. Call out "THIS SURVEY" in the vicinity map and add some geographic labels (ex. Tee Harbor, Glacier Hwy).
3. The measured meander symbol in the legend doesn't appear on the plat.
4. Label adjacent Lots 3A and 5.
5. Use a distinctive border symbol around the vacated easement.
6. On Lot 3B1 there is a short solid line along the edge of the easement. Remove the line.
7. Remove "SETBACK (D1 ZONING" from the legend.
8. Revise previous lot labels to a dashed font.
9. Move metes and bounds annotation off the leader lines so they don't overlap.
10. Delete "PROPOSED PROPERTY LINE" from legend. Show the line on the plat as a solid line.
11. Label the new lots as 4A1 and 3B1A and revise in title block.

Fire

1. Capitol City Fire and Rescue (CCFR) has no additional comments.

Zoning

1. Include the plat date.
2. No BLM Brass monument?
3. Please change Note 1 to read, "Purpose of this plat is to show a lot line adjustment that divides lots 3B1 and 4A, of block 1.
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5. Change hatch of vacated easement to indicate it is being vacated. i.e. Thicken perimeter of vacated easement. Or, can hatch be dashed?
6. Please add plat detail that shows the flood zone boundary on the plat.
7. Please indicate type and width of easement. i.e. 20' Access; 50' Utility
8. Please show 5 foot contours. Every fifth elevation line should be distinctive and clearly labeled. Dashed lines shall represent existing contours.
9. Discrepancies between Lot closure report and Preliminary Plat.

NOTE: Proposed apartment plans will need to indicate apartment is farther to the east and therefore clearly outside of the flood zone. Proposed apartment site will need to be at or beyond

[TO]

File No.: MIP2018 00xx

April 20, 2023

Page 3 of 3

the 24 foot contour line as shown on the attached flood map, since the AE flood zone stops at just before the 24 foot contour line.



DIRECTOR'S REVIEW STAFF REPORT
NONCONFORMING CERTIFICATION
NCC2023 0013
 (907) 586-0715
 CDD_Admin@juneau.org
 www.juneau.org/community-development
 155 S. Seward Street • Juneau, AK 99801

DATE: May 22, 2023
TO: Jill Maclean, AICP | Director
BY: Emily Suarez, Planner II

PROPOSAL: A Nonconforming Situation Review for lot size, lot width and structures.

KEY CONSIDERATIONS FOR REVIEW:

- In 1967, Lot 3 and Lot 4 were first platted through USS #499.
- In 1974, the Commission approved plat waiver #74-28W and Lot 3 was subdivided into Lot 3A and Lot 3B.
- Single-family dwelling was built on Lot 4 in 1977 and demolished in 2020.
- Lot line adjustment between Lot 4 and Lot 3B approved in 2018.
- Tee Harbor Alaska Block 1, Lot 4A (vacant) and Lot 3B1 (SFD) have been under common ownership since 2018.
- Shared access easement for Lot 4A and Lot 3B1.
- Single-family dwelling encroaches into the required front yard setback and a 10 foot private utility easement.
- Single-family dwelling on Lot 3B1 received a Certificate of Occupancy in 2022.

GENERAL INFORMATION

Property Owner	Howard & Sonja Graves 2001 Trust
Applicant	Howard & Sonja Graves
Property Address	19535 Glacier Hwy; 19555 Glacier Hwy
Legal Description	TEE HARBOR ALASKA BL 1 LT 3B1; TEE HARBOR ALASKA BL 1 LT 4A
Parcel Number	8B3701000181; 8B3701000191
Zoning	D1 single-family
Lot Size	20,952 Square Feet (Lot 3B1) and 33,532 Square Feet (Lot 4A)
Water/Sewer	Water public, Sewer Private
Access	Shared access from Lot 4A to Lot 3B1
Existing Land Use	Residential
Associated Applications	BLD-0010904, BLD-0015956, DMO2016 0016, BLD2019 0046, MIP2018 0029

STAFF RECOMMENDATION:

Staff recommends the following situations receive Nonconforming Certification:

- Nonconforming Structures (CBJ 49.30.250)
- Nonconforming Lots (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.

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.

Fostering excellence in development for this generation and the next.

Attachment G- STF_NCC23-13_with_Attachments

SITE FEATURES AND ZONING

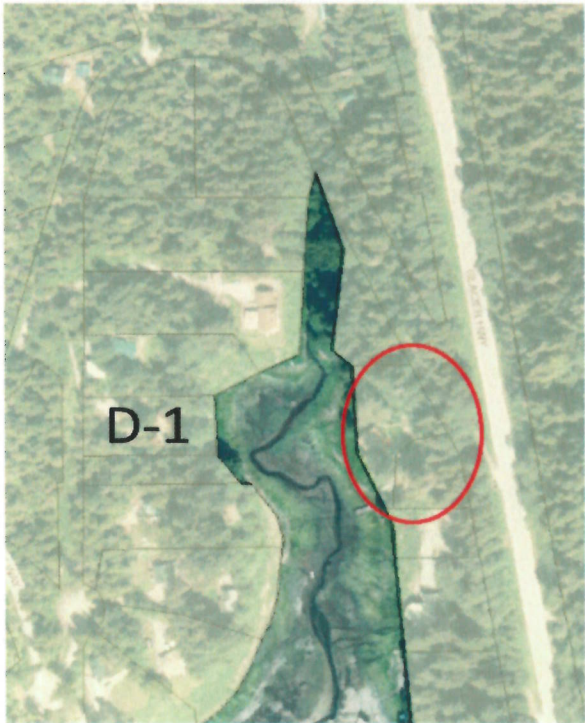


CURRENT ZONING MAP

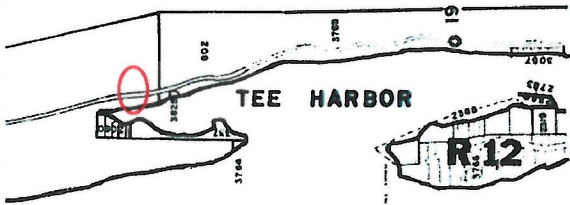
SURROUNDING ZONING AND LAND USES	
North (D1)	Vacant
South (D1)	Single-family
East (ROW)	Glacier Highway/Cohen Way
West (Waterbody)	Tee Harbor

SITE FEATURES	
Anadromous	No
Flood Zone	Zone AE
Hazard	None mapped
Hillside	Yes
Wetlands	Yes
Parking District	No
Historic District	No
Overlay Districts	No

ZONING AT TIME OF ESTABLISHMENT



TEE HARBOR -- HERBERT RIVER



ZONING HISTORY

Year	Zoning District	Summary
1967		Tee Harbor Alaska Subdivision, Lots platted through USS #499
1969	R12 Residential	<p>In 1969, the lot and surrounding area was zoned R12. The R12 zoning district required a 12,000 square foot minimum lot size, 110-foot lot width, and 100-foot lot depth. Required setbacks were 25 feet front, 25 feet rear, and 10 feet on each side. One off-street parking space was required per dwelling unit.</p> <p>Dimensional requirements were met at time of establishment.</p>
1974	#74-28W	<p>The Commission approved plat waiver #74-28W and Lot 3 was subdivided into Lot 3A and Lot 3B.</p> <p>Lot 3B remained conforming.</p>
1987	D1 Residential	<p>In 1987, the lot and surrounding area was rezoned to D1. The D1 zoning district required a 36,000 square foot minimum lot size, 150-foot lot width and 150-foot lot depth. Required setbacks were 25 feet front, 25 feet rear, 17 feet street side and 5 feet on each side. Two off-street parking spaces were required per dwelling unit.</p> <p>Existing shared driveway access from Lot 4 to Lot 3B. The driveway is in ROW on Glacier Highway/Cohen Way.</p> <p>Lot 4 became nonconforming for lot size. Lot 3B became nonconforming for lot size and lot width.</p>
1989	D1 Residential	<p>In 1989, setback standards for the D1 zoning district were amended. The D1 zoning district requires a 36,000 square foot minimum lot size, 150-foot lot width and 150-foot lot depth*. Required setbacks are 25 feet front, 25 feet rear, 17 feet street side and 15 feet on each side. A subsequent update to the Table of Dimensional Standards increased side yard setbacks from 5 feet to 15 feet (ORD1989-32). Two off-street parking spaces are required per dwelling unit.</p> <p>Lot 4 remained nonconforming for lot size. Single-family dwelling became nonconforming for side and rear yard setback.</p> <p>Lot 3B remained nonconforming for lot size and lot width.</p>
2019	PLAT #2019-08	<p>A Lot line adjustment between Lot 4 and Lot 3B, created Lot 4A and Lot 3B1.</p> <p>Lot 3B1 became conforming for lot width, but remained nonconforming for lot size.</p> <p>Lot 4A remained nonconforming for lot size.</p>

Year	Zoning District	Summary
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 D1 zoning district remain the same.

BACKGROUND INFORMATION

The applicant requests a Nonconforming Situation Review for lot size, lot width, and structures. Lot 3 and Lot 4 were first platted in 1967 through Plat #499 Tee Harbor Alaska Subdivision. In 1974, the Commission approved plat waiver #74-28W for Lot 3 to be further subdivided into Lot 3A and Lot 3B (**Attachment C**).

In 1977, a building permit BLD-0010904 was issued to build a single-family dwelling on Lot 4 (**Attachment D**). The single-family dwelling on Lot 4 was demolished and this lot is currently vacant (**Attachment G**).

In 2018, a lot line adjustment between Lot 4 and Lot 3B was approved and created Lot 4A and Lot 3B1. Access to Lot 3B1 and Lot 4A is through a shared access easement, as noted on Plat #2019-28 (**Attachment N**). Building permit BLD2019-46 was issued to build a single-family dwelling on Lot 3B1, which received a Certificate of Occupancy in 2022 (**Attachment M**).

According to the 2022 As-Built Survey, the single-family dwelling encroaches into the required front yard setback and into a 10 feet private utility easement. A portion of an unenclosed deck encroaches into the required rear yard setback. (**Attachment Q**).

INFORMATION REVIEWED

Year	Type	Summary
1967	Plat #499	Lot 3 and 4 were first platted through Plat #499 (Attachment B).
1974	Plat Waiver	Lot 3 subdivided through plat waiver #74-28W and approved by the Commission (Attachment C).
1977	Building Permit	BLD-0010904 new single-family dwelling on Lot 4 (Attachment D).
1983	Building Permit	BLD-0015956 16x20 feet addition to the existing SFD on Lot 4 (Attachment E).
2013	Aerial Photography	Aerial imagery is used to estimate vegetative cover (Attachment F).
2016	Demo Permit	DMO2016-0016 single-family dwelling on Lot 4 demolished (Attachment G).
2016	Assessor's photo	To verify vacant Lot 4 (Attachment H).
2018	Pre-application	PAC2018-0066 pre-app report for lot line adjustment (Attachment I).
2018	Plat	Plat #2018-50 Lot 4 and Lot 3B (Attachment J).
2018	Warrant Deed	Establishes common ownership of Lot 4 and Lot 3B (Attachment K).
2018	Notice of Decision	MIP18-29 Notice of decision for Lot line adjustment and access easement dedication for Lot 3B and Lot 4 (Attachment L).
2019	ADEC	Domestic wastewater disposal system approved by ADEC (Attachment M).
2019	Plat	Plat #2019-28 Lot 4A and Lot 3B1 (Attachment N).
2020	Assessor's Photo	To verify height of building (Attachment O).
2022	Certificate of Occupancy	BLD2019-0046 single-family dwelling on Lot 3B1 received a Certificate of Occupancy (Attachment P).

Year	Type	Summary
2022	As-Built Survey	To verify setbacks on Lot 3B1 (Attachment Q).
2022	Assessor's Photo	Single-family dwelling and deck (Attachment R).
2023	Assessor's Records	Assessor's records for Lot 3B1 (Attachment S).
2023	Assessor's Records	Assessor's records for Lot 4A (Attachment T).

ANALYSIS

Zoning District Comparison Table – The table below lists the required standards for the D1 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 Lot 3B1	Existing Lot 4A	Code Reference
Lot	Size	36,000	20,952	33,532	CBJ 49.25.400
	Width	150 feet	171 feet	169 feet	CBJ 49.25.400
Setbacks	Front (N)	25 feet	15.03 feet	Vacant	CBJ 49.25.400
	Rear (S)	25 feet	78 feet	Vacant	CBJ 49.25.400
	Side (NE)	15 feet	15.13 feet	Vacant	CBJ 49.25.400
	Side (SW)	15 feet	22.78 feet	Vacant	CBJ 49.25.400
	Street Side	17 feet	N/A	N/A	CBJ 49.25.400
Lot Coverage		10%	7%	>10%	CBJ 49.25.400
Height	Permissible	35 feet	<35 feet	Vacant	CBJ 49.25.400
	Accessory	25 feet	N/A	N/A	CBJ 49.25.400
Maximum Dwelling Units		1	1	0	CBJ 49.25.500
Use		Residential	Residential	Vacant	CBJ 49.25.300
Vegetative Cover		20%	30%	80%	CBJ 49.50.300
Parking		2 per SFD	2	Vacant	CBJ 49.40.210(a)

Minimum Lot Requirements – Lot 3B1 and Lot 4A do not meet current minimum lot size requirements for the D1 zoning district. In 1967, Lot 3 and Lot 4 were first platted through Plat #499 Tee Harbor Alaska Subdivision. In 1974, the Commission approved plat waiver #74-28W for Lot 3 to be further subdivided into Lot 3A and Lot 3B (**Attachment C**). In 1987, the area was rezoned to D1 and Lot 4 and Lot 3B became nonconforming for lot size. Lot 3B became nonconforming for lot width.

In 2018, Lot 3B1 and Lot 4A were created through a lot line adjustment between Lot 3B and Lot 4. Lot 3B1 and Lot 4A remained nonconforming for lot size. Lot 3B1 became conforming for lot width.

Finding: Staff finds both lots nonconforming for lot size. Any proposed lot line adjustment cannot result in a lot that is more substandard in size.

Finding: Staff finds both lots conforming for lot width. Any proposed lot line adjustment cannot result in a lot that is substandard in width.

Minimum Setback Requirements – Per Plat #2019-28, access for Lot 3B1 and Lot 4A is through a shared access and utility easement. A front yard for a lot not bordered by a right-of-way shall be established on the lot line where access is provided to the lot [CBJ 49.25.430(3)]. According to the 2022 As-Built Survey, the single-family dwelling is encroaching 10 feet into the required front yard setback and into a 10 feet private utility easement. The single-family dwelling received a Certificate of Occupancy in 2022.

A portion of the deck is encroaching two (2) feet into the required front yard setback. Per **CBJ 49.25.430(4)(E)**, an unenclosed deck may project no more than six feet into any yard setback.

Finding: Staff finds the single-family dwelling nonconforming for front yard setback.

Finding: Staff finds the deck conforming for rear yard setback.

Lot Coverage – Based on As-built provided and GIS imagery, lot coverage is not exceeded.

Finding: Staff finds the lots conforming for lot coverage.

Structure Height – Single-family dwelling is two-stories in height and is unlikely to exceed height requirements.

Finding: Staff finds the single-family on Lot 3B1 conforming for height.

Residential Density – There is one single-family dwelling unit on Lot 3B1, and Lot 4A is vacant.

Finding: Staff finds the lots conforming for residential density.

Use – The use of Lot 3B1 is residential and Lot 4A is vacant.

Finding: Staff finds the lots conforming for use.

Vegetative Cover – Vegetative cover was estimated using GIS imagery and the As-built provided.

Finding: Staff finds the lots conforming for vegetative cover.

Parking – CBJ 49.40.210 requires two (2) off-street parking spaces for a single-family dwelling, and one (1) for an accessory apartment. Back-out parking may be allowed for single-family dwellings in residential zoning districts per CBJ 49.40.235(b)(6)(A).

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

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.

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.

FINDINGS

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

Analysis: The single-family dwelling on lot 3B1 received a Certificate of Occupancy in August 2022.

Finding: Yes. The nonconforming situation was allowed, or not prohibited by law when established.

2. Has the nonconforming situation been abandoned?

Analysis: No additional analysis needed.

Finding: No. The nonconforming situations have not been abandoned.

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:

LOT 3B1

- Nonconforming Structures (CBJ 49.30.250):
 - Front yard setback of 15.13 feet.
- Nonconforming Lots (CBJ 49.30.260):
 - Lot size of 20,952 square feet.

LOT 4A

- Nonconforming Lots (CBJ 49.30.260):
 - Lot size of 33,532 square feet.







STAFF REPORT ATTACHMENTS

Item	Description
Attachment A	Application Packet.
Attachment B	1967 Plat #499.
Attachment C	1974 Plat Waiver #74-28W.
Attachment D	1977 Building permit BLD-0010904.
Attachment E	1983 Building permit BLD-0015956.
Attachment F	2013 Aerial Photography.
Attachment G	2016 Demo permit DMO2016-0016.
Attachment H	2016 Assessor's photo.
Attachment I	2018 Pre-application report PAC2018-0066
Attachment J	2018 Plat #2018-50.
Attachment K	2018 Warrant Deed.
Attachment L	2018 Notice of Decision MIP18-29.
Attachment M	2019 ADEC letter.
Attachment N	2019 Plat #2019-28.
Attachment O	2020 Assessor's photo.
Attachment P	2022 Certificate of Occupancy.
Attachment Q	2022 As-Built Survey.
Attachment R	2022 Assessor's photo.
Attachment S	2023 Assessor's Records for Lot 3B1.
Attachment T	2023 Assessor's Records for Lot 4A.



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 19535 Glacier Hwy							
	Legal Description(s) (Subdivision, Survey, Block, Tract, Lot) Tee Harbor Alaska BL1 LT 3B1 & LT4A							
	Parcel Number(s) 8B3701000181 8B3701000101							
	<input type="checkbox"/> This property is located in the downtown historic district <input type="checkbox"/> This property is located in a mapped hazard area, if so, which _____							
	LANDOWNER/ LESSEE							
	Property Owner Howard & Sonja Graves 2001 Trust		Contact Person Andy Graves					
	Mailing Address PO Box 34845 Juneau AK 99803		Phone Number(s) 805-801-1453					
	E-mail Address andybluesky@live.com							
	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. <table><tr><td>X</td><td>Howard A Graves Landowner/Lessee (Printed Name)  Landowner/Lessee (Signature)</td><td>Landowner Title (e.g.: Landowner, Lessee) 2/3/2023 Date</td></tr><tr><td>X</td><td>Sonja Graves Landowner/Lessee (Printed Name)  Landowner/Lessee (Signature)</td><td>Landowner Title (e.g.: Landowner, Lessee) 2/3/2023 Date</td></tr></table> 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.			X	Howard A Graves Landowner/Lessee (Printed Name)  Landowner/Lessee (Signature)	Landowner Title (e.g.: Landowner, Lessee) 2/3/2023 Date	X	Sonja Graves Landowner/Lessee (Printed Name)  Landowner/Lessee (Signature)
X	Howard A Graves Landowner/Lessee (Printed Name)  Landowner/Lessee (Signature)	Landowner Title (e.g.: Landowner, Lessee) 2/3/2023 Date						
X	Sonja Graves Landowner/Lessee (Printed Name)  Landowner/Lessee (Signature)	Landowner Title (e.g.: Landowner, Lessee) 2/3/2023 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 Date of Application _____								

DEPARTMENT USE ONLY BELOW THIS LINE

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

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

\\FORMS\PLANFORM\DP\Final Draft.docx

Intake Initials 	Date Received 4/7/23
Case Number NCC23-013	

Updated 6/2022-- Page 1 of 1

Attachment A - Application Packet

215723-13.1
Attachment G- STF_NCC23-13_with_Attachments



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

★ Lot 3B1

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
requested lot line	Plat of 3B1 & 4A
adjustment on Lot 3B1	a subdivision of Lot 3B & 4A, Block 1 Tee Harbor
to allow for a small	Tee Harbor Alaska subdivision
597sq.ft cabin	AS-Built house located on Lot 3B1 Plat #2019-28
accessory unit	

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

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	\$ _____			
Admin. of Guarantee	\$ _____			
Adjustment	\$ _____			
Total Fee	\$ <u>0</u>			

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

For assistance filling out this form, contact the Permit Center
907-586-0770.

Case Number	Date Received
NCC23-013	4/7/2023

Attachment A - Application Packet

BLD 23-126

Attachment G- STF_NCC23-13_with_Attachments

Graves -- Narrative:

RE: Lots #B1 & 4A, Block 1 Tee Harbor Alaska Subdivision

The purpose of our request is to change the lot line between 3B1 & 4A to be able to make better use of an existing building pad to construct a new detached accessory apartment.

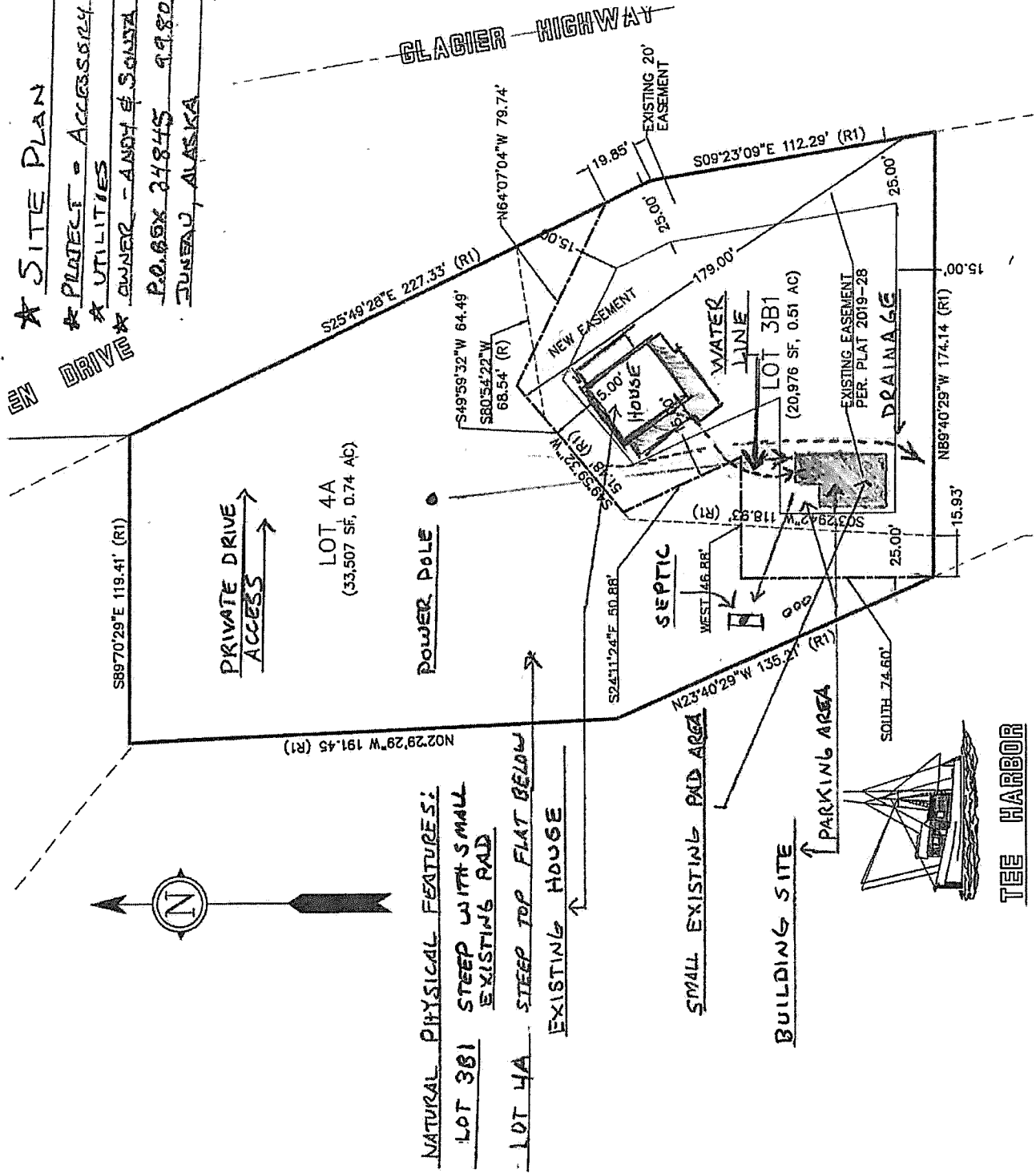
1. Legal Description of Property: Lots 3B & 4A, Block 1 Tee Harbor Alaska Subdivision
2. Existing Structures on Land:
 - A. Lot 3B1 has a single-family residence.
 - B. Lot 4A is vacant.
3. Zoning District: (D1) Single Family
4. Parcel Numbers: Lot 3B1 - 8B3701000181
Lot 4A - 8B3701000191
5. Density: single family residence
6. Access: Private driveway has access off frontage on Glacier Hwy
7. Current and Proposed use of any structures:
 - A. Currently Lot 3B1 has a single-family residence and I am proposing to build a detached accessory apartment of 597 sq feet, in compliance with the comprehensive plan.
 - B. Lot 4A is vacant.
8. Utilities Available:
 - A. Public Water
 - B. Private Sewer
 - C. Electric power to both Lots
9. Unique Characteristics:
 - A. Lot 3B1 is a steep lot with 2 existing pads. One pad has a single-family residence. The other small pad to be used for a proposed 597 sq. ft. detached accessory apartment. It has natural forest landscape that remains untouched.
 - B. Lot 4A is vacant, steep on top, flatter below.

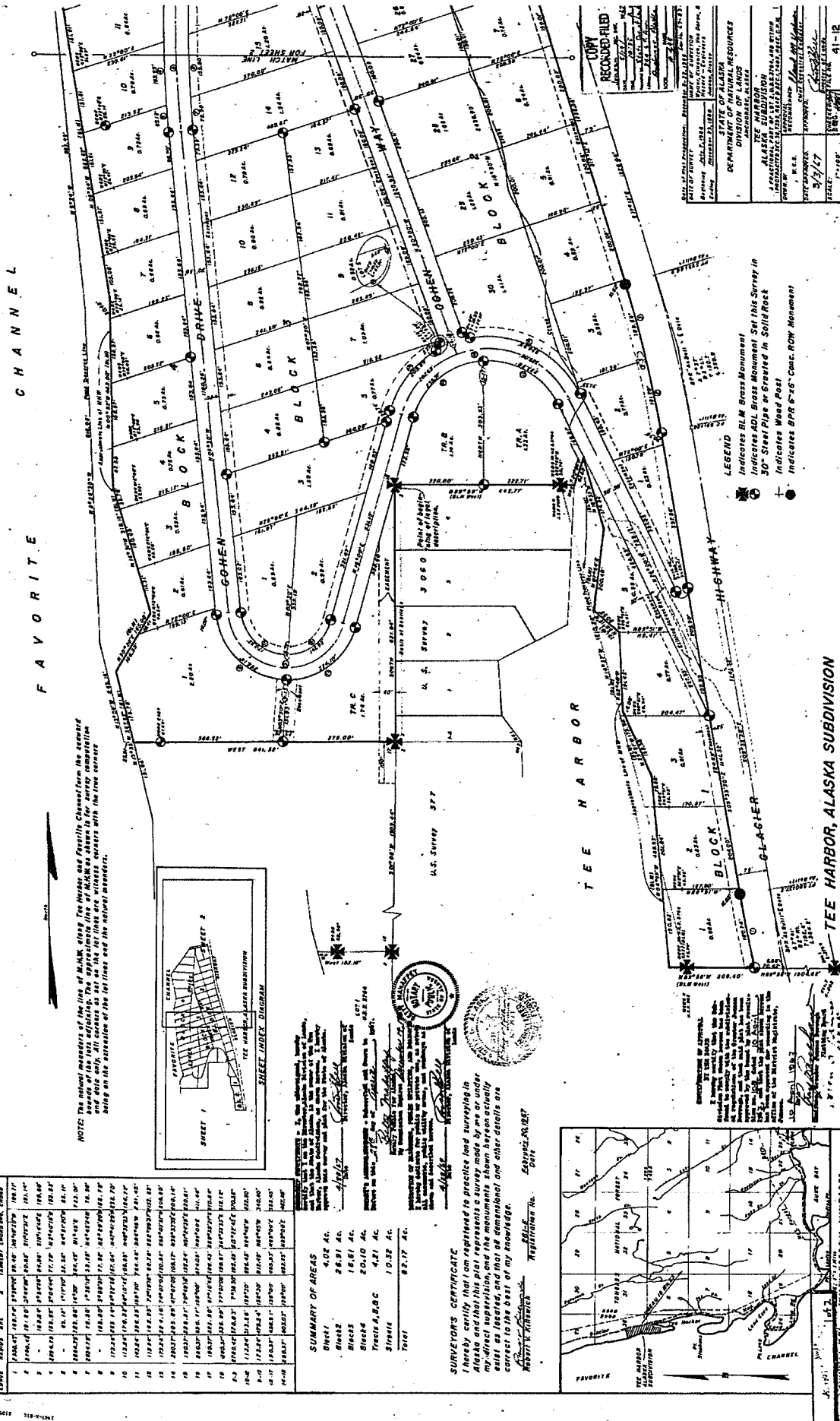
Attachment A - Application Packet

Attachment G- STF_NCC23-13_with_Attachments

SITE PLAN

PROJECT - Accessory Dwelling
 UTILITIES
 OWNER - ANDY & SONIA GRAVE
 PO BOX 24845 99803
 JUNEAU, ALASKA





Attachment B - 1967 Plat #499.
Attachment G - STF_NCC23-13_with Attachments

CITY AND BOROUGH OF JUNEAU, ALASKA

PLATTING RESOLUTION NO. 366

WHEREAS, Jimmie C. Rosenbruch
Applicant(s)

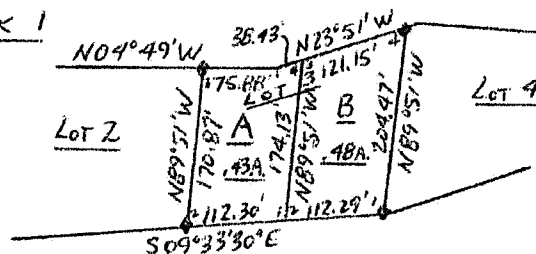
has applied to the City and Borough of Juneau Planning Commission in proper form for a waiver of platting requirements of the subdivision of the following described real property:

PLAT NO: 74-28W

TRACT A: Begin; N.E. Cor. Lot 3, Blk. 1, Tee Harbor Alaska Subdivision; thence S 09° 33' 30" E, 112.29' to P.O.B., Cor. 1, Tract A; thence S 09° 33' 30" E, 112.30' Cor. 2; thence N 89° 51' W, 170.87' to Cor. 3; thence N 04° 49' W, 75.88' to M.C. 1; thence N 23° 51' W, 38.43' to Cor. 4; thence S 89° 51' E, 174.13' to Cor. 1; P.O.B., containing 0.43 acres more or less.

TRACT B: Begin; N.E. Cor. Lot 3, Blk. 1, Tee Harbor Alaska Subdivision; Cor. 1 Tract B; thence 112.29', S 09° 33' 30" E to Cor. 2; thence N 89° 51' W, 174.13' to Cor. 3; thence N 23° 51' W 121.15' to Cor. 4; thence S 89° 51' E 204.47' to Cor. 1; P.O.B., containing 0.48 acres more or less.

Block 1



according to the attached plat, sketch or diagram.

WHEREAS, the Commission finds that the proposed conveyance: (a) is not being made for the purpose of or in connection with a present or projected subdivision development; (b) is an isolated transaction which does not fall within the general intent of Title 40, Chapter 15, Alaska Statutes; and (c) does not involve or require any dedication of a street, alley thoroughfare, park or other public area.

BE IT RESOLVED BY THE CITY AND BOROUGH PLANNING COMMISSION AS THE PLATTING AUTHORITY FOR THE CITY AND BOROUGH OF JUNEAU, ALASKA:

The said application for a statutory waiver of plat and recording requirements to a proposed conveyance of the above-described property is hereby granted.

Dated March 25, 1974

CITY AND BOROUGH OF JUNEAU, ALASKA
PLANNING COMMISSION

Attest

Kathleen H. Dahl
Recorder

By:

Karl J. Mickelson
Vice-Chairman

74-2313
3.00
RECORDED-FILED
JUNEAU REC.
DISTRICT

JUL 24 12 17 PM '74
REQUESTED BY Jimmie Rosenbruch
ADDRESS _____

BUILDING PERMIT

City and Borough of Juneau, Alaska

Owner's Name Dan & Gita Dawson
Address 761 Distin #201 Phone 465-3973

BUILDING PERMIT NO. 10904
VALUATION \$16,416.00

Contractor's Name _____
Address/License _____ Phone _____

FEES AMOUNT
Structure \$65.00
Plan Check \$32.50
Sewer _____
Water _____
Street _____
Sidewalk _____
Other Charges _____

LOCATION OF PROJECT
Juneau () Douglas () Rural (X)
LOT 4 BLOCK 1 SUBDIVISION T-Harbor
Alaska Subdivision

Total \$97.50
RECEIPT NUMBER 34045
PLANS SUBMITTED _____

U. S. SURVEY 377 And Tract/Lot _____

APPROVALS:
ZONING ADMINISTRATOR OK 8/11 2-16-77
FIRE MARSHAL N/A
SANITARIAN OK BRS 3/17/77
PUBLIC WORKS 2-17-77
BUILDING OFFICIAL [Signature]

Occupancy Group _____ Fire Zone _____
Construction Type _____ Building Zone _____

REMARKS: On the attic space, only so much space could be used for habitation which will have at least 7'-6" min. clearance.

PROTECTIVE INSPECTIONS	PUBLIC WORKS	SCALE 1/4" = Ft.
Building _____	Street (new) <u>State Hwy.</u>	
Plumbing _____	Street Cut _____	
Electrical _____	Sidewalk <u>Ecole + toilet - sand</u>	
Heating _____	Sewer <u>trap for sink + tub</u>	
Air Conditioning _____	Water <u>chlorinator on stream</u>	
CLASS OF WORK: New <u>X</u> Addition _____ Repair _____ Alteration _____		
Residential : _____		
Mobile Home : _____		
Commercial : _____		
Industrial : _____		

BUILDING TYPE AND USE	HEAT	PLUMBING	BUILT-IN'S
Single <u>dwelling</u> Double _____	Stove <u>wood</u> Space Heater <u>oil</u>	# Tubs _____	D. I. Stove & Oven <u>yes</u>
Other # Stories <u>1 1/2</u>	Floor Furnace _____	# Toilets _____	Oven Built-in _____
Basement <u>N/A</u> Frame <u>wood</u>	Hot Air Forced _____	# Basins _____	Range Built-in _____
Concrete _____ Block _____	Radiant _____	# Kitchen Sinks _____	C. T. Range _____
Log _____ Other _____	Hot Water _____ Zoned _____	# Shower Stalls _____	Hood & Fan <u>yes</u>
FRAME	# Chimneys <u>one</u>	# Exhaust Fans _____	Dishwasher _____
Walls _____ X _____ o.c.	Kind <u>metalbestos</u>	# Laundry Trays _____	Disposal _____
Floor _____ X _____ o.c.	FIREPLACES	# Hot Water Tanks _____	
Roof _____ X _____ o.c.	Basement <u>NONE</u> Type _____	# Gallons _____	
	1st Floor <u>NONE</u> Type _____		

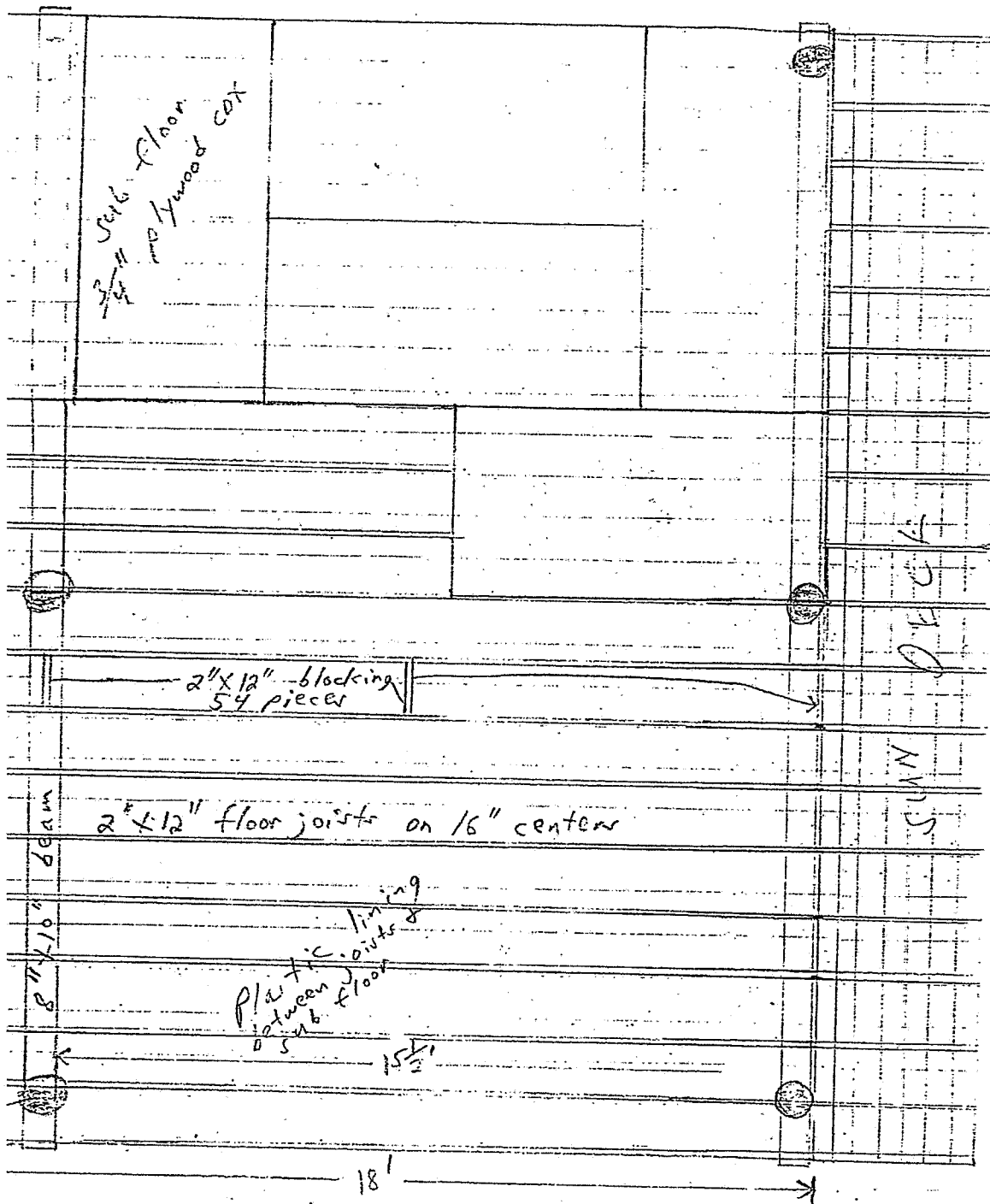
DEMOLITION INFORMATION: _____ HOUSING DATA: _____
DATE DEMOLISHED: _____ No. of Living Units _____
No. of Bedrooms _____ Total Number _____

ALL WORK MUST BE INSPECTED PRIOR TO CONCEALMENT.
THIS DEPARTMENT MUST HAVE 24 HOURS NOTICE PRIOR TO ALL INSPECTIONS.

I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION
AND STATE THE ABOVE IS CORRECT AND AGREE TO COMPLY WITH
ALL APPLICABLE STATE LAWS AND CODES AND ORDINANCES OF
THE CITY AND BOROUGH OF JUNEAU.

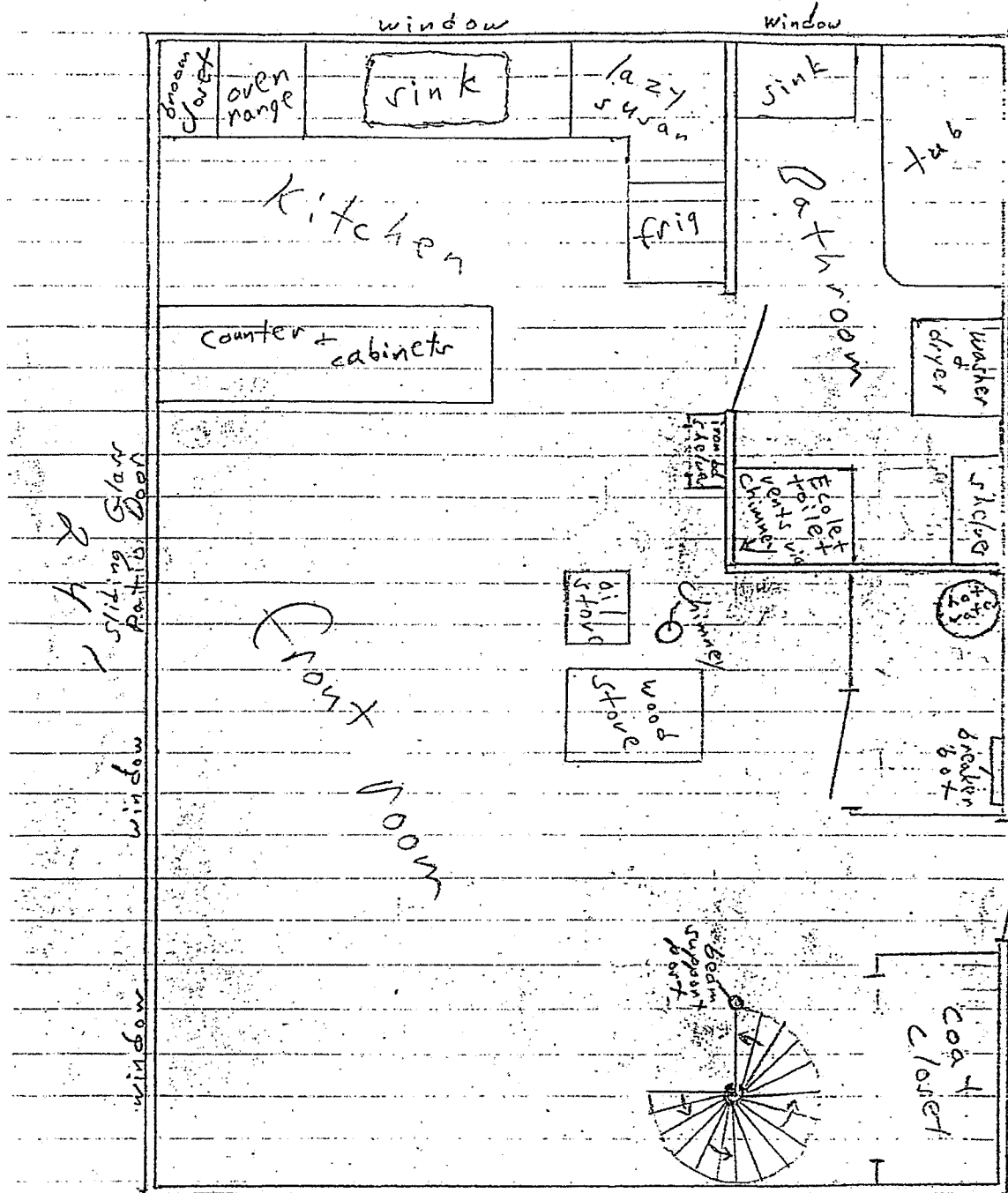
SIGNATURE: [Signature] DRAWINGS FILED UNDER THE NAME
(Owner/Applicant) MR./MRS./MS. attached

Sub floor Cita & Dan Dawson



1" = 1 ft.

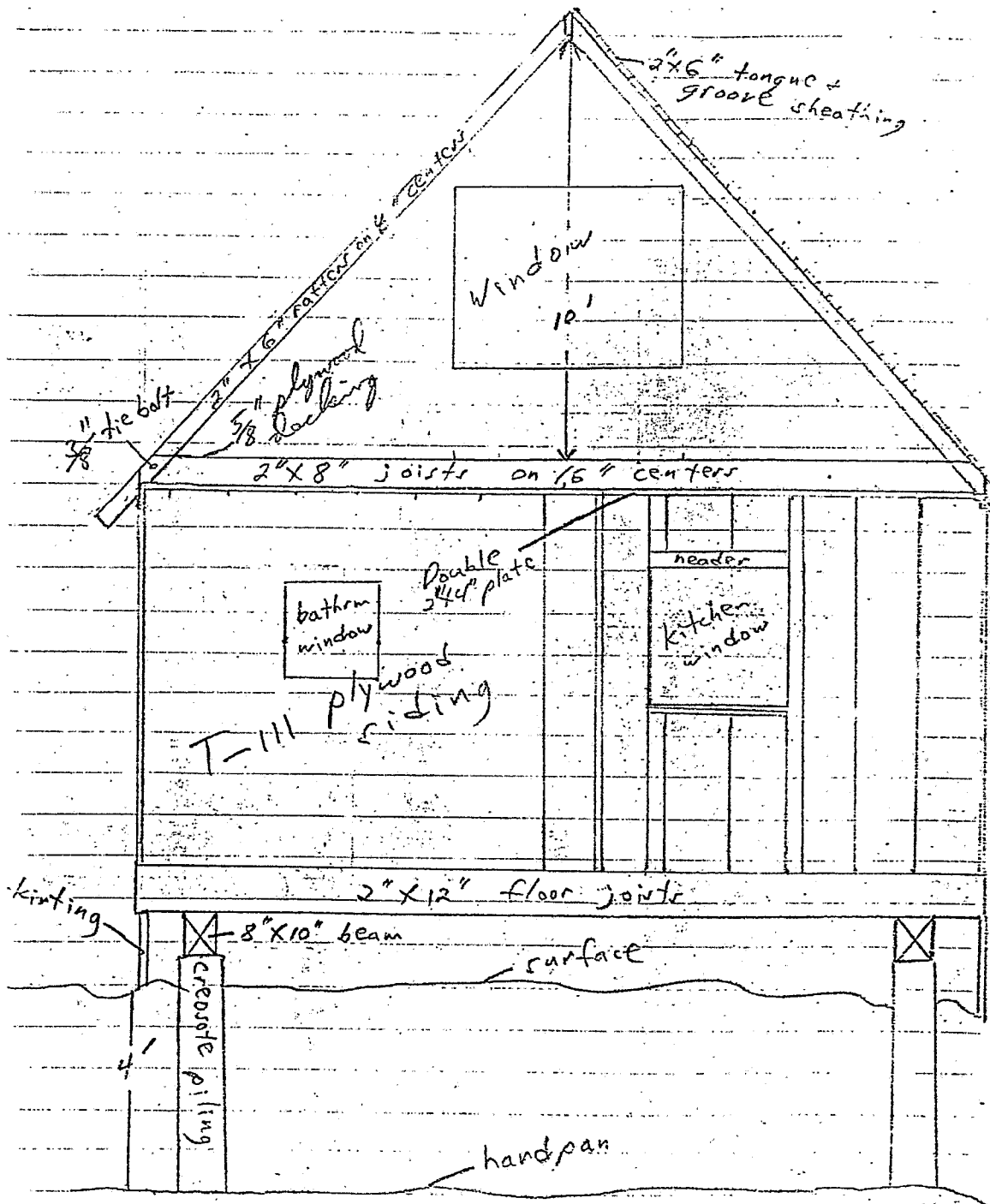
Gita & Dan Dawson
First Floor



18'

Scale: 1cm = 1 ft.

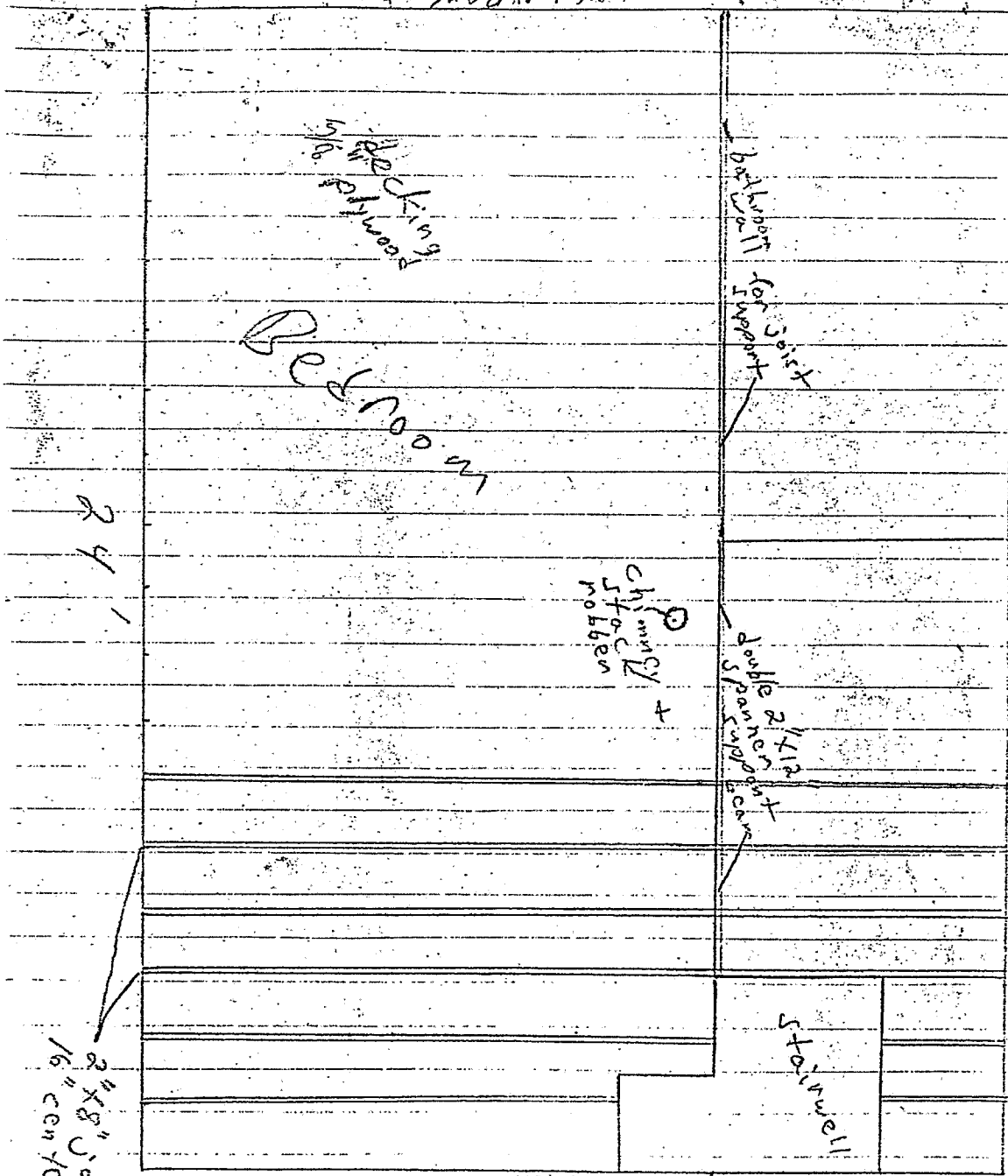
End View, Foundation + Roof Decking Gita & Dan Dawson



Scale: 1 cm = 1 ft

Greta & Dan Dawson

main m



main m

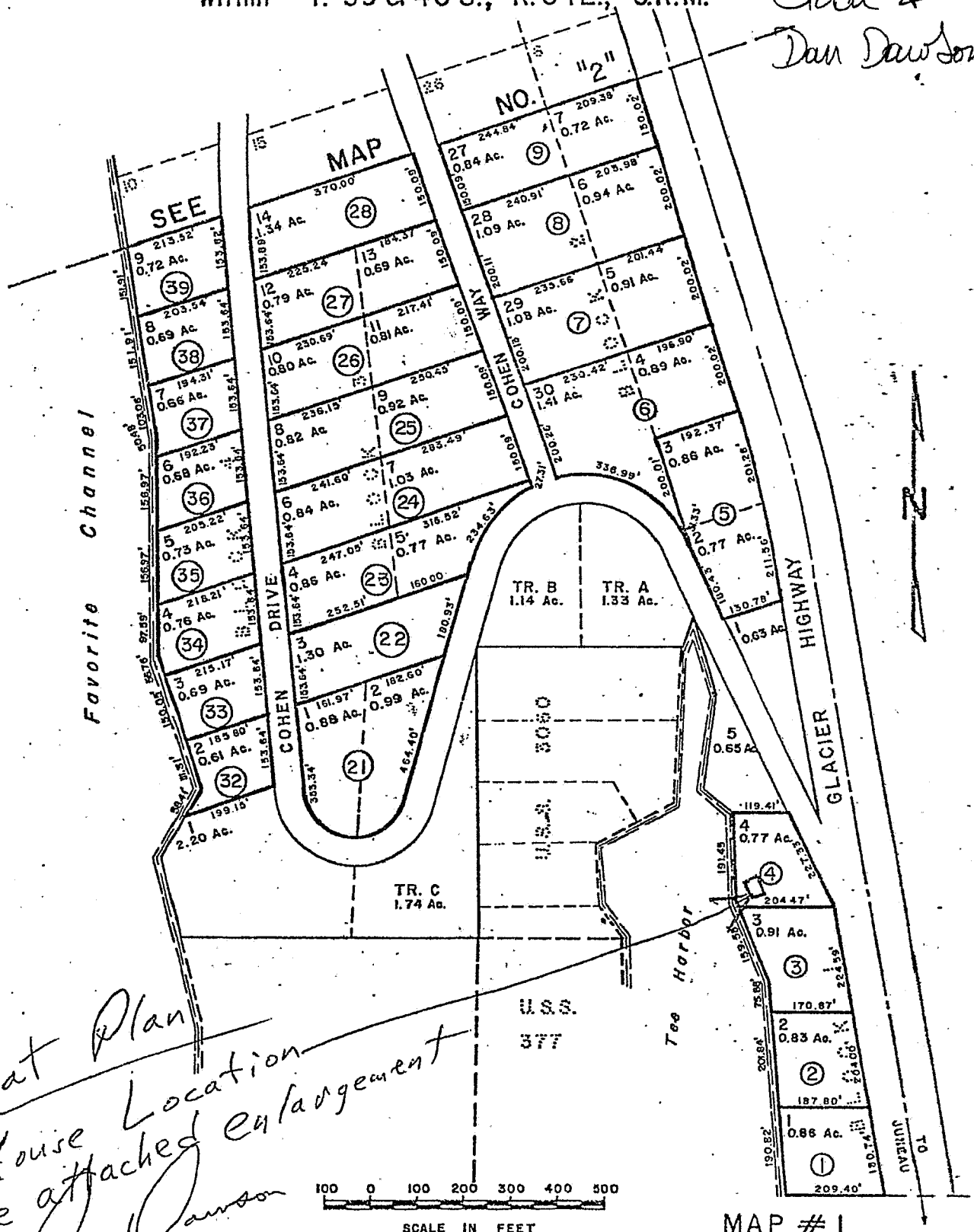
18'

second floor

Scale: 1cm = 1ft

TEE HARBOR ALASKA SUBDIVISION
within T. 39 & 40 S., R. 64 E., C.R.M.

*Gita &
Dan Dawson*



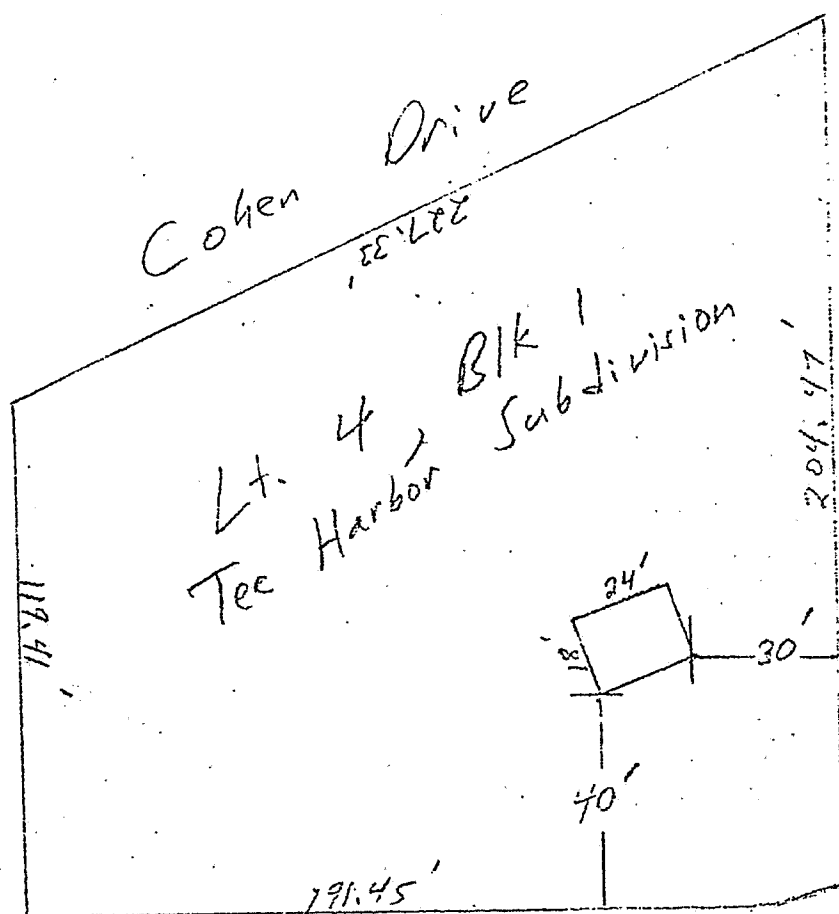
Attachment D -1977 Building permit BLD-0010904.

Attachment G- STF_NCC23-13_with_Attachments

Enlargement

Gita & Dan Dawson,

Glacier Hiway



Dan Dawson
2/15/77

Tee Harbor

8-2-580-001-004-3764

STATE OF ALASKA

DEPT. OF HEALTH AND SOCIAL SERVICES

DIVISION OF PUBLIC HEALTH, SOUTHEAST REGIONAL OFFICE

JAY S. HAMMOND, GOVERNOR

210 FERRY WAY—JUNEAU 99801

Dan & Gita Dawson
361 Distin #201
Juneau, Alaska 99801

August 30, 1977

RE: Approval of Building Permits

Lot 4 Block 1 Tee Harbor

U.S. Survey #377

SECOND NOTICE

Dear Mr. & Mrs. Dawson

Before this office can issue approval for occupancy of the subject structure several requirements must be met. This letter is to remind you of those items for which your application for on-lot water supply and sewage disposal is deficient.

Construction plans approved.

X Satisfactory inspection of
sewage disposal system.

X Satisfactory inspection of
water supply system.

Well development report
received; adequately com-
pleted.

X Water samples taken of
drinking water; results
satisfactory.

Comments:

Feel free to call me at 586-1120 if you have any questions.

Sincerely,



Brandt R. Stickle
Borough Sanitarian
210 A Ferry Way
Juneau, AK 99801

Attachment D -1977 Building permit BLD-0010904.

cc: Rao Gulum Building

Attachment G- STF_NCC23-13_with_Attachments

STATE OF ALASKA

DEPT. OF HEALTH AND SOCIAL SERVICES

DIVISION OF PUBLIC HEALTH, SOUTHEAST REGIONAL OFFICE

210 FERRY WAY—JUNEAU 99801

JAY S. HAMMOND, GOVERNOR

June 2, 1977

Dan & Gita Dawson
361 Distin #201
Juneau, AK 99801

8-2-580-001-004-3764

BJS

RE: Approval of Building Permits

Lot 4 Block 1 Tee Harbor
U.S. Survey # 377

Dear Mr. & Mrs. Dawson:

Before this office can issue final approval of a Building Permit several requirements must be met. Your application for on-lot water supply and sewage disposal is deficient for the following checked items:

Construction plans approved.

☒ Satisfactory inspection of
sewage disposal system

☒ Satisfactory inspection of
water supply system

Well development report
received; adequately com-
pleted.

☒ Water samples taken of
drinking water; results
satisfactory.

Comments

*Bacteriological sample or nec-
essary onk if chlorination
implemented.*

Feel free to call me at 586-1120 if you have any questions.

Sincerely,

Brandt R. Stickel

Brandt R. Stickel
Borough Sanitarian
210 A Ferry Way
Juneau, AK 99801

cc: Rao Gulur, Building Official

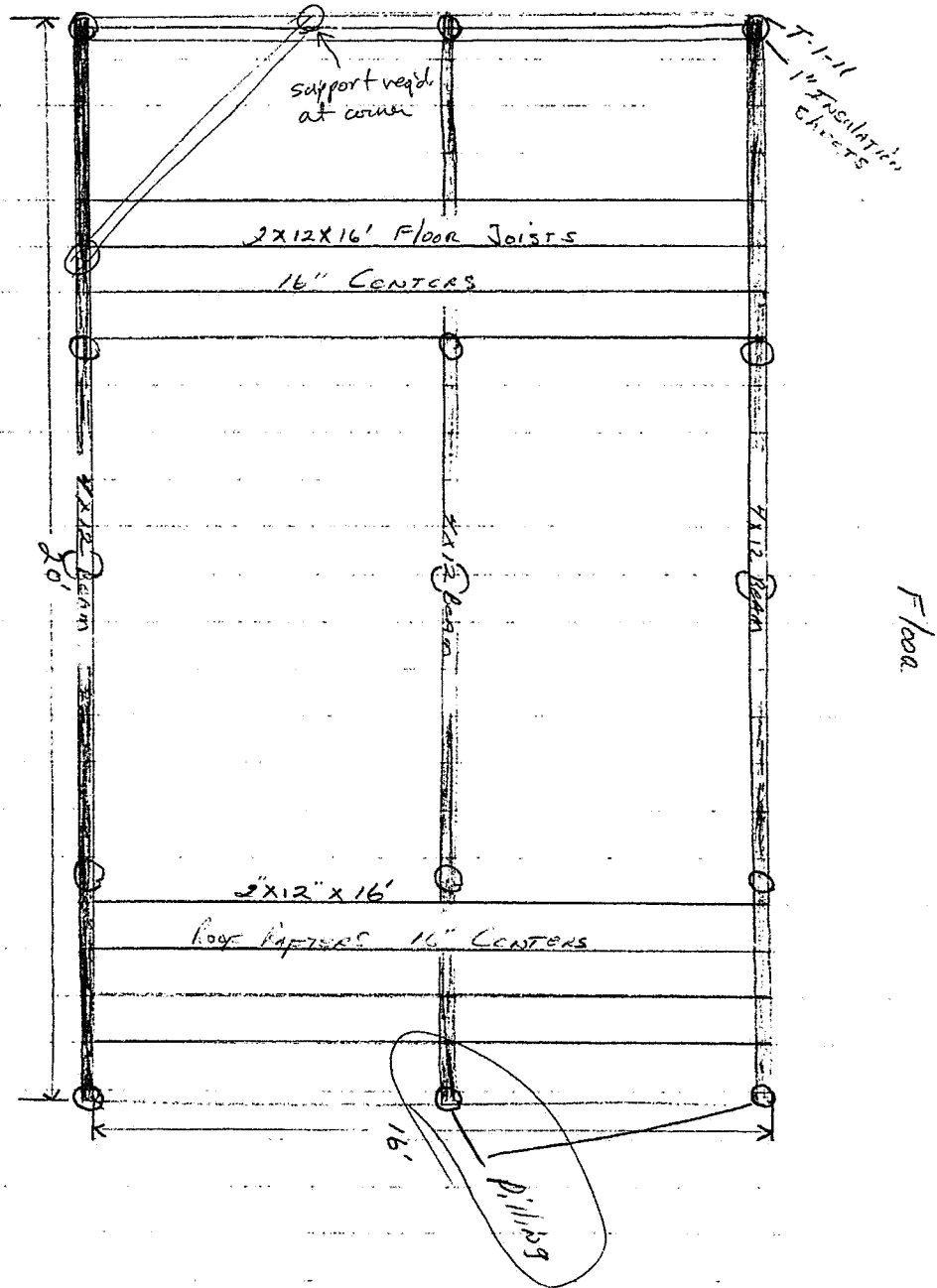
Attachment D-1977 Building permit BLD-0010904

Attachment G- STF_NCC23-13_with_Attachments

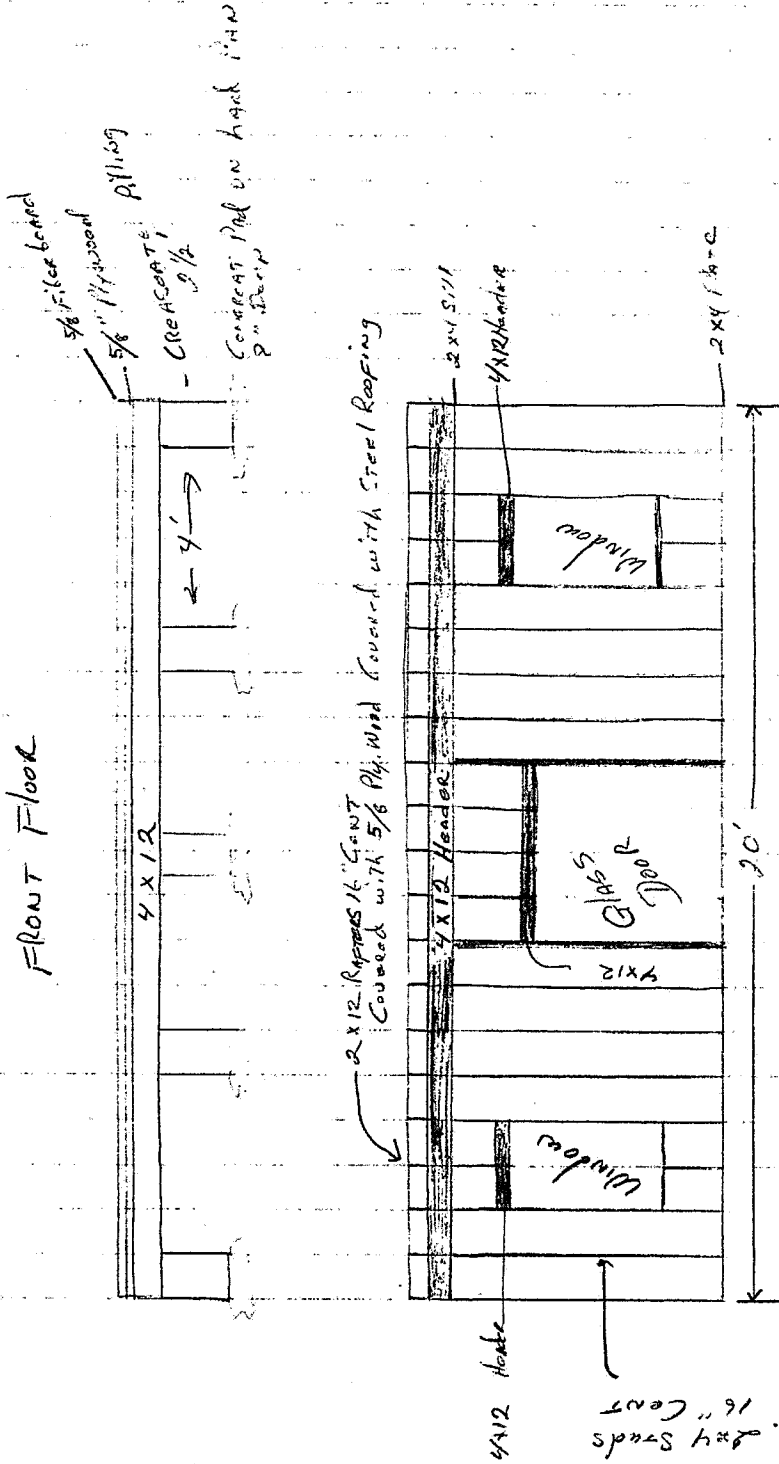
PERMIT PROCESSING NO. <u>3112</u>		CITY and BOROUGH of JUNEAU, ALASKA				PERMIT NO. <u>15956</u>	
PERMIT BUILDING <input checked="" type="checkbox"/> GRADING <input type="checkbox"/> WATER <input type="checkbox"/> SEWER <input type="checkbox"/>						DATE RECEIVED:	
FOR: OTHER <input type="checkbox"/>							
Please quote the file number in all future correspondence.							
FILE NUMBER <u>8-2-580 002-004-3764</u>						<u>8.15.83</u>	
LEGAL DESCRIPTION		LOT NO. <u>4</u>	BLOCK <u>1</u>	TRACT/SUBDIVISION <u>TEE Harbor Sub</u>	U.S. SURVEY		
JOB ADDRESS <u>19555 Glacier Hwy.</u>						ASSIGNED TO <u>82683</u>	
OWNER (PLEASE PRINT OR TYPE) <u>William Harris</u>		MAIL ADDRESS <u>P.O. Box 3195</u>		ZIP <u>99803</u>	CONTACT PHONE		HOME PHONE
CONTRACTOR		MAIL ADDRESS		ZIP	PHONE <u>789-2227</u>		LICENSE NO.
ARCHITECT OR ENGINEER <u>SAM</u>		MAIL ADDRESS		ZIP	PHONE <u>789-7073</u>		LICENSE NO.
USE OF BUILDING <u>Living Room</u>							
CLASS OF WORK		<input type="checkbox"/> NEW <input type="checkbox"/> REMOVE <input type="checkbox"/> MOVE <input type="checkbox"/> DEMOLITION <input checked="" type="checkbox"/> ADDITION <input type="checkbox"/> ALTERATION <input type="checkbox"/> REPAIR <input type="checkbox"/> OTHER					
TYPE OF BUILDING		<input checked="" type="checkbox"/> RESIDENTIAL <input type="checkbox"/> COMMERCIAL <input type="checkbox"/> MOBILE HOME <input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> OTHER					
IS THE PROPOSED WORK TO BE DONE ON LAND WHICH HAS BEEN PREVIOUSLY FILLED OR IS PROPOSED TO BE FILLED? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>							
APPLICANTS REMARKS:							
REHABILITATION WORK YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> IS THERE A SEPARATE APPLICATION FOR REAL PROPERTY TAX EXEMPTION YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> LOCATED IN A FLOOD PLAIN AREA YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>							
NOTE: If the work is on a landfill, in water, wetlands, or an intertidal area, a corps of engineers or other permits may be required.							
THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 120 DAYS, OR IF WORK OR CONSTRUCTION IS SUSPENDED OR ABANDONED FOR A PERIOD OF 120 DAYS AT ANY TIME AFTER WORK IS COMMENCED.							
I HEREBY CERTIFY THAT I HAVE EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT AND THAT THE WORK WILL COMPLY WITH ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WHETHER SPECIFIED HEREIN OR NOT.							
THE GRANTING OF THIS PERMIT DOES NOT AUTHORIZE THE VIOLATION OF THE PROVISIONS 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.							
SIGNATURE OF OWNER, CONTRACTOR, OR AUTHORIZED AGENT <u>William J. Harris</u> DATE <u>8/15/83</u>							
NEW R-3 at							
M/UNFINISHED R-3 at							
R-3 FINISH AND NON STR. MODIFICATIONS							
ACTUAL VALUE FOR THE WORK DESCRIBED							
ACTUAL PERMIT FEE							
ACTUAL PLAN REVIEW FEE							
PLANS RE REVIEWED							
DATE							
UNITS							
RATE							
SEWER FEE							
WATER FEE							
INVESTIGATION FEE							
OTHER CHARGES							
TOTAL FEE IN DOLLARS							
OCCUPANCY							
R-3							
M							
AREA IN SQ. FT.							
290							
VOLUME IN CUBIC FT.							
PLANS REVIEWED							
DATE							
APPROVED FOR ISSUANCE BY							
DATE							
BUILDING OFFICIAL REMARKS							
This permit must be kept at the work site with the approved plans. A separate Inspection Record Card will be issued with the permit. The Inspection Record Card must be posted on the front of the premises.							
PLAN CHECK FEE VALIDATION							
RECEIPT NO.							
TOTAL PERMIT FEE VALIDATION							
RECEIPT NO.							

"See reverse side for special attention"
Attachment E - 1983 Building permit BLD-0015956.
Attachment G- STF NCC23-13 with Attachments

cut back to provide zoning setback



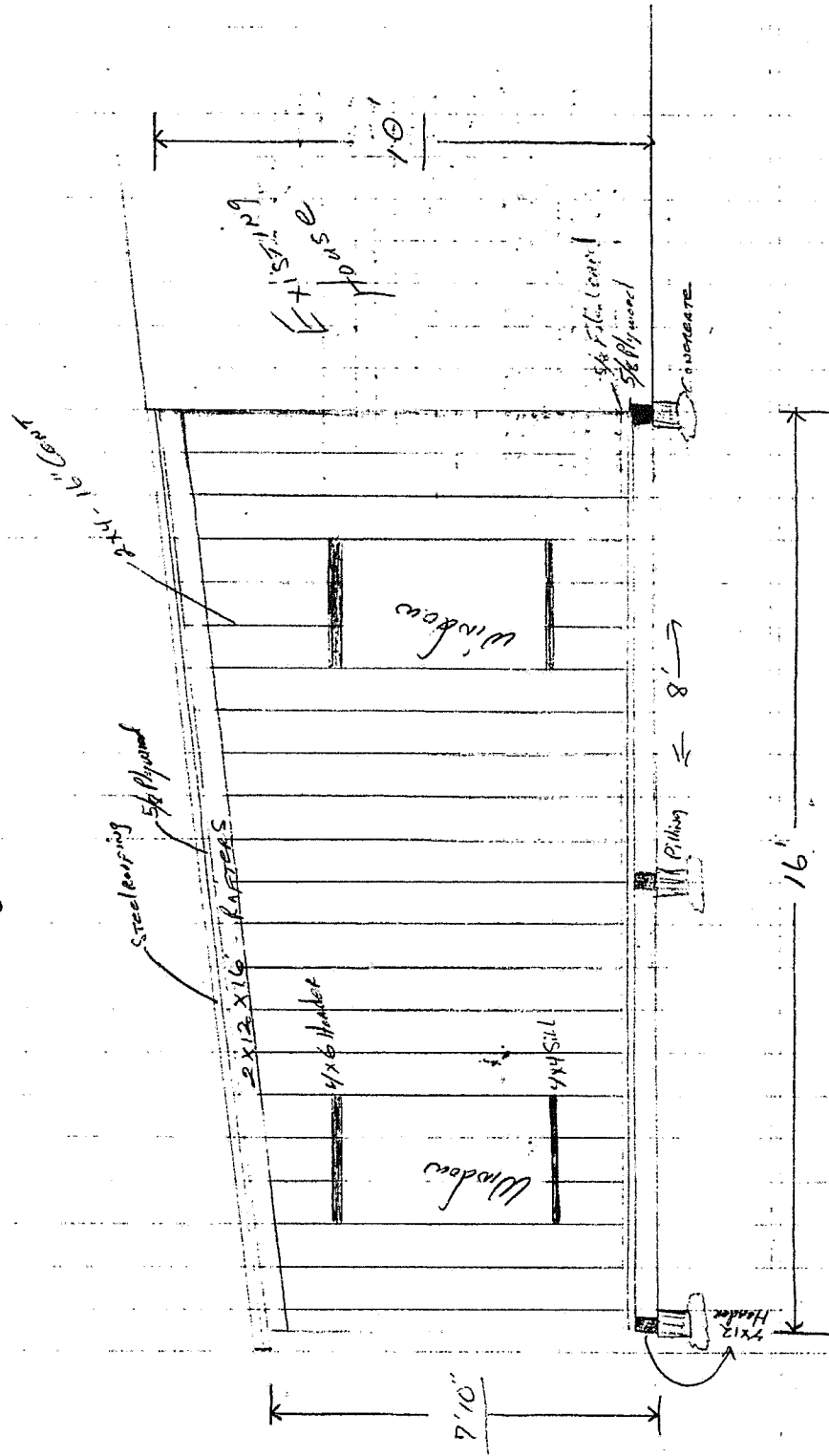
FRONT Floor



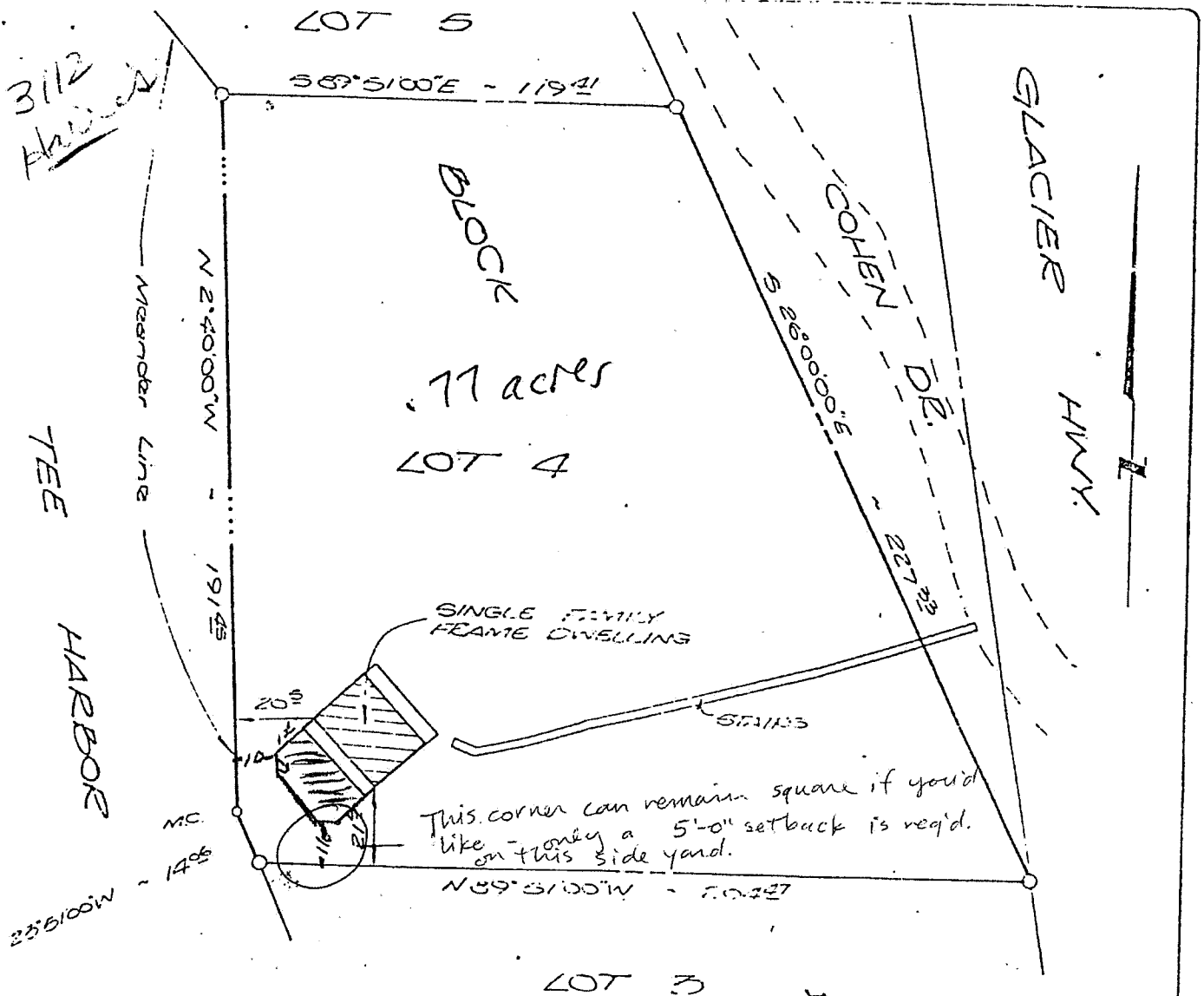
FRONT

Attachment E - 1983 Building permit BLD-0015956.
Attachment G-STF_NCC23-13_with_Attachments

side



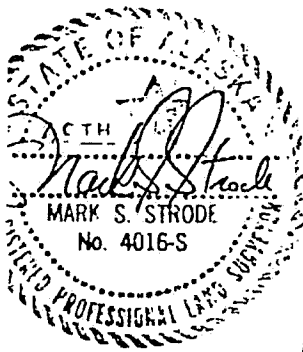
Attachment E - 1983 Building permit BLD-0015956.
Attachment G- STF_NCC23-13_with_Attachments



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM PROPERLY LICENSED AND REGISTERED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA, THAT THIS IS A TRUE AND CORRECT DRAWING, THAT ALL WALKS, ROADS, EASEMENTS AND IMPROVEMENTS ON THE LAND ARE AS SHOWN AND THAT THERE ARE NO ENCROACHMENTS OR OVERLAPS, EXCEPT AS SHOWN, TO THE BEST OF MY KNOWLEDGE.

DATE 9-14-79



<p>ALASKA TECHNICAL SERVICES LAND SURVEYING PO BOX 4100 JUNEAU, AK 99801</p>	<p>A TOPOGRAPHIC PLAT OF IMPROVEMENTS ON LOT 4, BLOCK 1, TEE HARBOR SUBD.</p> <p>DATE OF SURVEY: 9-14-79 BY: MARK S. STRODE, No. 4016-S</p>
--	---

Attachment F - 2013 Aerial Photography.



The City and Borough of Juneau is not responsible and shall not be liable to the user for damages of any kind arising out of the use of data or information provided by the City and Borough of Juneau, including the installation of the data or information, its use, or the results obtained from its use. ANY DATA OR INFORMATION PROVIDED BY THE City Borough of Juneau IS PROVIDED "AS IS" WITHOUT WARRANTY OF ANY KIND. EITHER EXPRESSED OR IMPLIED, INCLUDING, BUT NOT LIMITED TO, THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. Data or information provided by the City Borough of Juneau shall be used and relied upon only at the user's sole risk, and the user agrees to indemnify and hold harmless the City Borough of Juneau, its officials, officers and employees from any liability arising out of the use of the data/information provided. NOT FOR ENGINEERING PURPOSES.



Attachment G-STF_NCC23-13_with_Attachments



BUILDING PERMIT

Permit No.
DMO20160016

* 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.

Note: City Ordinances REQUIRE a Final Inspection be approved for every Building Permit.

Inspections

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.php.

Work shall not proceed until the inspector has approved the various stages of construction. An approved Final Inspection is required.

Call before 7:00 AM for same day inspections.

Please provide the following information: 1 Permit Number, 2 Address, 3 Type of Inspection, 4 Date and Time and 5 Contact Name and Phone Number.

Job Address: 19555 GLACIER HWY

Permit Number: DMO20160016

Project Description: Demo of residence

Issued Date : 05/25/2016

Parcel No: 8B3701000190

Parcel Information : TEE HARBOR ALASKA BL 1 LT 4

Setbacks: Zone :
Front: 25.00 Ft. Side 1: 15.00 Ft.
Rear: 25.00 Ft. Side 2: 15.00 Ft.
Street Side: 17.00 Ft.

Comments:

Owner :
TERRY R DOYLE
BEVERLY A DOYLE
2667 MEXEYE LOOP
COOS BAY OR 97420-8712

Applicant :
JAKE CARTE
8493 FOREST LN
JUNEAU AK 99801

Fee Type	Date	Receipt	Amount Paid
Total Fees Paid:			

Valuation for Permit Fee Calculations:

S.F.	Type	Rate	Amount
------	------	------	--------

Total Valuation:

Project Conditions and Holds:

Demo - Building prior to 1982 - Advisory: If your building was built prior to 1982 an asbestos survey may be required prior to disposal of demolition materials at the landfill.

Inspections Required: Call for inspection before covering or concealing any of the work described below. Inspections may be combined.

B-Demo Electric Safed Off

B-Demo Sewer/Water Capped

B-Demolition Final

Attachment G - 2016 Demo permit DMO2016-0016.

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 Site: www.juneau.org/permits

Attachment G- STF_NCC23-13_with_Attachments

Staff Review Sheet

Planner

5/25/2016

Permit Intake Initials: _____

FIRE ZONE ENG WAT SEW ARCH STRUC PLUM MECH ELEC ACCESS SPEC/NSP

Case No: **DMO20160016**

Site Address: 19555 GLACIER HWY

Parcel No: 8B3701000190

Desc: Demo of residence

Residential REP New Dwelling Units: 0
 FCC Code: 434 Existing Dwelling Units: 2
 Type of Construction: VB Occupancy Class: _____
 Sprinkler Substitute for Type A Construction: YES NO
 Sprinkler System: FULL PARTIAL NONE Required: YES NO
 Alarm System: FULL PARTIAL NONE Required: YES NO
 Code Edition: 2006 IRC Code Review by: RE Date: 5/25/16

Valuation for Permit Fee Calculations:

S.F. Type Rate Amount

Total Valuation: _____

LAND USE

ZONE/UNITS D1 / 2
 WETLAND _____
 FLOOD ELEV _____
 FIRM ZONE _____
 FIRM MAP _____
 LOT SIZE 33,541 SF
0.8 ACRES

SETBACKS

Front 25
 Rear 25
 Side 15
 Other _____

PARKING

ANADROMOUS _____

EAGLES NEST _____

Coverage Permissible/Conditional

HEIGHT Permissible/Accessory

VEGETATION _____

HAZARD _____

ENGINEERING/PUB WORKS

Dwelling Units: _____
 CITY WATER: _____

Permit #: _____

Use: _____

Assessment: _____

Service Size: _____

Line Size: _____

Meter Size: _____

CITY SEWER: _____

Permit #: _____

Use: _____

Assessment: _____

Fixture Units: _____

LAND USE PERMITS

ADR Case #: _____

PLAN REVIEW APPROVALS

	Initials	Date
Fire		
Zoning		
Engineering		
Water		
Sewer		
Architectural		
Structural		
Plumbing		
Mechanical		
Electrical		
Access		
Spcl Insp Form		

APPROVED FOR ISSUANCE

EJL

Signature

5/25/16

Date

PERMIT ISSUANCE FEES

Grading Plan Review Fee	\$
Adjusted Plan Review Fee	\$
Fast Track Fee	\$
Early Start Fee	\$
Building Permit Fee	\$
Water Assessment Fee	\$
Sewer Assessment Fee	\$
Sewer Inspection Fee	\$
Grading Permit Fee	\$
Driveway Permit Fee	\$
Bond for	\$
Other	\$
Total Issuance Fees	\$

PERMIT ISSUANCE PAYMENTS

Date	Receipt	Check	Amount
			\$
			\$
			\$

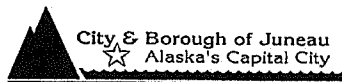
Parcel Tags:

CONDITIONS AND HOLDS ON PERMIT: (Continued on back of sheet)

Demo prior to 1982

Attachment G - 2016 Demo permit DMO2016-0016.

Attachment G- STF_NCC23-13_with_Attachments



Application Date: May 25, 2016

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.

Case No: **DMO20160016**

Case Description: Demo of residence

Site Address: **19555 GLACIER HWY**

Check No. of Existing Dwelling Units: **2**

Parcel No: 8B3701000190

No. of New Dwelling Units: **0**

Legal Description: TEE HARBOR ALASKA BL 1 LT 4

No. of Removed Dwelling Units: **1**

Applicant : JAKE CARTE
8493 FOREST LN
JUNEAU AK 99801

Owner: TERRY R DOYLE
BEVERLY A DOYLE
2667 MEXEYE LOOP
COOS BAY OR 97420-8712

Contractor: JAKE CARTE
8493 FOREST LN
JUNEAU AK 99801

PH: _____ FAX: _____

Valuation for Permit Fee Calculations:

S.F. Type

Rate

Amount

Total Valuation: _____

Associated Cases:

None.

Parcel Tags:

Notes and Conditions:

Applicant's Signature

(Owner, Contractor or Authorized Agent)

Date

Staff Acceptance

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.

Attachment G - 2016 Demo permit DMO2016-0016.

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



Attachment H - 2016 Assessor's photo.

Attachment G- STF_NCC23-13_with_Attachments



{907} 586-0715
 CDD Admin@juneau.org
 www.juneau.org/CDD
 155 S. Seward Street • Juneau, AK 99801

Lot line adjustment for two nonconforming lots

Case Number: PAC20180066
 Applicant: Andy Graves
 Property Owner: Terry and Beverly Doyle
 Property Address: 19555 Glacier Highway
 Parcel Code Number: 8B3701000180 and 90
 Site Size: 20,908 and 33,541
 Zoning: D1
 Existing Land Use: Both lots vacant

Conference Date: 9/12/2018

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.

Andy Graves	Applicant	andybluesky@live.com
Laura Boyce	Planner, CBJ	Laura.boyce@juneau.org
Tim Felstead	Planner, CBJ	Tim.felstead@juneau.org

Revised 01/29/18

Conference Summary

Questions/issues/agreements identified at the conference that were not already 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.

Applicant wishes to adjust the lot lines of two lots on Glacier Highway on Tee Harbor. The applicant wishes to adjust the lot lines to reflect existing topography and buildable area.

Planning Division:

1. **Zoning** – Zoned D1.

	Standard lot
Minimum lot size (square feet)	36,000
Minimum lot depth (feet)	150
Minimum lot width (feet)	150

Both lots are nonconforming in area. Nonconforming lot sizes cannot be made smaller so any lot line adjustment would have to ensure that existing lot sizes are maintained. Lot 3B is nonconforming for width and this cannot be made worse. The width of the Lot 4 cannot be less than 150' in width.

Lot width is measured parallel with the front lot line but at the 25ft front yard setback.

Lot depth is the average lot depth – the two side lot lines would be added together and divided by two. Where there are multiple side lot lines making up the 'side' of a lot the distance used for the side lot line measurement will be determined by running a straight line from the front lot line to the rear lot line. Lot depth is currently conforming; minimum lot depth of 150ft should be achieved.

2. **Setbacks** – Setbacks for D1 zoning district are

Front (Glacier Hwy) - 25 feet

Rear (opposite and most distant from front) – 25 feet or 0 feet if along the tidewater creek

Side – 15 feet if lot width brought into conformity of 150' or greater

3. **Height** – Height limit is 35ft for permissible uses or 25ft for accessory uses. The building
4. **Access** – Existing shared driveway runs from Lot 4 to 3B of a driveway in ROW on Glacier Hwy/Cohen Way. This existing situation will be allowed to continue.
5. **Parking** – Single family dwellings require two parking spaces.
6. **Lot Coverage** – Maximum lot coverage for buildings is 10% of lot area.
7. **Vegetative Coverage** – Minimum of 20% of the lot shall be covered in live vegetation at all times.
8. **Lighting** – NA
9. **Noise** – NA
10. **Flood** – Lot is not in a mapped flood hazard area.
11. **Hazard/Mass Wasting/Avalanche/Hillside Endorsement** – NA

12. **Wetlands** – Do not appear to be wetlands on the lot.

13. **Habitat** – There are Federal requirements for eagle nests – please check with US Fish and Wildlife.

North Tee Creek is an anadromous stream and has a 50ft No Development buffer which includes a 25ft No Disturbance buffer per CBJ Land Use Code. It does not appear to impact the subject lots but the buffer should be checked in the field by Community Development staff when building permits are applied for.

14. **Plat or Covenant Restrictions** – Easement exists along front property line according to Tee Harbor plat. It is assumed this is for slope maintenance.

Building Division:

15. **Building** – NA

16. **Outstanding Permits** - NA

General Engineering/Public Works:

17. **Engineering** – NA

18. **Drainage** – Any natural drainage crossing the lots from Glacier Highway or existing drainage structures should be eased on any new plat.

19. **Utilities** –

- a. **Water** - CBJ water has existing water service stub outs. Submit a plan for the propose installation of water lines. A ROW permit will be required to run the two water services within the platted right-of-way (driveway access). Once the water lines cross into Lots 4 and 5 a work will need to be performed under a utility permit. A Water Service Agreement will need to drafted and signed by the property owners depicting where the water lines transfer from CBJ ownership to private ownership and responsibility.
- b. **Onsite wastewater** – This is regulated by Alaska Department of Environmental Conservation (ADEC). The approval for a shared on-site system will be determined by ADEC. You will need to include easements for any shared utilities on the plat.

Fire Marshal:

20. **Fire Items/Access** – No issues per Assistant Fire Marshal Pearson

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 application including 4 copies of 24 x 36" plats and site plan showing driveways, lot lines, easements, proposed building locations and drainfields, and proposed drainage.
- 2. Development permit application

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. A copy of this pre-application conference report.
- 2. May need approval from DEC that proposed shared on-site waste water will be permitted.

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. \$110 plus \$25 for each lot impacted - \$160.
2. ROW Permit –
 - a. \$10 – Permit Fee
 - b. Inspection Fee - \$60/inspection trip or hour, number of inspections will be determined from plan for water line installation
 - c. Refundable bond – equal to the cost of installation of the water lines within the ROW. Must be paid in cash, check, or surety. Amount will be determined from submitted water line plan.
3. Water Utility Permit –
 - a. \$750- water assessment for single family dwelling. For more than one dwelling unit cost is based on line size and it assessed at \$750 for every half inch diameter of pipe. Includes the cost of permit, meter, inspection, and MIU installation.
 - b. A utility permit will be required for each line prior to be installed within the private property.

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

Submit your completed application

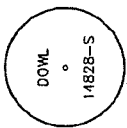
You must submit your application(s) in person with payment to:

City/Borough of Juneau
Permit Center
230 S. Franklin Street,
Fourth Floor Marine View Center
Juneau, AK 99801

Phone: (907) 586-0715
Fax: (907) 586-4529
Web: www.juneau.org/cdd

TYPICAL MONUMENT DETAIL

5/8"x36" REBAR WITH
YELLOW PLASTIC CAP

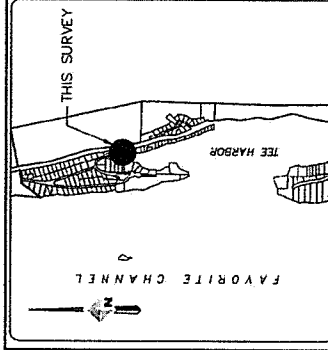


BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS THE RECORD BEARING
OF N9°35'01"W AS PER DOT&PF RIGHT-OF-WAY MAP
IM-093-3(024) BETWEEN FOUND MONUMENTS AS NOTED.

LEGEND

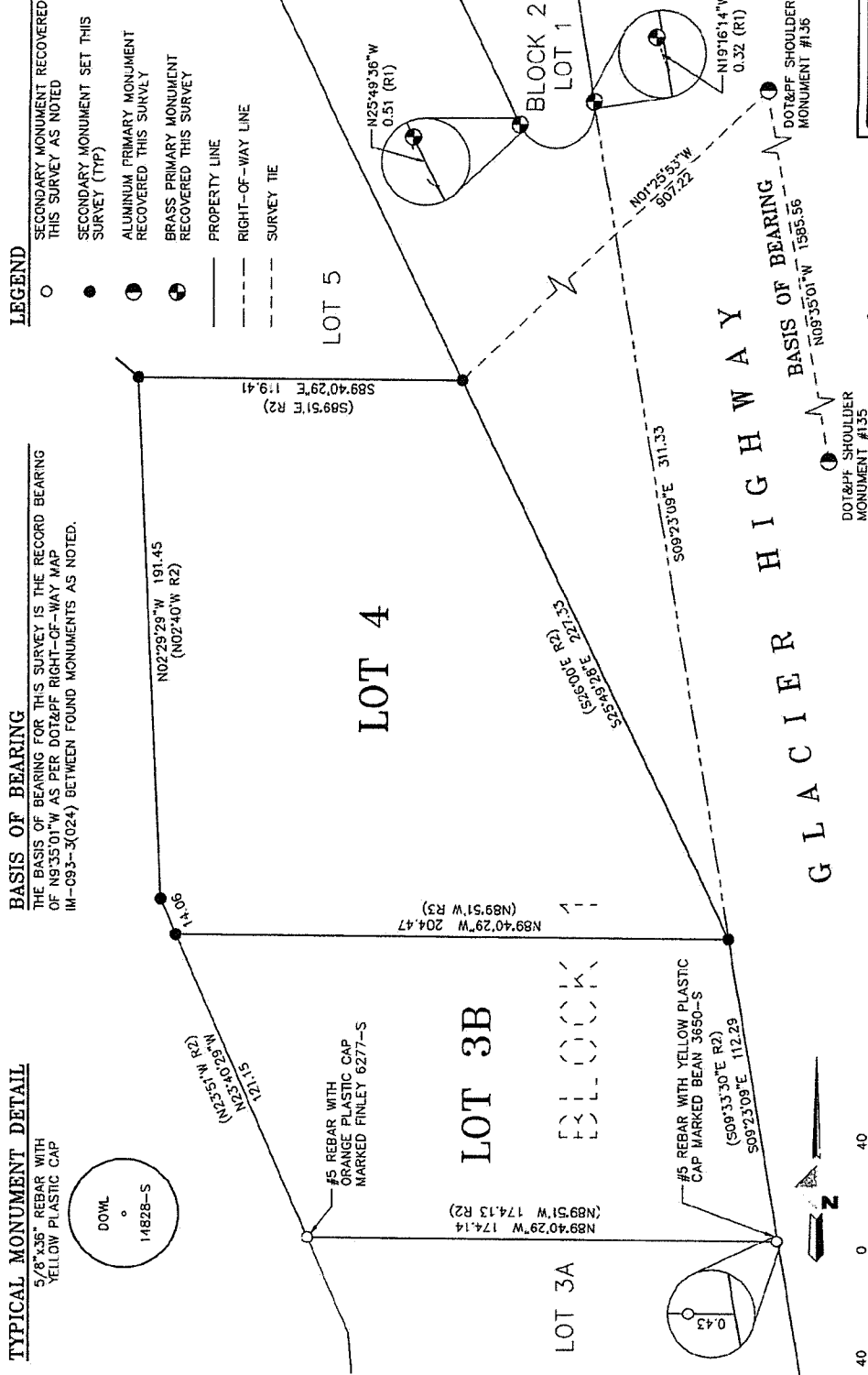
- SECONDARY MONUMENT RECOVERED
THIS SURVEY AS NOTED
- SECONDARY MONUMENT SET THIS
SURVEY (TYP)
- ALUMINUM PRIMARY MONUMENT
RECOVERED THIS SURVEY
- BRASS PRIMARY MONUMENT
RECOVERED THIS SURVEY
- PROPERTY LINE
- - - RIGHT-OF-WAY LINE
- - - SURVEY TIE



VICINITY MAP
SCALE: N.T.S.
SOURCE: CBJ BASEMAP SERIES

NOTES

1. FIELD SURVEY COMPLETED AUGUST 10, 2018.
2. THE ERROR OF CLOSURE OF THIS BOUNDARY
SURVEY DOES NOT EXCEED 1:5000, AND
CORNER POSITIONS HAVE A RELATIVE
POSITIONAL ACCURACY AT THE 95 PERCENT
LEVEL OF 0.12 PLUS 100 PARTS PER
MILLION, OR BETTER.
3. ALL DISTANCES ARE MEASURED IN U.S.
SURVEY FEET.
4. RECORD INFORMATION DERIVED FROM (R1)
DOT&PF RIGHT-OF-WAY MAP
IM-093-3(024), JUNEAU PLAT 2008-31;
(R2) TEE HARBOR ALASKA SUBDIVISION,
JUNEAU PLAT 493 (R3) LOT 3 BLOCK 1
TEE HARBOR ALASKA SUBDIVISION PLAT
WAIVER, JUNEAU PLAT 74-28W.
5. WHERE DIFFERENT FROM MEASURED OR
CALCULATED, RECORDED DIMENSIONS ARE
SHOWN IN PARENTHESIS.
6. SUBJECT TO EASEMENTS AND RESTRICTIONS
OF RECORD.
7. THIS SURVEY DOES NOT CONSTITUTE A
SUBDIVISION AS DEFINED BY A.S.
40.15.900(5)(A).



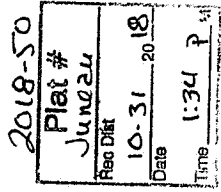
40 0 40
SCALE IN FEET



CERTIFICATE OF REGISTERED LAND SURVEYOR

I HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR LICENSED TO
PRACTICE LAND SURVEYING IN THE STATE OF ALASKA AND THAT THIS PLAT
REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION SUPERVISION,
THAT MONUMENTS SHOWN HEREON ACTUALLY EXIST AS DESCRIBED, AND THAT
ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT.

DATED: OCTOBER 2018



RECORD OF SURVEY	
LOTS 3B & 4 BLOCK 1	
TEE HARBOR ALASKA SUBDIVISION	
JUNEAU RECORDING DISTRICT, CITY AND BOROUGH OF JUNEAU, ALASKA	
DOWL	
ASCL 848	
CIVIL ENGINEERING-LAND SURVEYING-CONSTRUCTION MANAGEMENT	
5308 COMMERCIAL BOULEVARD	
JUNEAU ALASKA 99801 907-780-5553	
SCALE:	1"= 40'
DATE:	OCT 2018
PROJECT NO:	J71086
FILE NO:	
SHEET NO:	1 OF 1

A
L
A
S
K
A

2018-004716-0

Recording Dist: 101 - Juneau
11/5/2018 12:06 PM Pages: 1 of 2



File for Record at Request of:
First American Title Insurance Company

AFTER RECORDING MAIL TO:

Name: Howard and Sonja Graves 2001 Trust

Address: PO BOX 34845

Juneau, AK 99803

File No.: 0231-3116490 (ev)

STATUTORY WARRANTY DEED

THE GRANTOR, **Terry R. Doyle and Beverly A. Doyle, husband and wife**, whose mailing address is 2667 Mexeye Loop Coos Bay, OR 97420

_, for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION**, in hand paid, conveys and warrants to **Howard and Sonja Graves 2001 Trust**, residing at **19555 Glacier Hwy, Juneau, AK 99801**, the following described real estate, situated in the **Juneau Recording District, First Judicial District, State of Alaska**:

Lot 4, Block 1, TEE HARBOR ALASKA SUBDIVISION, according to Plat 499, Records of the Juneau Recording District, First Judicial District, State of Alaska.

AND

That part of Lot 3, Block 1, TEE HARBOR ALASKA SUBDIVISION, according to Plat 499, now described as Tract B as shown on Plat Waiver 74-28W, Records of the Juneau Recording District, First Judicial District, State of Alaska.

SUBJECT TO reservations, exceptions, easements, covenants, conditions and restrictions of record, if any.

Dated: November 2, 2018.

Terry R. Doyle
Terry R. Doyle
Beverly A. Doyle
Beverly A. Doyle

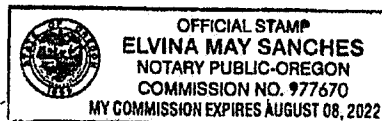
STATE OF Alaska Oregon)
County of COOS) ss.
First Judicial District)

THIS IS TO CERTIFY that on this 2 ^{November} day of ~~October~~, 2018, before me the undersigned Notary Public, personally appeared **Terry R. Doyle and Beverly A. Doyle**, known to me and to me known to be the individual(s) described in and who executed the foregoing instrument and he/she/they acknowledged to me that he/she/they signed the same freely and voluntarily for the uses and purposes therein mentioned.

WITNESS my hand and official seal.

EO
Notary Public in and for Alaska

My commission expires 8-8-22





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

**COMMUNITY DEVELOPMENT
NOTICE OF DECISION**

Date: December 28, 2018
File No.: MIP2018 0029

Graves Howard & Sonja Trust
P.O. Box 34845
Juneau, AK 99803

Proposal: Lot line adjustment and easement dedication
Property Address: 19555 Glacier Highway
Property Legal Description: Tee Harbor Alaska, Block 1, Lot 3B and 4
Property Parcel Code No.: 8B3701000180; 0190
Proposed Subdivision: Tee Harbor Alaska, Block 1, Lot 3B1 and 4A

The Director of Community Development has **APPROVED** the preliminary plat for a two (2) lot subdivision of Tee Harbor Alaska, Block 1, Lot 3B and 4.

This approval is based on the preliminary plat dated December 20, 2018, attached hereto, and with the following conditions:

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

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 filed.


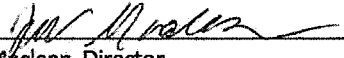
Attachment L - 2018 Notice of Decision MIP18-29

Attachment G- STF_NCC23-13_with_Attachments

Graves Howard & Sonja Trust
File No.: MIP2018 0029
December 28, 2018
Page 2 of 2

Expiration Date: The permit will expire five (5) years from the effective date, or December 28, 2023 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:		
	Amy Liu, Planner	Jill Maclean, Director
	Community Development Department	Community Development Department

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.

Attachment L - 2018 Notice of Decision MIP18-29

Attachment G- STF_NCC23-13_with_Attachments

THE OWNERS OF THE SONJA GRAVES 2001 TRUST HEREBY CERTIFY THAT HOWARD & SONJA GRAVES 2001 TRUST ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT IT DOES HEREBY ADOPT THIS PLAT OF SUBDIVISION WITH ITS FREE CONSENT AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC AND PRIVATE USE AS NOTED:

007.

DATE:

STATE OF ALASKA)

201. BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, APPEARED TO ME HOWARD ANDREW GRAVES AND JONIA GRAVES KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE ABOVE AND FOREGOING INSTRUMENT, AND THEY DECLARED TO ME THAT THEY WERE THE PERSONS WHOSE NAMES WERE SET FORTH IN THE ABOVE WRITING, AND THAT THEY HAD SIGNED AND AFFIRMED THE SAME ON THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

IN WITNESS MY HAND AND OFFICIAL SEAL, THE DAY AND YEAR FIRST ABOVE WRITTEN.

Notary Public in and for the State of Alaska

Yes. _____

FIRST JUDICIAL DISTRICT

NOTARY PUBLIC FOR ALASKA

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 OF JUNEAU AND BOROUGH OF JUNEAU, DEPARTMENT OF COMMUNITY DEVELOPMENT, FOR RECORDING IN THE OFFICE OF THE JUNEAU RECORDING DISTRICT, JUNEAU, ALASKA.

DATE:

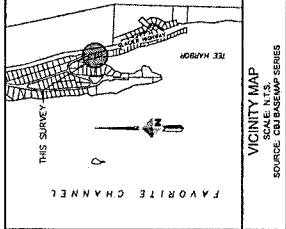
ARREST:

MUNICIPAL CLERK

- ☐ SECONDARY MONUMENT RECOVERED THIS SURVEY (TYP UNLESS NOTED)
- ☒ SECONDARY MONUMENT SET THIS SURVEY (TYP)
- ☒ ALUMINUM PRIMARY MONUMENT RECOVERED THIS SURVEY (TYP UNLESS NOTED)

MYB2

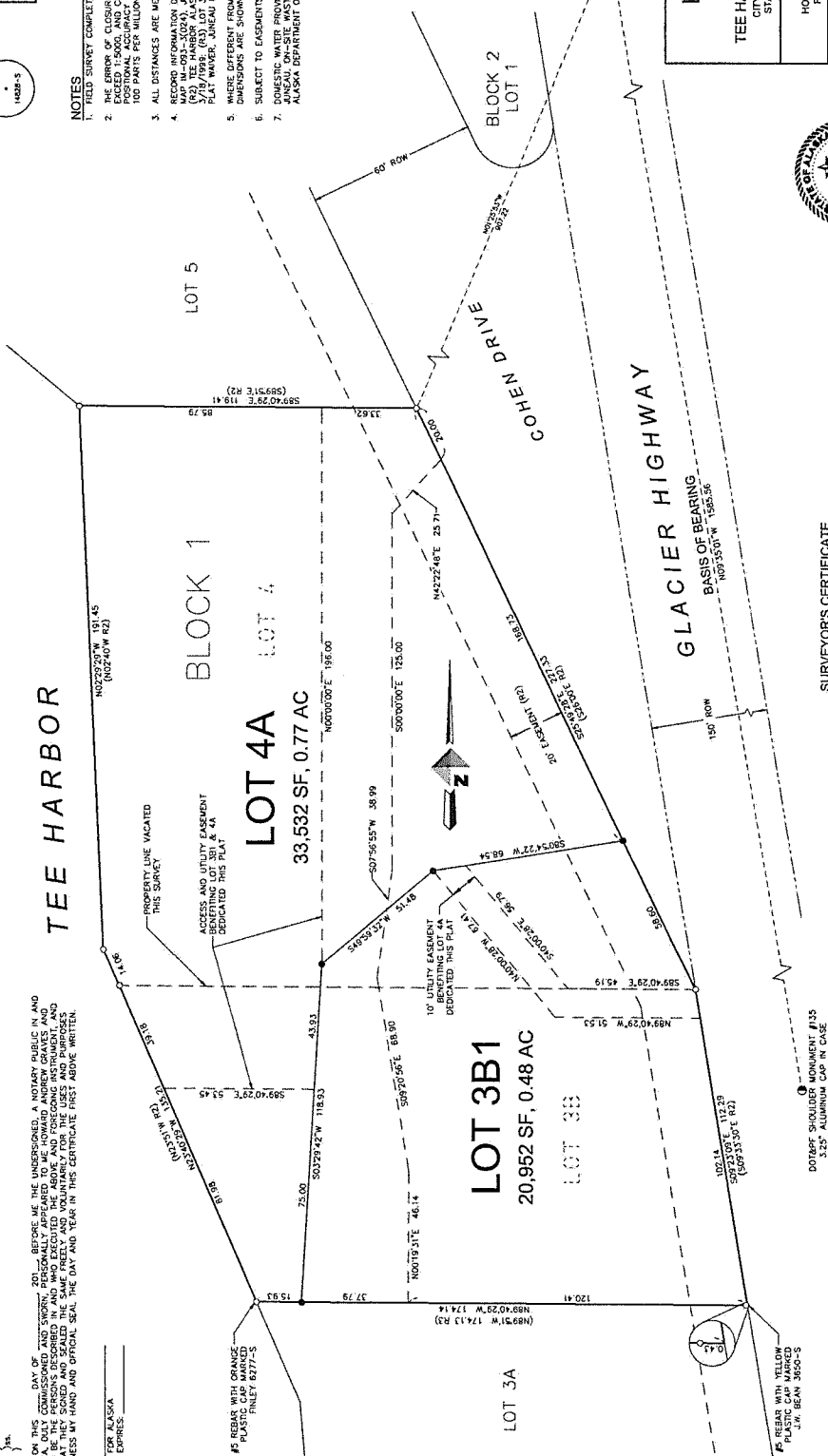
ASTIC



VICINITY MAP
SCALE: N.T.S.
SOURCE: CRIBASENAD-CEBEE

1. FIELD SURVEY COMPLETED AUGUST 10, 2018.

7. THE ERRORS OF CLOSURE OF THE PROSODY SURVEY DOES NOT EXCEED 1/30000, AND CORNER POSITIONS HAVE A RELATIVE POSITIONAL ACCURACY AT THE 95 PERCENT LEVEL OF 0.13 PLUS 100 PARTS PER ARCSECOND, ON SETPOINT.
8. ALL DISTANCES ARE MEASURED IN U.S. SURVEY FEET.
9. RECORD INFORMATION DERIVED FROM (a) DISTORT-FREE-WAY (D-FW) DATA, (b) THE 1983 ALASKA SUBMERSION SURVEY DATED 3/74/1983, (c) THE 1983 ALASKA SUBMERSION SURVEY DATED 3/74/1983, (d) LOT 3 BLOCK 1, THE HARBOR ALASKA SUBMERSION PLANT WATER, JUNEALU PLAT 74-129 DATED 7/27/1974.
10. WHERE DIFFERENT FROM MEASURED OR CALCULATED, RECORDED SHADINGS ARE SHOWN IN ITALICS.
11. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
12. DOMESTIC WATER PROVIDED BY THE CITY AND BOROUGH OF ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.



PLAT OF
LOTS 3B1 & 4A
 A SUBDIVISION OF
LOTS 3B & 4, BLOCK 1
TEE HARBOR ALASKA SUBDIVISION
 CITY AND BOROUGH OF JUNEAU, ALASKA
 STATE RECORDERS OFFICE AT JUNEAU

HOWARD & SONJA GRAVES 2001 TRUST
PO BOX 34845 JUNEAU, AK 99803

1° = 20'

PROJECT

5368 COMMERCIAL BOULEVARD
PAGE NO.

5



I, A. WILLIAM STOLL, 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 48 OF THE CODE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA, THAT ALL DIMENSIONAL AND RELATIVE BEARINGS ARE CORRECT AND THAT MONUMENTS ARE SET IN PLACE AND NOTED UPON THIS PLAT AS PRESENTED.

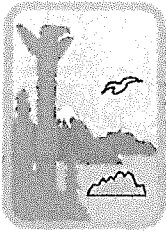
1000

Attachment L - 2018 Notice of Decision MIP18-29
Attachment G- STF_NCC23-13_with_Attachments

BASIS OF BEARING
THE BASIS OF BEARING FOR THIS SURVEY IS THE RECORD BEARING OF N9°55'01"W AS PER DOT&PF RIGHT-OF-WAY MAP (M-0935-3(024)) BETWEEN FOUND MONUMENTS AS NOTED.

DOT&PF SHOULDER MONUMENT #135
3.25" ALUMINUM CAP IN CASE

20 0 20 40
SCALE IN FEET



STATE OF ALASKA
DEPARTMENT OF ENVIRONMENTAL CONSERVATION
CONSTRUCTION AND OPERATION CERTIFICATE
FOR
DOMESTIC WASTEWATER DISPOSAL SYSTEMS



A. APPROVAL TO CONSTRUCT

Plans for the construction or modification of the Andy Graves Septic domestic wastewater system, located at Lots 3B1 & 4A, Block 1 - Tee Harbor Alaska Subd. - Juneau, Alaska, submitted in accordance with 18 AAC 72.200 through 18 AAC 72.235 by Erin Howell, P.E. have been reviewed and are

☒ approved as submitted ☐ conditionally approved (see attached conditions)


By: Raymond Zimmer

Engineering Associate I
(Title)

08/08/2019
(Date of Approval)

If applicant fails to construct, alter, install, or modify the system within two years of the date of approval to construct, approval is void, and plans must be resubmitted for Department review and approval.

B. APPROVED CHANGE ORDERS

Change (contract order number or descriptive reference)

(Reviewing Engineer)

(Title)

(Date of Approval)

C. APPROVAL TO OPERATE

The "Interim Approval to Operate" or "Final Approval to Operate" section must be completed and signed by the Department to continue to use this system beyond 90 days following the construction completion date.

Interim Approval to Operate:

The construction of the above referenced domestic wastewater disposal system was completed on _____. The system is hereby granted an extension of the **INTERIM APPROVAL TO OPERATE** until _____ date. It is illegal to operate the domestic wastewater disposal system beyond this date without **Final Approval to Operate** from the Department.

(Reviewing Engineer)

(Title)

(Date of Approval)

Final Approval to Operate:

Record drawings and other documents submitted to the Department, or an inspection by the Department, has confirmed that the domestic wastewater disposal system was constructed in substantial conformance with the approved plans. The system is hereby granted **FINAL APPROVAL TO OPERATE**.

Raymond Zimmer

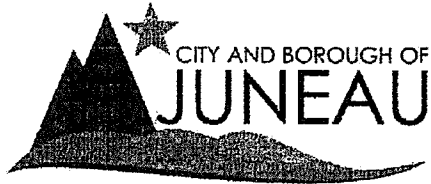
(Reviewing Engineer)

Digitally signed by Raymond Zimmer
Date: 2022.08.01 08:59:42 -08'00'

(Title)

(Date of Approval)

[illegible]



Treasury Division
155 S. Seward Street
Juneau, AK 99801
(907) 586-0377 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:

Howard and Sonja Graves 2001 Trust

Current Owner

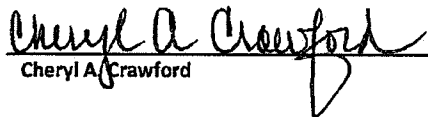
TEE HARBOR ALASKA BL 1 LT 3 TR B

Legal Description

8B3701000180

Parcel Code Number

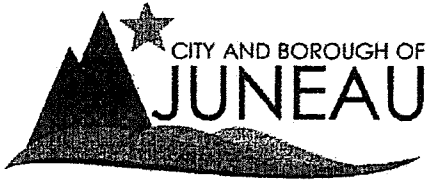
and that, all Real Property taxes and assessments levied by the City and Borough of Juneau against said Real Property have been paid in full. If approval is sought between January 1 and the date of levy, there is on deposit with the Treasury Department an amount sufficient to pay Real Property tax for 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, 2019.


Cheryl A. Crawford

July 16, 2019

Date

This Certification of Payment of Taxes is valid through December 31, 2019



Treasury Division
155 S. Seward Street
Juneau, AK 99801
(907) 586-0377 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:

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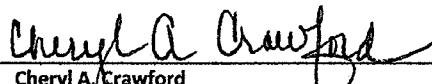
TEE HARBOR ALASKA BL 1 LT 4

Legal Description

8B3701000190

Parcel Code Number

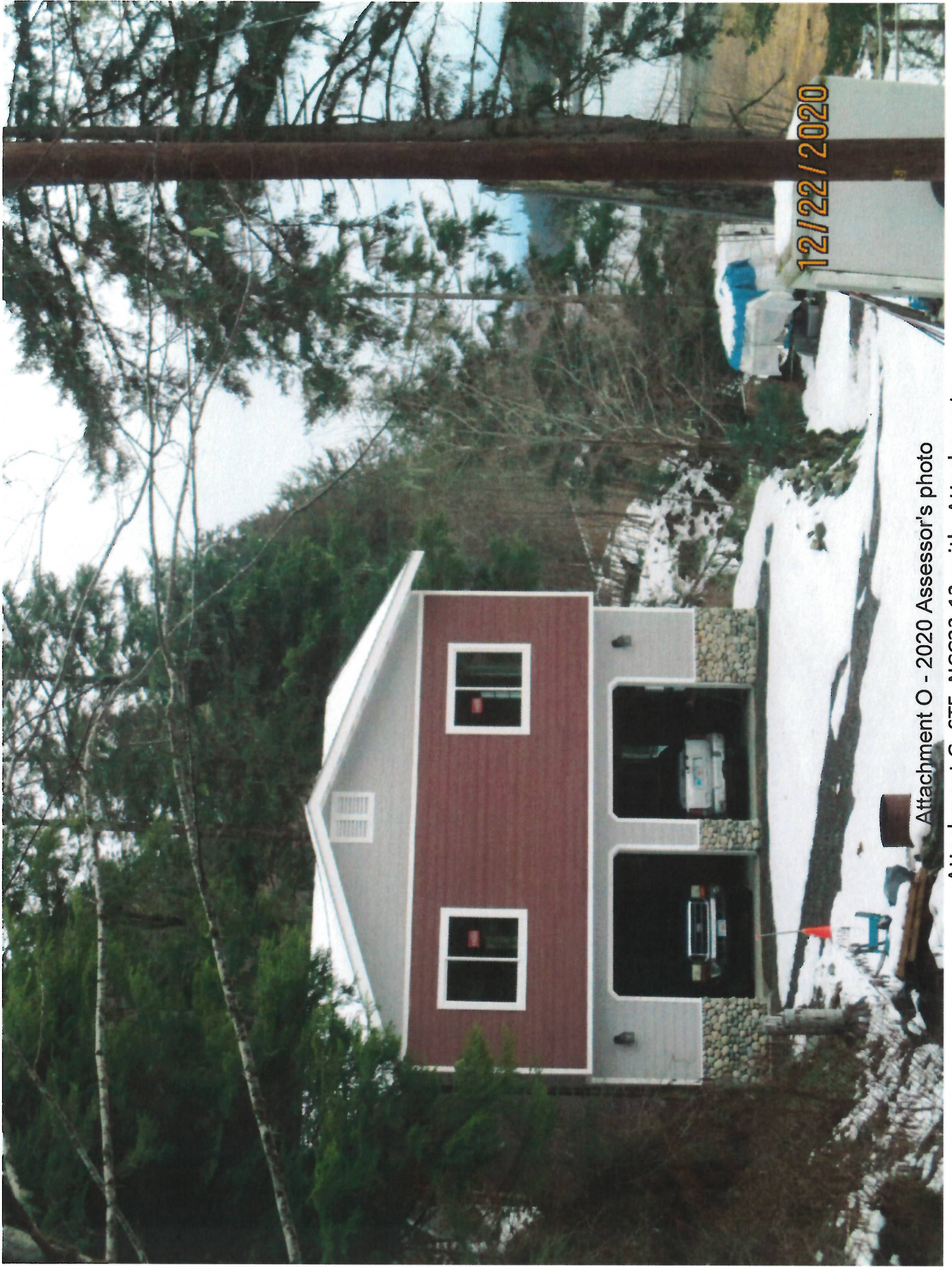
and that, all Real Property taxes and assessments levied by the City and Borough of Juneau against said Real Property have been paid in full. If approval is sought between January 1 and the date of levy, there is on deposit with the Treasury Department an amount sufficient to pay Real Property tax for 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, 2019.


Cheryl A. Crawford

July 16, 2019

Date

This Certification of Payment of Taxes is valid through December 31, 2019



Attachment O - 2020 Assessor's photo
Attachment G- STF_NCC23-13_with_Attachments

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:

New single family residence

Building Address: 19535 GLACIER HWY

Occupancy Group: R-3* / U

Owner of Building: HOWARD AND SONJA GRAVES 2001 TRUST
PO BOX 34845
JUNEAU AK 99803-4845

Building Permit No. BLD20190046

Construction Type: Type V-B

Code Edition: 2012 IRC

Occupant Load: N/A

Sprinklers: Required No

Provided No

Legal Description of Building Lot:

TEE HARBOR ALASKA BL 1 LT 3B1

Building Official: Charlie Ford, BO

Charlie Ford
Signature

Parcel No: 8-B37-0-100-018-1

Date of Issuance: August 11, 2022

Post this Certificate in a conspicuous place for the duration of the stated occupancy.

Attachment P - 2022 Certificate of Occupancy

Attachment G- STF_NCC23-13_with_Attachments

CHECKLIST FOR
☒ CERTIFICATE OF OCCUPANCY
☐ TEMPORARY CERTIFICATE OF OCCUPANCY

Circle One: 30 Day TCO 60 Day TCO Other

Date: 6/2/22 Requested By (Inspector/Staff) Jon Stearns
When ready contact: Andy Phone/Email 808-754-2636

Building Permit : BLD20190046

Site Address: 19535 GLACIER HWY

APN: 8B3701000181

Owner's Name: HOWARD AND SONJA GRAVES 2001 TRUST

Project Description: New single family residence modified: 5/11/2020 for architectural change

☒ **Buildings:** Date: 6/2/2022 Initials: JS Comments:

Building ok for CO

☒ **Engineering:** Date: 8/5/22 Initials: SV Comments:

☐ AS BUILT APPROVED FOR FORM BY ENGINEERING Date: _____ Initials: _____

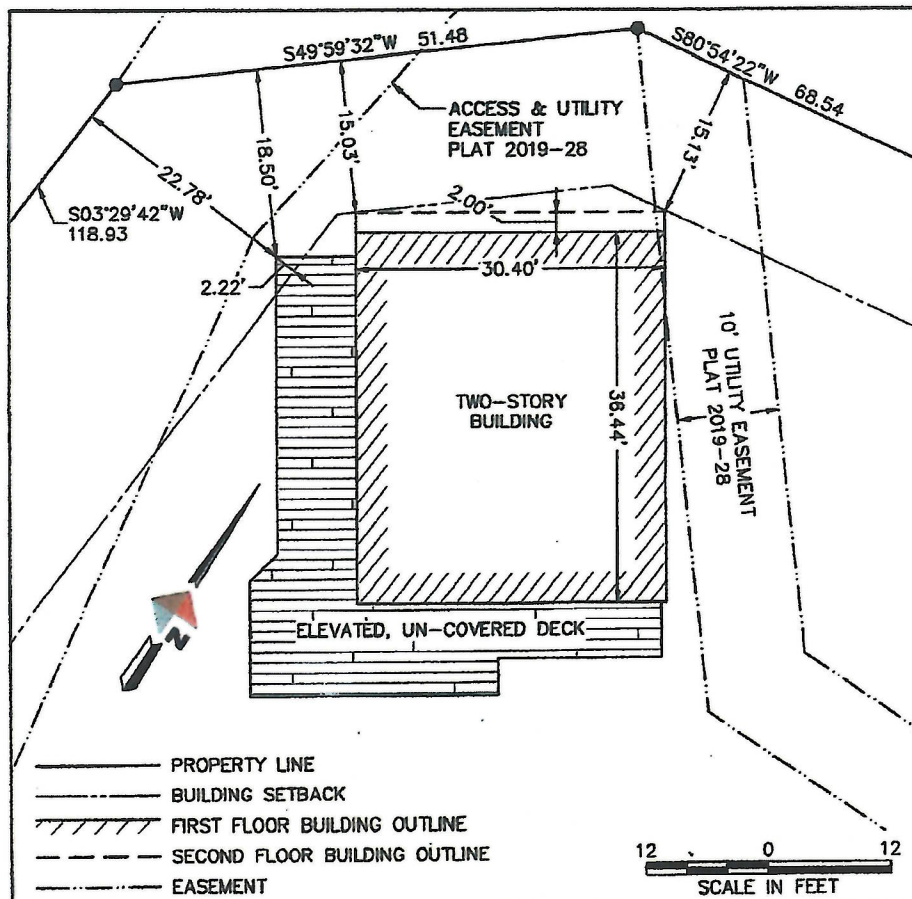
OK for CO

☒ **Zoning:** Date: 8/11/22 Initials: BMC Comments:

OK For CO

☐ **Fire:** Date: _____ Initials: _____ Comments:

☐ SPRINKLERED: Y / N

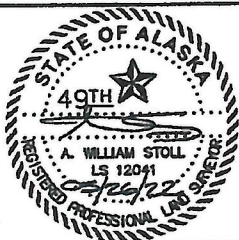


SURVEYOR'S CERTIFICATE

I, A. WILLIAM STOLL, IN MY CAPACITY AS A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF ALASKA, CERTIFY THAT THIS PLOT PLAN REPRESENTS A SURVEY OF THE COMPLETED BUILDING MADE BY ME OR UNDER MY DIRECT SUPERVISION ON MAY 25, 2022 OF THE FOLLOWING DESCRIBED PROPERTY: LOT 3B1, TEE HARBOR ALASKA SUBDIVISION, PLAT 2019-28, JUNEAU RECORDING DISTRICT. AND THAT ALL WALKS, ROADS, IMPROVEMENTS, ENCROACHMENTS AND OVERLAPS ARE SHOWN CORRECTLY TO THE BEST OF MY KNOWLEDGE.

DATED: 5/26/2022

AS-BUILT HOUSE LOCATED ON PORTION OF
LOT 3B1
TEE HARBOR ALASKA SUBDIVISION, PLAT # 2019-28
CITY AND BOROUGH OF JUNEAU, ALASKA



9085 Glacier Highway
Juneau, Alaska 99801
907-780-3533

SCALE:
1" = 12'
DATE:
5/25/2022
PROJECT:
J71026
FILE NO:
SHEET:
1 OF 1



Attachment R - 2022 Assessor's photo

Attachment G- STF_NCC23-13_with_Attachments



Assessor's Database

Current Owner

HOWARD AND SONJA GRAVES 2001 TRUST

PO BOX 34845, JUNEAU AK 99803

Parcel #: 8B3701000181 ([Map](#))

Address: 19535 GLACIER HWY

Legal Desc. 1: TEE HARBOR

Legal Desc. 2:

ALASKA BL 1 LT 3B1

Prev. Owner:

Site Value: \$159000.00

Building PV: \$342800.00

Total PV: \$501800.00

Use Code: Vacant

Exempt: No Data

Zoning: -Single Family and Duplex -36,000 sq.ft minimum lot size -1 unit per acre

Tax Year: 2023

No. of Units: 001

Year Built: 0

Gross Liv. Area: 001140 sqft

Garage: No

Garage Area: 000000

Lot Size: 20952.00

Last Trans: 20181105

City Water: No

City Sewer: No

Exempt Total: 0

Road/No Road: Roaded

Exempt Land: 0

Exempt Building: 0

Search the Database

Search the database using the search box below. The field accepts any search parameter (owner's name, address, parcel number, year built, etc.).



Assessor's Database

Current Owner

HOWARD AND SONJA GRAVES 2001 TRUST

PO BOX 34845, JUNEAU AK 99803

Parcel #: 8B3701000191 ([Map](#))

Address: 19555 GLACIER HWY

Legal Desc. 1: TEE HARBOR

Legal Desc. 2:

ALASKA BL 1 LT 4A

Prev. Owner:

Site Value: \$106800.00

Building PV: \$0.00

Total PV: \$106800.00

Use Code: Residential

Exempt: No Data

Zoning: -Single Family and Duplex -36,000 sq.ft minimum lot size -1 unit per acre

Tax Year: 2023

No. of Units: 001

Year Built: 0

Gross Liv. Area: 000000 sqft

Garage: No

Garage Area: 000000

Lot Size: 33532.00

Last Trans: 20181105

City Water: No

City Sewer: No

Exempt Total: 0

Road/No Road: Roaded

Exempt Land: 0

Exempt Building: 0

Search the Database

Search the database using the search box below. The field accepts any search parameter (owner's name, address, parcel number, year built, etc.).