



**PLANNING COMMISSION STAFF REPORT
 CONDITIONAL USE PERMIT USE2025 0006
 HEARING DATE: MARCH 25, 2025**

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

DATE: March 13, 2025
TO: Mandy Cole, Chair, Planning Commission
BY: Jolene Murphy, Planner I *Jolene Murphy*
THROUGH: Jill Lawhorne, Director, AICP

PROPOSAL: A Conditional Use Permit to operate a pet grooming salon with 1 to 2 employees by appointment

STAFF RECOMMENDATION: Approval with condition

KEY CONSIDERATIONS FOR REVIEW:

- Proposed use is on the lower-level of a mixed-use, residential and commercial building.
- Use conforms with the land use code.

ALTERNATIVE ACTIONS:

1. **Amend:** require additional conditions, or delete or modify the recommended conditions.
2. **Deny:** deny the permit and adopt new findings for items 1-6 below that support the denial.
3. **Continue:** to a future meeting date if determined that additional information or analysis is needed to make a decision, or if additional testimony is warranted.

ASSEMBLY ACTION REQUIRED:

Assembly action is not required for this permit.

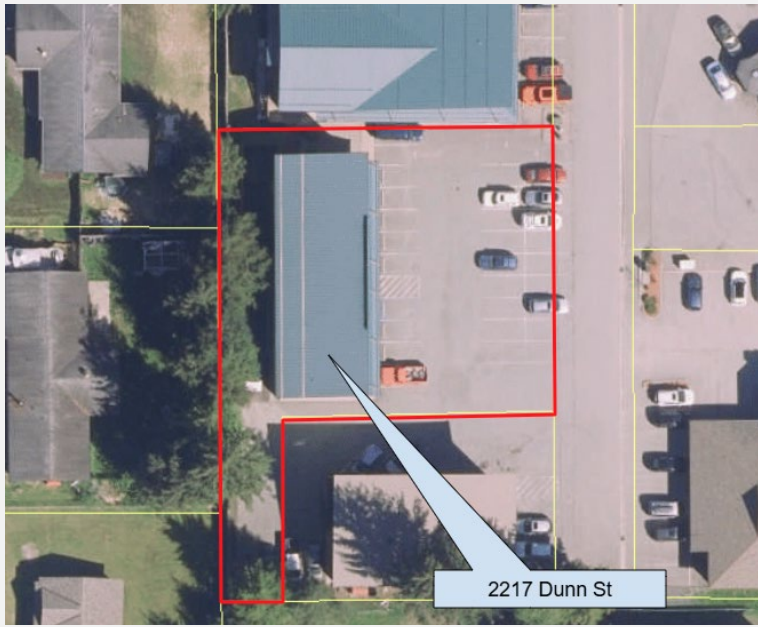
STANDARD OF REVIEW:

- Quasi-judicial decision
- Requires five (5) affirmative votes for approval
- Code Provisions:
 - 49.15.330
 - 49.40.210(b)
 - 49.40.300(a)(3)
 - 49.80

GENERAL INFORMATION	
Property Owner	RH Rentals LLC
Applicant	Anna Hay
Property Address	2203 Dunn Street
Legal Description	J W MCKINLEY BL 32 LT 8A
Parcel Number	5B1601130046
Zoning	LC – Light Commercial
Land Use Designation	Commercial
Lot Size	16,045 square feet; 0.37 acres
Space Used	720 square feet
Water/Sewer	CBJ / CBJ
Access	Dunn St
Existing Land Use	Commercial, Residential
Associated Applications	PAC25-04

The Commission shall hear and decide the case per 49.15.330(a) Conditional Use Permit. A conditional use is a use that may or may not be appropriate in a particular zoning district according to the character, intensity, or size of that or surrounding uses. The conditional use permit procedures is intended to afford the commission the flexibility necessary to make determinations appropriate to individual sites. The commission may attach to the permit those conditions listed in subsection (g) of this section as well as any further conditions necessary to mitigate external adverse impacts. If the commission determines that these impacts cannot be satisfactorily overcome, the permit shall be denied.

SITE FEATURES AND ZONING



SURROUNDING ZONING AND LAND USES	
North (LC)	Commercial Office
South (LC)	2-Unit Commercial Office
East (ROW)	Dunn St
West (D5)	3 Single-Family Structures

SITE FEATURES	
Anadromous	None
Flood Zone	None
Hazard	None Mapped
Hillside	N/A
Wetlands	None
Parking District	None
Historic District	None
Overlay Districts	Mining & Exploration Surface Exclusion District

BACKGROUND INFORMATION

Applicant is proposing to operate a pet grooming salon from 2217 Dunn Street with 1 to 2 employees from Sunday to Thursday 8:00am – 5:00pm. A small retail space will be located at the front of the store. Pet boarding is not permitted. The proposed use would occur in one (1) unit of an eight (8) unit mixed-use structure.

The 5,000 square foot mixed-use building was constructed in 2006 (**Attachment F**). USE2003-49 permitted construction of four commercial buildings across four lots on the western half of Dunn Street. Prior to construction, VAR2005-39 was approved, which permitted backout parking in the Dunn Street ROW. This variance was granted because Dunn Street is a privately maintained, narrow, low-speed street. Under SUB2007-17, the current lot was created out of previous portions of Lots 8, 9 and 10 (**Attachment H**).

In 2008, a vacant unit on the second floor was converted to a yoga studio. In 2009, a certificate of occupancy was issued for a massage therapist on the lower level. In 2011, the yoga studio was then converted into two, 1-bedroom apartments (**Attachment J**). An additional efficiency unit was created out of former storage space on the second story in 2013 (**Attachment K**).

As of 2013, the 2nd floor consists of 2 one-bedroom apartments, an office and an efficiency unit, while the lower level has remained commercial (**Attachment K**). Site visit indicates that at least two of the lower retail units are currently vacant (**Attachment N**). Preparation for use as a pet grooming salon in Unit 2213 was approved under BLD2024-811 (**Attachment M**).

Background – The table below summarizes the relevant history for the parcel and proposed development.

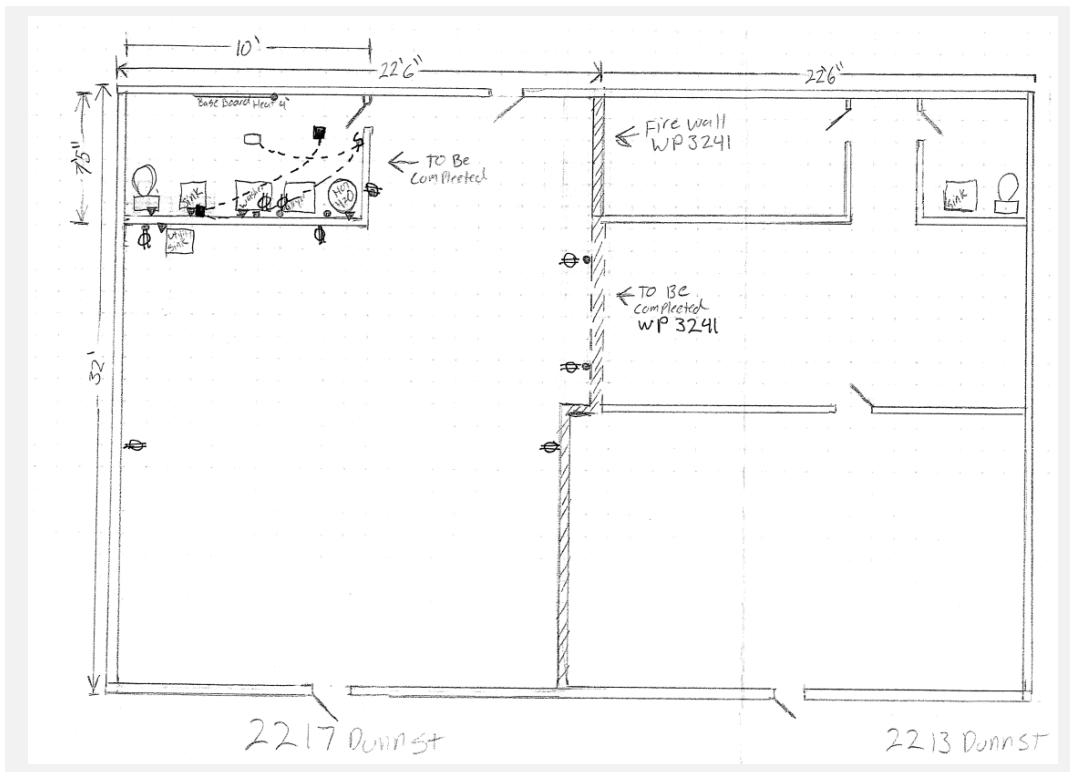
Date	Item	Summary
2003	USE2003-49	Allowable Use Permit to construct 20,000 square feet of mixed-use development across lots 5A-10. Lot lines and legal descriptions later changed. Approved in 2006. USE permit approved with Dunn Street as a privately maintained right-of-way, which was allowable as the applicant owned all lots accessed by Dunn Street. Discussion about improving Dunn Street at a later date to create a dedicated right-of-way were included in the staff report. (Attachment E) .
2003	VAR2003-41	Lot 5A backout parking onto Dunn St ROW, approved.
2006	BLD2006-679	Building Construction, 2-stories, outstanding permit. Modified in 2007 to change 1 st and 2 nd floor layout. Modified 2008 for Unit 2213 improvements (Attachment F) .
2005	VAR2005-35	Lot 7A backout parking onto Dunn St ROW, approved.
2005	VAR2005-39	Approval to allow backout parking in Dunn St ROW for Lot 9A & 10A, requested concurrently with USE2003-49. Former lot 9A is current lot (Attachment G) .
2005	4 Variance Requests	VAR2005-33, VAR2005-36, VAR2005-37, VAR2005-40. Concurrent requests to permit 0-foot lot lines between Lots 7A, 8 and 9. All 4 variances denied.
2006	VAR2006-19	Denial of request to reduce rear yard setback from 20 to 13 feet.
2007	SUB2007-07 Plan	Subdivision to current lot size, includes drainage easement, lot dimensions. Current lot 8A was previously portions of Lot 8, Lot 9 and Lot 10 (Attachment H) .
2007	Drainage Plan	Proposed drainage plan (Attachment I) .
2008	BLD2008-264	Convert vacant 2 nd floor retail to Yoga Studio.
2009	BLD2009-146	Convert lower-level unit into massage studio.
2011	BLD2011-712	Convert 2 nd floor Yoga Studio to two, 1-bedroom apartments (Attachment J) .
2013	BLD2013-030	Change of use from storage space to efficiency apartment on the 2 nd story (Attachment K) .
2016	Dunn Street Agreement	Ownership and Maintenance Agreement between CBJ Lands & Resources, RH Rentals and Duck Creek Properties. Dunn Street was paved in 2016 by the CBJ with contributions of property owners. This was approved by the CBJ Assembly under Ordinance 2016-21. (Attachment L) .
2021	PAC21-40	Daycare proposed in 2 lower-level units (Attachment M) .
2024	BLD2024-811	Current project site preparation and layout. Partition wall added between Unit 2217 and Unit 2213 (Attachment N) .
2025	Assessor Data	Photo, year constructed, lot size (Attachment O) .
2025	Site Visit Photos	Current tenants, parking (Attachment P) .

ZONING REQUIREMENTS

Standard		Requirement	Existing	Code Reference
Lot	Size	2,000 square feet	16,045 square feet	CBJ 49.25.400
	Width	20 feet	108 feet	CBJ 49.25.400
Setbacks	Front (E)	25 feet	110 feet	CBJ 49.25.400

Standard		Requirement	Existing	Code Reference
	Rear (W)	20 feet	20.01 feet	CBJ 49.25.400
	Side (N)	10 feet	10 feet	CBJ 49.25.400
	Side (S)	10 feet	10 feet	CBJ 49.25.400
Lot Coverage Maximum		None	~23%	CBJ 49.25.400
Vegetative Cover Minimum		15%	8%	CBJ 49.50.300
Height	Permissible	45 feet	2-story structure	CBJ 49.25.400
	Accessory	35 feet	N/A	CBJ 49.25.400
Maximum Dwelling Units (30/Acre)		11 units	3 units	CBJ 49.25.500
Use		Mixed-Use	Mixed-Use	CBJ 49.25.300

SITE PREPARATION PLANS FROM BLD24-811



ANALYSIS

Project Site – Unit 2217 is located on the ground floor on the eastern half of the property. The structure is at the end of Dunn Street and was developed in tandem with the existing structures on Lot 5A and Lot 7A. No exterior changes are proposed as part of this change in use.

Project Design – The proposed use will occupy a 720 square foot space, with room for a small pet-related retail selection at the front of the store. Sinks completed under BLD2024-811 are located in the rear. Hours of operation will be Sunday through Thursday 8:00 am – 5:00 pm.

Traffic – Traffic is estimated using the Institute of Traffic Engineer’s Trip Generation Manual, 9th Edition (ITE). The “Hair Salon with 1,000 square feet of GFA” use most closely resembles the possible traffic generated for a

pet grooming salon with 1-2 employees. A metric for AADT is not provided in the ITE. Only peak hour traffic estimates are included in the table below.

The proposed use is estimated to generate fewer than 250 average daily trips and will not require a traffic impact analysis [CBJ 49.40.300(a)(3)].

Use	Volume/Page	Metric	Approximate	Total AADT Using Peak Hour Estimates
Hair Salon	3:1857	1.21 trips/AM peak hour	4 hours	4.84
	3:1857	1.49 trips/AM peak hour	4 hours	5.96
Total AADT (rounded)				10.8

Vehicle Parking & Circulation – Three parking spaces are required for the proposed use. There will be three designated parking spaces in front of the salon and access to the remaining unreserved spaces in the lot.



Parking History:

USE2003-49 required 23 parking spaces for the 5,000 square foot structure. Eighteen spaces were needed for the 3,600 square feet of retail on the first floor, five were required for the 1,000 square feet of retail on the upper level. Under VAR2005-39, backout parking along Dunn Street was approved by the commission. BLD06-679 permitted construction with 19 spaces, one being accessible.

In PAC21-40, a proposal to operate a childcare center in the lower-level units 2213 and 2205 was proposed. This increased the parking requirement to 20 spaces. According to BLD2021-45, a conversion to this use was finalized. However, according to 2024 Assessor Photos Unit 2213 is currently for lease. The remaining lower-level retail spaces are calculated below.

Use	Unit/Total Sq. Ft.	Spaces Required
Hair Salon	1 per 300 square feet	3 / 720 square feet
Remaining Lower-Level Retail	1 per 300 square feet	7.2 / 2,160 square feet
Upper-Level Owners Office	1 per 300 square feet	2.4
Two, Upper-Level One-bedroom Apartments	1 space/bedroom	2

Use	Unit/Total Sq. Ft.	Spaces Required
Upper-Level Efficiency Apartment	1 space/ bedroom	1
Total Parking Requirement:		15
ADA Accessible Spaces Required:		2
Total Provided Spaces:		29

A total of 29 spaces, one being accessible, are currently provided according to Site Visit. Per CBJ 49.40.210(b), the 3 upper-level apartments do not require accessible spaces. With 29 spaces provided in the lot, 3 of which are exempt, a total of 2 accessible spaces are required.

Condition 1: Prior to commencement of the proposed use, proof of the required on-site ADA spaces shall be provided to Community Development.

Noise – Noise generated by this use is not expected to be out of character for the area.

Lighting - Exterior lighting may not shed light or glare above the roofline of the building or beyond the property line of the site. Industrial and exterior lighting shall not be used in a manner that produces glare on public highways or neighboring property. No changes to exterior lighting are proposed.

Vegetative Cover & Landscaping – The LC zoning district requires 15% vegetative coverage. Site visit and PAC21-40 indicate subject parcel has approximately 8% vegetative coverage. Any further reduction in coverage will not be permitted (**Attachment A & N**).

Habitat - No anadromous waterbodies are on the subject parcel, or within 50 feet.

Drainage and Snow Storage – There are no proposed grading or drainage changes.

Historic District – This property is not located within the historic district.

Hazard Zones – The property is not within a mapped hazard zone.

Public Health, Safety, and Welfare – The proposed pet grooming use is not anticipated to impact public health, safety and welfare.

Property Value or Neighborhood Harmony – There is no evidence to suggest that the proposed development will be out of character with the existing neighborhood. Since construction was completed in 2007, the subject lot has had a variety of commercial and residential tenants.

AGENCY REVIEW

CDD conducted an agency review comment period between February 19th and March 10th and received the following responses:

Agency	Summary
Building	No concerns from Building
General Engineering	No concerns from GE
Fire	No concerns from Fire

PUBLIC COMMENTS

CDD conducted a public comment period between February 11th and March 6th. Public notice was mailed to property owners within 500 feet of the proposed development. A public notice sign was also posted on-site two weeks prior to the scheduled hearing. No public comments have been received at this time.

CONFORMITY WITH ADOPTED PLANS

The proposed development is in general conformity with the 2013 Comprehensive Plan & 2015 Juneau Economic Development Plan.

PLAN	Chapter	Page No.	Item	Summary
2013 Comprehensive Plan	5	45	Policy 5.2	Develop facilities and other services to enhance the state capital for all state residents
	5	47	Policy 5.4 – SOP7	Strengthen Juneau’s role as a regional services hub
	5	65	Policy 5.20 – SOP2	Encourage local purchases of goods by local industries
2015 Juneau Economic Development Plan	6	66	Action 4-B	Support amenities that attract and retain Juneau’s workforce

FINDINGS

Conditional Use Permit Criteria – Per CBJ 49.15.330 (e) & (f), Review of Director's & Commission’s Determinations, the Director makes the following findings on the proposed development:

1. *Is the application for the requested Conditional Use Permit complete?*

Analysis: No further analysis required.

Finding: Yes. The application contains the information necessary to conduct a full review of the proposal. The application submittal by the Applicant, including the appropriate fees substantially conforms to the requirements of CBJ 49.15.

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

Analysis: The application is for a pet grooming salon with 1 to 2 employees in an LC zoning district.

Finding: Yes. The proposed use is appropriate for the zoning district with a USE permit per CBJ 49.25.300 paragraph 12.250.

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

Analysis: No further analysis required.

Finding: Yes. With the recommended condition, the proposed development will comply with Title 49, including parking, lighting, vegetative cover and noise.

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

Analysis: No further analysis required.

Finding: No. There is no evidence to suggest that the requested pet grooming salon in a LC zoning district will materially endanger the public health or safety.

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

Analysis: No additional analysis required.

Finding: No. There is no evidence to suggest that the requested pet grooming salon in a LC zoning district will substantially decrease the value or be out of harmony with the property in the neighboring area.

6. Will the proposed development be in general conformity with the Land Use Plan, Thoroughfare Plan, or other officially adopted plans?

Analysis: No additional analysis required.

Finding: Yes. The proposed pet grooming salon, with the recommended condition, will be in general conformity with the 2013 Comprehensive Plan and 2015 Juneau Economic Development Plan.

RECOMMENDATION

Staff recommends the Planning Commission adopt the Director's analysis and findings and APPROVE the requested Conditional Use Permit. The permit would allow the development of pet grooming, walking and pet daycare services in a D3 zone.

The approval is subject to the following conditions:

1. Prior to commencement of the proposed use, proof of the required on-site ADA spaces shall be provided to Community Development.

STAFF REPORT ATTACHMENTS

Item	Description
Attachment A	Application Packet
Attachment B	Abutters Notice and Public Notice Sign Photo
Attachment C	Agency Comments
Attachment D	USE2003-049
Attachment E	BLD2006-679
Attachment F	VAR2005-039 NOD
Attachment G	SUB2007-007 Plan
Attachment H	2007 Drainage Plan

Item	Description
Attachment I	<i>BLD2011-712</i>
Attachment J	<i>PAC21-040</i>
Attachment K	<i>2016 Dunn Street Agreement</i>
Attachment L	<i>BLD2013-030</i>
Attachment M	<i>BLD2024-811</i>
Attachment N	<i>2025 Assessor Data & Site Photos</i>



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 <u>2217 DUNN ST</u>	
	Legal Description(s) (Subdivision, Survey, Block, Tract, Lot) <u>SW McIcswley BL32 LT8A</u>	
	Parcel Number(s) <u>581601130096</u>	
	<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 <u>RH RENTALS LLC</u>	Contact Person <u>RICH HARRIS</u>
	Mailing Address <u>P.O. Box 32403 JUNEAU, AK 99803</u>	Phone Number(s) <u>907-723-4791 (Rich cell)</u>
	E-mail Address <u>N/A</u>	
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.		
<u>Jesse Hay</u> <u>Lessee</u>		
Landowner/Lessee (Printed Name) Title (e.g.: Landowner, Lessee)		
x <u>[Signature]</u> <u>Lessee</u> <u>2.5.25</u>		
Landowner/Lessee (Signature) Title (e.g.: Landowner, Lessee) Date		
<u>Anna L. Hay</u> <u>Lessee</u>		
Landowner/Lessee (Printed Name) Title (e.g.: Landowner, Lessee)		
x <u>[Signature]</u> <u>2.5.25</u>		
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) <u>ANNA L HAY</u>	Contact Person <u>ANNA HAY</u>	
Mailing Address <u>P.O. Box 32339 JUNEAU, AK 99803</u>	Phone Number(s) <u>907.967.8102-work</u>	
E-mail Address <u>AKGLD907@gmail.com</u>	<u>907-713-9215-personal</u>	
x <u>[Signature]</u> <u>2.5.25</u>		
Applicant's Signature Date of Application		

DEPARTMENT USE ONLY BELOW THIS LINE

Intake Initials
[Signature] 2/6/25

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

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

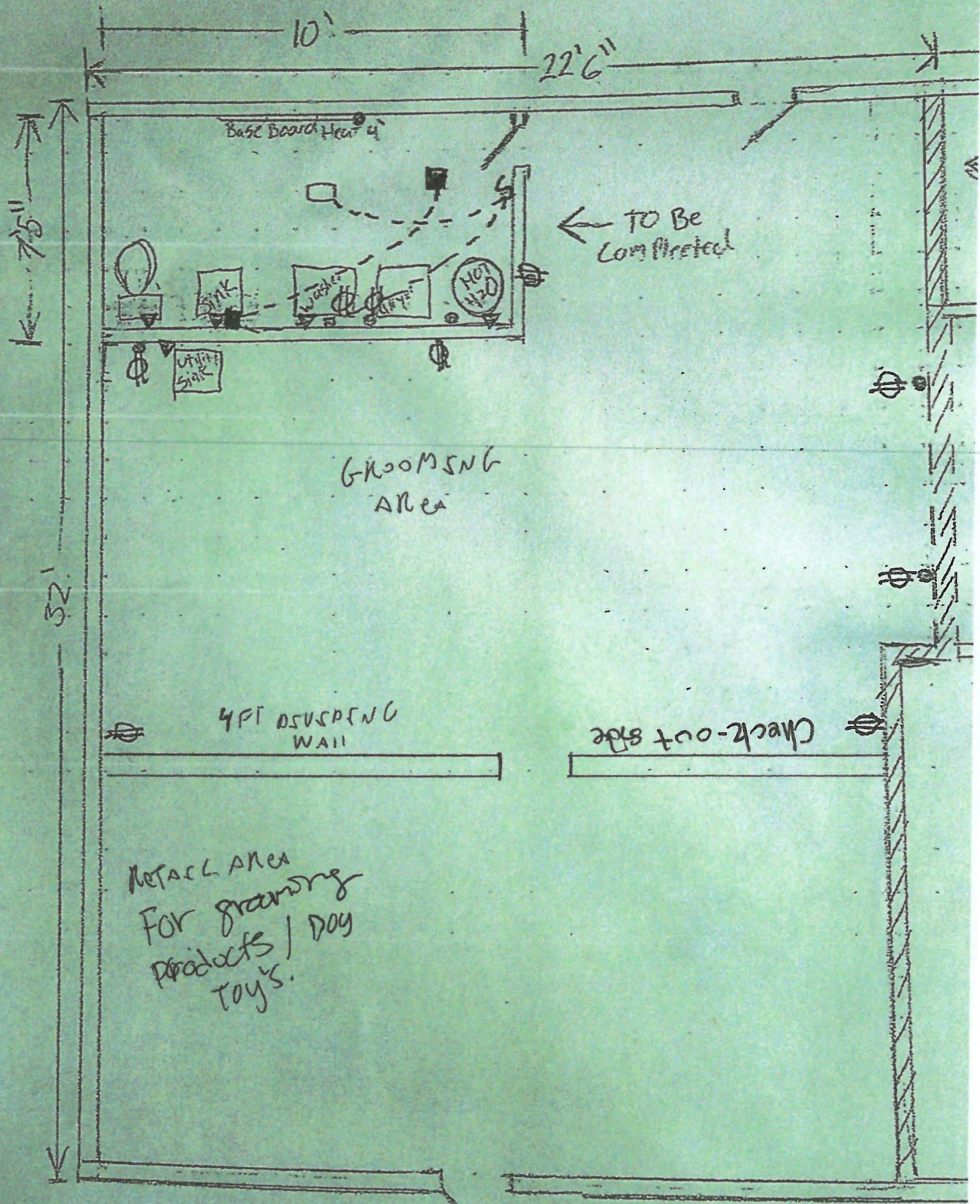
Case Number <u>USE25-06</u>	Date Received <u>2-6-25</u>
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NARRATIVE

Pampered Paws Grooming is a one-on-one family operated dog grooming salon that provides bathing, hair cutting, and nail trims. Pet boarding is not offered, no animals will be left overnight. The hours of the operation will be Sunday through Thursday 8am till 5pm and Friday & Saturday noon till 5pm. A small retail section will be in the front section of the store offering treats, toys etc. Staff will be 1 to 2 employees.

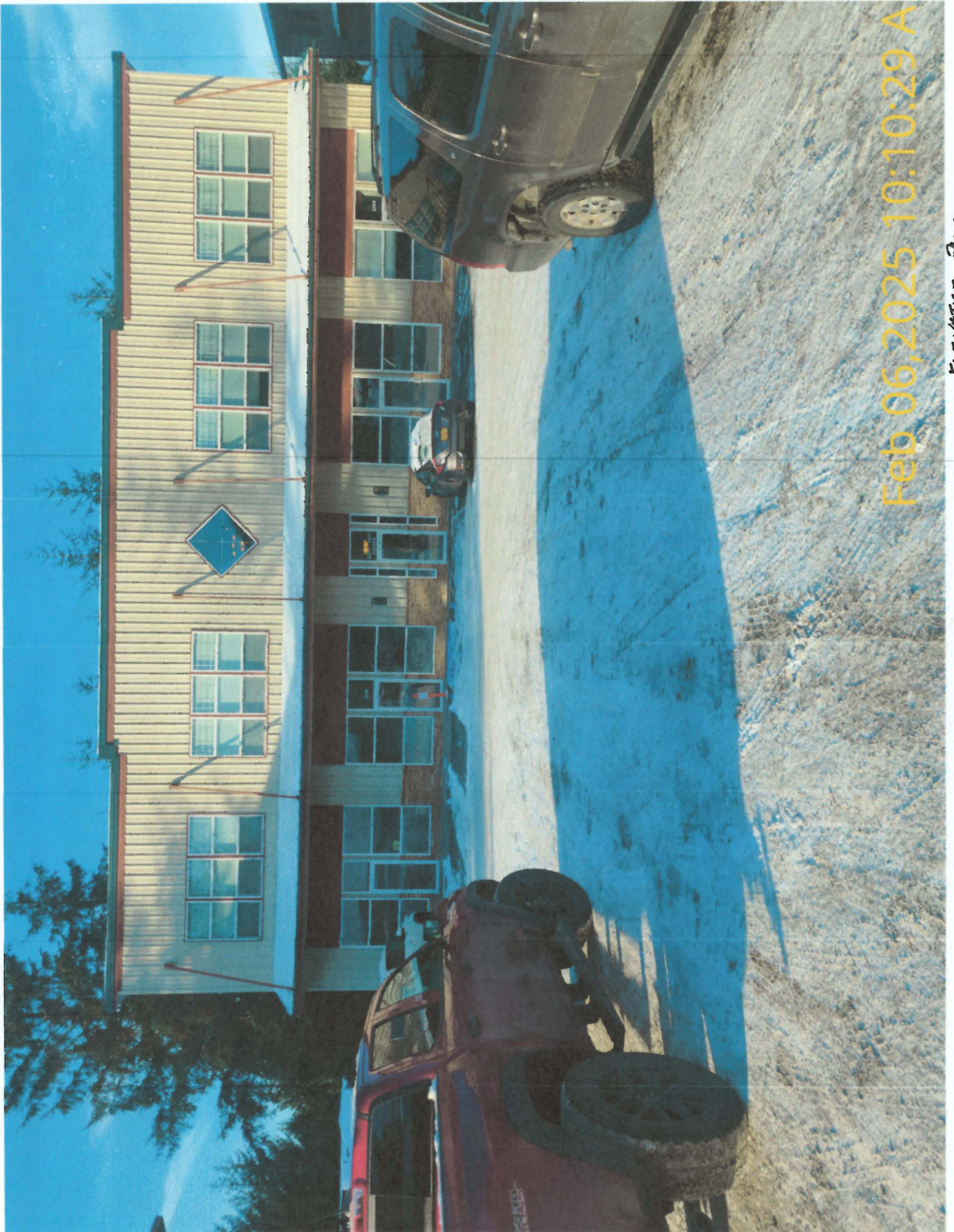
Pampered paws grooming will be located at 2217 Dunn st, the building currently has 2 spaces on the street level occupied by Anchor Ak Real estate & RH rentals office along with 4 apartments on the upper floor. The space Pampered paws is going into is currently being divided in half under building permit 20240811, the remaining half of this space will currently be vacant. There will be no changes to the overall footprint of the building or any surface disruption to the existing site.

FLOOR PLAN



Galaxy S23 Ultra

2217 Down St



Feb 06, 2025 10:10:29 A

Erin Vinton

Attachment A – Application Packet

SITE PLAN





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

Pampered Paws Grooming

Case Number: PAC2025 0004
 Applicant: ~~Anne Hay~~ Anne Hay
 Property Owner: R H Rentals LLC
 Property Address: 2217 Dunn St
 Parcel Code Number: 5B1601130046

Site Size: Lot size: 16,045 square feet, 0.37 acres
 Space used: 720 square feet
 Zoning: LC
 Existing Land Use: Commercial

Conference Date: January 29, 2025
 Report Issued: February 5, 2025
DISCLAIMER: Pre-application conferences are conducted for the purpose of providing applicants with a preliminary review of a project and timeline. Pre-application conferences are not based on a complete application and are not a guarantee of final project approval.

List of Attendees

Note: Copies of the Pre-Application Conference Report will be emailed, instead of mailed, to participants who have provided their email address below.

Name	Title	Email address
Jessie Hay Anne Hay	Applicant	akgldn907@gmail.com
Jolene Murphy	Planning	Jolene.Murphy@juneau.gov
Jeff Hedges	Building	Jeffrey.Hedges@juneau.gov
Sydney Hawkins	Permit Tech III	Sydney.Hawkins@juneau.gov

Conference Summary

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

The following is a list of issues, comments and proposed actions, and requested technical submittal items that were discussed at the pre-application conference.

- Q: Are you adding any signs? A: No plans at this time.

Project Overview

(Provide a brief description of the proposed project. *Note to Planners be aware if there have been any previous PACs for this applicant or site.*)

Applicant is proposing to operate a dog grooming salon from 2217 Dunn Street with 1-2 employees from Sunday-Thursday 8:00am – 5:00pm. A small retail space will be in the front of the store. Overnight pet boarding is not offered.

BLD2024-811 permitted a conversion of the existing space to include 2 additional sinks, a washer and dryer and additional water line hookups to prepare the site.

A Conditional Use Permit will be required (CBJ 49.25.300, paragraph 12.250).

Summary of the Conditional Use Permit Process

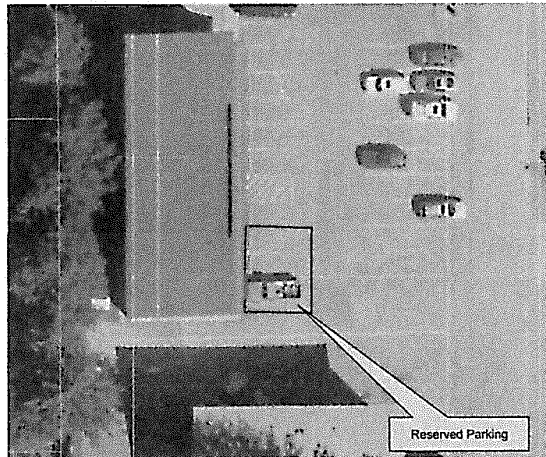
- Submit the application and back-up materials (listed on ten back of the application).
 - Electronic submissions accepted at Permits@juneau.gov. Note that the permit center will call you for payment when the application is processed. Applications are submitted in the order in which they are received, and it may be a few days before you get a call.
- The project will be assigned to a planner. They will review submitted materials, and coordinate where necessary. When the planner assesses the file is complete, they will schedule a hearing before the Planning Commission.
 - A notice will be sent to property owners within 500 feet of the project.
 - There will be two newspaper ads for the case.
 - The Applicant is required to post a Public Notice sign, which will be provided by CDD. The sign must be posted two weeks before the hearing.
 - Staff will prepare a report analyzing the project and make a recommendation to the Commission. The report will be publicly available the week before the hearing.
- At the Planning Commission meeting, the project can be:
 - On the Consent Agenda, where it will be passed without discussion.
 - On the Regular Agenda:
 - The Director will briefly describe the project.
 - The Applicant has 15 minutes to describe the project.
 - The public has the opportunity to comment. There is usually a time limit of two to three minutes.
 - The Applicant has time to respond to issues raised.
 - Public comment is closed and there is no additional opportunity to participate.
- The Planning Commission will:
 - Approve the project
 - Approve the project with conditions (the most common outcome)
 - Deny the project

- Continue the project – if more information is required or if the Commission runs out of time.
- The decision can be appealed for 20 days after the Notice of Decision is filed with the City Clerk. If the decision is appealed, the Applicant can continue with their project at their own risk.

Videos of the Planning Commission activities are posted on Assembly's Minutes and Agendas site.
<https://juneau-ak.municodemeetings.com/>

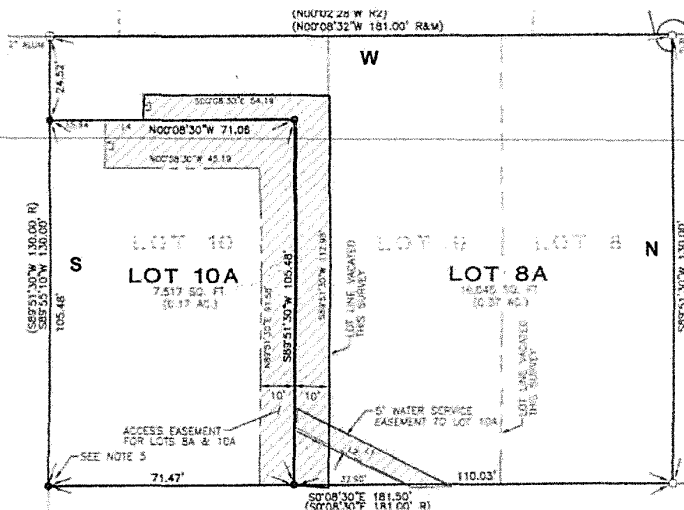
Planning Division

1. **Zoning** – LC (Light Commercial)
2. **Table of Permissible Uses**
 - a. Paragraph 12.250 - day animal services, grooming, walking, daycare. The TPU requires all pet grooming facilities in LC zoning to get a conditional use permit.
3. **Subdivision** – N/A
4. **Setbacks** – No increase in structure footprint is anticipated as part of this development.
 - a. Front (East) – 25 feet
 - b. Rear (West) – 10 feet
 - c. Side (North/South) – 10 feet
5. **Height** – No increase in structure height is anticipated as part of this development.
 - a. 35 feet for permissible uses
 - b. 25 feet for accessory uses
6. **Access** – Dunn Street
7. **Parking & Circulation** – 1 parking space is required per 300 square feet of gross floor area for a total of 3 spaces per the "salon" use in CBJ 49.40.210. There will be 3 designated parking spaces directly in front of the first-floor salon and access to the remaining unreserved spaces in the lot.



8. **Lot Coverage** – None
9. **Vegetative Coverage** – 15%

- 10. **Lighting** – Exterior lighting may not shed light or glare above the roofline of the building or beyond the property line of the site. Industrial and exterior lighting shall not be used in a manner that produces glare on public highways or neighboring property.
- 11. **Noise** – Noise generated by this use is not expected to be out of character for the area.
- 12. **Flood** – The property is not located in a flood zone.
- 13. **Hazard/Mass Wasting/Avalanche/Hillside Endorsement** – None mapped.
- 14. **Wetlands** – None.
- 15. **Habitat** – No anadromous waterbodies are on the subject parcel, or within 50 feet.
- 16. **Plat or Covenant Restrictions** – 10-foot access Easement along southern lot line and eastern portion of panhandle: 5-foot water service easement across eastern and southern lot lines.



- 17. **Traffic** – Traffic is estimated using the Institute of Traffic Engineer’s Trip Generation Manual, 9th Edition (ITE). The “Hair Salon with 1,000 square feet of GFA” use most closely resembles the possible traffic generated for a dog grooming salon with 1-2 employees. A metric for AADT is not provided in the ITE. Only peak hour traffic estimates are included in the table below.

The proposed use is estimated to generate fewer than 250 average daily trips and will not require a traffic impact analysis [CBJ 49.40.300(a)(3)].

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Hair Salon	3:1857	1.49 trips/AM peak hour	4 hours	5.96
Total (rounded)				10.8

- 18. **Nonconforming situations** – No nonconforming situations exist.

Building Division

19. **Building** – No issues with this project.

20. **Outstanding Permits** – BLD2006-00679 Construct the Building. BLD20110712 Convert Yoga Studio to Apartments. BLD20240811 This Project. Need to Final all three of these permits as soon as possible.

General Engineering/Public Works

21. **Engineering/Drainage/Utilities** – No comments at this time.

Fire Marshal

22. **Fire Items/Access** – N/A

Other Applicable Agency Review

23. N/A

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. Development Permit Application
2. Conditional Use 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.

Exceptions to Submittal Requirements

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

1. N/A

Fee Estimates

The preliminary plan review fees listed below can be found in the CBJ code section 49.85.

Based upon the project plan submitted for pre-application review, staff has attempted to provide an accurate estimate for the permits and permit fees which will be triggered by your proposal.

1. Conditional Use Permit, Class II: \$500
2. Public Notice Sign: \$150, with \$100 refunded if the sign is returned by Monday following the Planning Commission meeting.

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

Submit your Completed Application

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

Pre-Application Conference Final Report

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

Phone: (907) 586-0715

Web: www.juneau.org/community-development

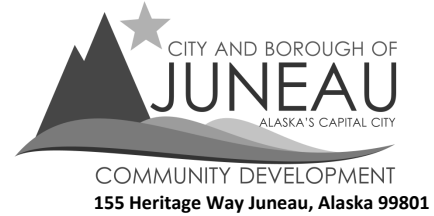
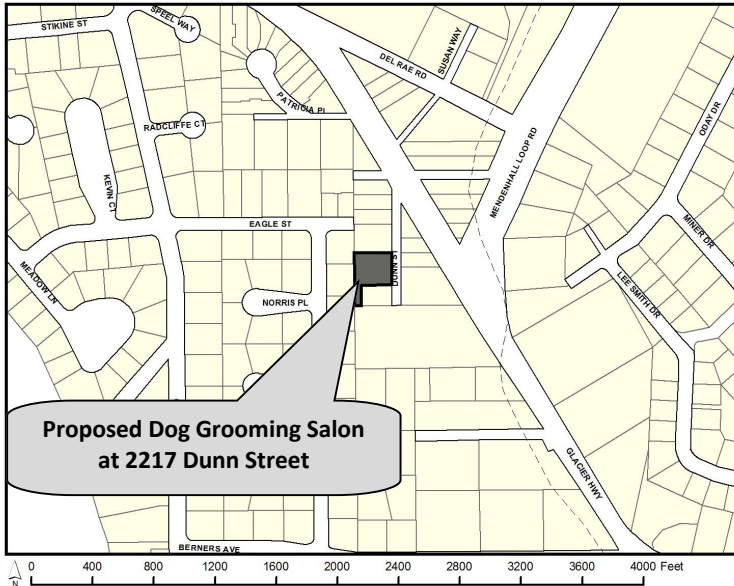
Attachments:

Development Permit Application
Conditional Use Permit Application
Sign Permit Application

Invitation to Comment

On a proposal to be heard by the CBJ Planning Commission

Your Community, Your Voice



TO

A Conditional Use Permit has been submitted for consideration and public hearing by the Planning Commission for a **Dog Grooming Salon** at **2217 Dunn Street** in a **LC zone**.

PROJECT INFORMATION:

Project Information can be found at:

<https://juneau.org/community-development/short-term-projects>

PLANNING COMMISSION DOCUMENTS:

Staff Report expected to be posted **Monday, March 17, 2025** at

<https://juneau.org/community-development/planning-commission>

Find hearing results, meeting minutes, and more here, as well.

Now through March 13	March 14— noon, March 21	HEARING DATE & TIME: 6:00 pm, March 25, 2025	March 26
Comments received during this period will be sent to the Planner, Jolene Murphy, to be included as an attachment in the staff report.	Comments received during this period will be sent to Commissioners to read in preparation for the hearing.	This meeting will be held in person and by remote participation. For remote participation: join the Webinar by visiting https://juneau.zoom.us/j/85421744892 and use the Webinar ID: 854 2174 4892 OR join by telephone, calling: 1-253-215-8782 and enter the Webinar ID (above). You may also participate in person in City Hall Assembly Chambers, 155 Heritage Way Juneau, Alaska.	The results of the hearing will be posted online.

FOR DETAILS OR QUESTIONS,

Phone: (907)586-0753 ext. 4131

Email: pc_comments@juneau.gov or Jolene.Murphy@juneau.gov

Mail: Community Development, 155 Heritage Way, Juneau AK 99801

Case No.: USE2025 0006
Parcel No.: 5B1601130046
CBJ Parcel Viewer: <http://epv.juneau.org>



Feb 24, 2025 03:51:39 PM

Attachment B – Abutters Notice and Public Notice Sign Photo

From: [Shawn Williams](#)
To: [Jolene Murphy](#); [Theresa Ross](#); [Jeffrey Hedges](#)
Subject: RE: USE25-06: Dog Grooming Salon Agency Comments
Date: Monday, March 10, 2025 3:54:22 PM
Attachments: [image002.png](#)

Looks good on the building side of things. Thanks!

Shawn Williams | Building Inspector III

[Community Development Department](#) | City & Borough of Juneau, AK

Location: 230 S. Franklin Street, 4th Floor Marine View Building

Office: 907.586.0767 ext. 4136



Fostering excellence in development for this generation and the next.

How are we doing? Provide feedback here: <https://juneau.org/community-development/how-are-we-doing>

From: Jolene Murphy <Jolene.Murphy@juneau.gov>
Sent: Monday, March 10, 2025 2:31 PM
To: Theresa Ross <Theresa.Ross@juneau.gov>; Jeffrey Hedges <Jeffrey.Hedges@juneau.gov>; Shawn Williams <Shawn.Williams@juneau.gov>
Subject: RE: USE25-06: Dog Grooming Salon Agency Comments

Good afternoon,

Just wanted to follow up on this Use Permit. If you have any comments or have no concerns, please let me know.

Thank you,

Jolene Murphy | Planner I

[Community Development Department](#) | City & Borough of Juneau, AK

Location: 230 S. Franklin Street | 4th Floor Marine View Building

Office: 907.586.0753 x4131



Fostering excellence in development for this generation and the next.

From: Jolene Murphy

Sent: Wednesday, February 19, 2025 12:00 PM

To: Theresa Ross <Theresa.Ross@juneau.gov>; General Engineering <General_Engineering@juneau.gov>; Jeffrey Hedges <Jeffrey.Hedges@juneau.gov>

Subject: USE25-06: Dog Grooming Salon Agency Comments

Hello,

We recently received a USE permit application to start a dog grooming salon at 2217 Dunn St. I've attached the application and pre-application report to this email.

If you have any questions or concerns, please reach out to me by March 6th. Let me know if you need an extension.

Thank you!

March 20th

Jolene Murphy | Planner I

[Community Development Department](#) | City & Borough of Juneau, AK

Location: 230 S. Franklin Street | 4th Floor Marine View Building

Office: 907.586.0753 x4131



Fostering excellence in development for this generation and the next.

From: [Theresa Ross](#)
To: [Jolene Murphy](#)
Subject: RE: USE25-06: Dog Grooming Salon Agency Comments
Date: Monday, March 10, 2025 3:43:18 PM
Attachments: [image002.png](#)

No concerns from fire at this time.

Theresa Ross, Fire Marshal
Capital City Fire Rescue
820 Glacier Avenue
Juneau AK 99801
907-586-5322 ext. 4323
<https://www.juneau.org/fire>



From: Jolene Murphy <Jolene.Murphy@juneau.gov>
Sent: Monday, March 10, 2025 2:31 PM
To: Theresa Ross <Theresa.Ross@juneau.gov>; Jeffrey Hedges <Jeffrey.Hedges@juneau.gov>; Shawn Williams <Shawn.Williams@juneau.gov>
Subject: RE: USE25-06: Dog Grooming Salon Agency Comments

Good afternoon,

Just wanted to follow up on this Use Permit. If you have any comments or have no concerns, please let me know.

Thank you,

Jolene Murphy | Planner I

[Community Development Department](#) | City & Borough of Juneau, AK
Location: 230 S. Franklin Street | 4th Floor Marine View Building
Office: 907.586.0753 x4131



Fostering excellence in development for this generation and the next.

From: Jolene Murphy

Sent: Wednesday, February 19, 2025 12:00 PM

To: Theresa Ross <Theresa.Ross@juneau.gov>; General Engineering <General_Engineering@juneau.gov>; Jeffrey Hedges <Jeffrey.Hedges@juneau.gov>

Subject: USE25-06: Dog Grooming Salon Agency Comments

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If you have any questions or concerns, please reach out to me by March 6th. Let me know if you need an extension.

Thank you!

March 20th

Jolene Murphy | Planner I

[Community Development Department](#) | City & Borough of Juneau, AK

Location: 230 S. Franklin Street | 4th Floor Marine View Building

Office: 907.586.0753 x4131



Fostering excellence in development for this generation and the next.

From: [Bridget LaPenter](#)
To: [Jolene Murphy](#); [Theresa Ross](#); [General Engineering](#); [Jeffrey Hedges](#)
Subject: RE: USE25-06: Dog Grooming Salon Agency Comments
Date: Wednesday, February 19, 2025 12:11:41 PM

General engineering has no comments.

Bridget LaPenter, P.E. | Chief GE Engineer
General Engineering Department | City & Borough of Juneau, AK
Location: 230 S. Franklin Street, 4th Floor Marine View Building
Office: 907.586.0800 ext. 4187 Cell: 907.500.4170

From: Jolene Murphy <Jolene.Murphy@juneau.gov>
Sent: Wednesday, February 19, 2025 12:00 PM
To: Theresa Ross <Theresa.Ross@juneau.gov>; General Engineering <General_Engineering@juneau.gov>; Jeffrey Hedges <Jeffrey.Hedges@juneau.gov>
Subject: USE25-06: Dog Grooming Salon Agency Comments

Hello,

We recently received a USE permit application to start a dog grooming salon at 2217 Dunn St. I've attached the application and pre-application report to this email.

If you have any questions or concerns, please reach out to me by March 6th. Let me know if you need an extension.

Thank you!

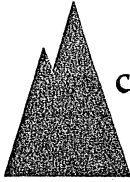
March 20th

Jolene Murphy | Planner I

[Community Development Department](#) | City & Borough of Juneau, AK
Location: 230 S. Franklin Street | 4th Floor Marine View Building
Office: 907.586.0753 x4131



Fostering excellence in development for this generation and the next.



CITY/BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

PLANNING COMMISSION
NOTICE OF DECISION

Date: April 18, 2006

File No.: USE2003-00049

Richard Harris
PO Box 32403
Juneau, AK 99803

Application For: An Allowable Use permit for approximately 20,000 square feet of retail and commercial development on four lots.

Legal Description: JW McKinley Block 32 JW McKinley Block 32 Lots 5A-10

Parcel Code Nos.: 5-B16-0-113-003-1, 5-B16-0-113-004-2 through 004-5

Hearing Date: April 18, 2006

The Planning Commission, at its regular public meeting, adopted the analysis and findings listed in the attached memorandum dated April 5, 2006 and approved the construction of approximately 20,000 square feet of retail and commercial development on four lots to be conducted as described in the project description and project drawing submitted with the application and with the following modified conditions:

- 1) Prior to issuance of a building permit, the applicant shall submit a planting plan for the project to be approved by the Director of the Community Development Department. The planting plan shall maintain existing mature evergreen trees on the applicant's property and include trees between buildings where practical.
- 2) Prior to issuance of a Certificate of Occupancy, or Temporary Certificate of Occupancy, plants and landscaping described in the approved planting plan described above shall be installed.
- 3) Prior to issuance of a Building Permit, the applicant shall submit a lighting plan which clearly shows that light fixtures in this development will not shed glare on adjacent residential properties.
- 4) Prior to issuance of a Certificate of Occupancy, easements for permanent parking and pedestrian access to these parking spaces must be recorded on Lots 5A and 9A to provide required parking for Lots 7A and 10A.
- 5) Prior to issuance of a Certificate of Occupancy, a new plat must be recorded depicting required access easements and adjusting property lines as needed.
- 6) The applicant shall submit a drainage plan to be reviewed and approved by the CBJ Engineering Department prior to issuance of a Building Permit. This drainage plan shall clearly show how all surface drainage for lots 5A through 10A will be directed to an approved drainage way.
- 7) Prior to issuance of a Building Permit, the applicant shall submit plans to CDD staff for the design of a minimum eight-foot high, sight-obscuring fence to extend along the rear property lines of Lots 5A, 7A, 9A and 10A. The developer may leave an opening for pedestrians in the fence where the

155 So. Seward Street, Juneau, Alaska 99801-1397

Richard Harris
File No.: USE2003-00049
April 18, 2006
Page 2 of 2

developer's property abuts the Eagle Street right-of-way. Prior to issuance of a Certificate of Occupancy, or Temporary Certificate of Occupancy, this fence must be in place.

- 8) Prior to issuance of a Building Permit, the applicant shall revise the site plan to reflect a 20-foot setback along the entire western property line of the development.

Attachments: April 5, 2006 memorandum from Greg Chaney, Community Development to the CBJ Planning Commission regarding USE2003-00049.

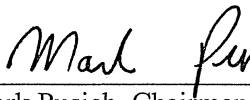
This Notice of Decision constitutes a final decision of the CBJ Planning Commission. Appeals must be brought to the CBJ Assembly in accordance with CBJ §01.50.030. Appeals must be filed by 4:30 P.M. on the day twenty days from the date the decision is filed with the City Clerk, pursuant to CBJ §01.50.030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

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

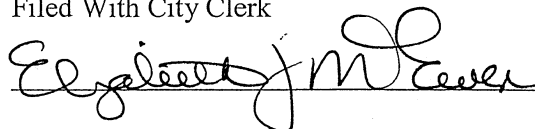
Effective Date: The permit is effective upon approval by the Commission, April 18, 2006.

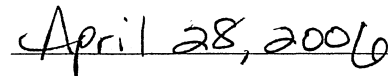
Expiration Date: The permit will expire 18 months after the effective date or October 18, 2007, if no Building Permit has been issued and substantial construction progress has not been made in accordance with the plans for which the development permit was authorized. Application for permit extension must be submitted thirty days before the permit expires.

Project Planner: 
Greg Chaney, Planner


Mark Pusich, Chairman
Planning Commission

Filed With City Clerk




April 28, 2006

cc: Plan Review

NOTE: The Americans with Disabilities Act (ADA) is a federal civil rights law that may affect this development project. ADA regulations have access requirements above and beyond CBJ - adopted regulations. Owners and designers are responsible for compliance with ADA. Contact an ADA - trained architect or other ADA trained personnel with questions about the ADA: Department of Justice (202) 272-5434, or fax (202) 272-5447, NW Disability Business Technical Center 1 (800) 949-4232, or fax (360) 438-3208.

MEMORANDUM

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

DATE: April 5, 2006
TO: Planning Commission
FROM: Greg Chaney, Planner
Community Development Department
FILE NO.: USE2003-00049 - Allowable Use



PROPOSAL: An Allowable Use permit for a four building complex with mixed office, retail and commercial uses and 2 residential units. Variance requests for back-out parking on Dunn Street are also associated with this permit.

GENERAL INFORMATION

Applicant: RH Development
Property Owner: Richard Harris
Property Addresses: 9421 Glacier Highway and 2203, 2219, 2221, 2223, 2225 Dunn Street
Legal Descriptions: JW McKinley Subdivision, Block 32, Lots 5A-10
Parcel Code Numbers: 5-B16-0-113-003-1; 5-B16-0-113-004-2 through 004-4
Site Size: 33,930 square feet
Zoning: Light Commercial
Utilities: CBJ Water and Sewer
Access: Dunn Street
Existing Land Use: Maintenance Shop, Retail Space, and 2 Caretaker Style Apartments
Surrounding Land Use: North - Light Commercial, Muffler Shop
South - Light Commercial
East - Light Commercial, Dunn Street
West - D-5, Single Family Residential



PROJECT DESCRIPTION

The applicant requests an Allowable Use permit for the development of a complex of mixed use buildings, which will incorporate a variety of uses including retail, commercial and offices (Attachments 1, 2 & 3). Two existing caretaker-style units, which are already present, will also remain in the complex. The applicant also desires to incorporate a restaurant in the building on Lot 7A, however, this use requires a Conditional Use Permit. Adequate public notice was not provided for a Conditional Use Permit application. Therefore, the applicant is proceeding with the proposal with the understanding that the restaurant use will require a separate Conditional Use in the future.

A further complication is that the existing lots are relatively small for the proposal and the buildings are large enough that there is very limited space available for parking. The applicant proposes to address this problem by installing parking spaces which back-out onto the Dunn Street right-of-way. Since back-out parking is not allowed for commercial or multifamily uses under the Land Use Code, the applicant has submitted Variance requests for back-out parking to be considered concurrently with this proposal. Since two of the lots are not large enough to accommodate required parking, parking will be provided on adjacent properties. Access easements will also be required to ensure access to parking on adjacent lots.

As proposed, the application will require minor subdivision to adjust lot lines. A significant component of this subdivision will be establishing access easements between lots 5A and 7A as well as lots 9A and 10A.

BACKGROUND

The J.W. McKinley subdivision is one of the oldest small-lot subdivisions in the Mendenhall Valley. Although they were subdivided into 15 separate parcels, they have remained primarily under common ownership until the present day. Lots being considered under this proposal are accessed via Dunn Street which was originally platted as a 30-foot wide alley. This alley was later named "Dunn Street" and although it is the sole legal access to the property, the area primarily consists of a hard packed dirt/gravel surface. The right-of-way generally functions as a dirt access aisle through a parking lot.

ANALYSIS

Project Site – As mentioned above, the project site consists of four lots. Access to the project will be partially provided through access easements between lots 5A and 7A as well as lots 9A and 10A.

Another major feature of this project is the Dunn Street right-of-way. Since Dunn Street was originally platted as an alley, it is only 30 feet wide. Thirty three parking spaces are proposed to back-out into Dunn Street. Several lots are located across Dunn Street. If this proposal is approved, lots on the other side of Dunn Street are likely to use this project as a template and request variances to allow back out parking.

Adjacent property owners have called staff expressing concerns about the intensity of the project and one letter has been submitted (See Attachment 4). Along the western edge of the project is a wooden fence. Large gaps are present between the boards so the fence does not function as a significant sight buffer.

Property on the other side of the fence is zoned D-5, single-family residential. An established residential neighborhood has been built here. If parking lots are constructed as proposed, headlights will shine into the neighboring yards of established single family residences. In order to reduce impacts to adjacent properties, staff is recommending a condition that prior to issuance of a building permit, the applicant shall submit plans to CDD staff for the design of a minimum eight foot high sight obscuring fence to extend along the rear property lines of Lots 5A, 7A, 9A and 10A. Prior to issuance of a Certificate of Occupancy or Temporary Certificate of Occupancy, this fence must be in place.

Project Design –The existing properties consist of relatively small lots, which make significant development on individual lots difficult. When the required 10 foot side yard setbacks, 15% vegetative cover and parking requirements are taken into account, very little land is available for construction.

Normally in a Light Commercial zone the rear setback is 10 feet. However CBJ 49.25.400 Table of Dimensional Standards; Footnote 3 stipulates: *Where one district abuts another, the greater of the two setbacks is required for both uses on the common property line.* In this case, the rear setback for a D-5 single-family residential district is 20 feet, so the rear setback for the project along the common property line is 20 feet. Based on the drawing submitted (Attachment 1), it appears that the proposed buildings are currently designed to be closer than 20 feet to the rear property line. Therefore, staff is recommending a condition requiring that prior to issuance of a building permit, the applicant shall revise the site plan to reflect the required 20 foot rear yard setback.

Adjacent residents in the D-5 residential zone have expressed the concern that their yards will be in the direct view plane of occupants looking out of west facing windows in the upper stories of commercial/residential structures. Therefore, staff is recommending a condition requiring that second story windows facing west along the residential property line must be glazed with frosted or other similarly translucent material.

Drainage – Currently the site is graded so that all surface runoff is directed to a ditch which runs along the rear property line. This ditch does not currently connect to an approved drainage way and during heavy precipitation events, standing water overflows onto adjacent properties. In order to address this issue, staff is recommending a condition that prior to issuance of a building permit, the applicant shall submit a drainage plan to be reviewed and approved by the CBJ Engineering Department. This drainage plan shall clearly show how all surface drainage will be directed to an approved drainage way.

Traffic – Traffic from the proposed development will enter and exit the site on the Dunn Street right-of-way. Dunn Street is not maintained by the CBJ. It is constructed to a rather low standard since it currently serves only a few scattered buildings. Since the applicant owns all of the other properties which front on Dunn Street, no other individuals will suffer consequences from additional traffic along this substandard right-of-way. Staff has recommended that the applicant consider vacating this right-of-way since no other owners share frontage on this road. The applicant wishes to maintain the option of selling existing lots to individual purchasers and this could only be accomplished if the existing lots continue to front on a dedicated right-of-way.

Dunn Street connects to Glacier Highway. Glacier Highway has enough capacity to handle the potential traffic load generated by this proposal.

Parking – Total parking demand for the project has been calculated below:

Residential Parking Requirements
 2 bedroom = 1.75 parking spaces

Retail 1 parking space per 200 square feet
 Offices 1 parking space per 300 square feet

Parking Requirements

	<u>Office</u>	<u>Retail</u>	<u>Residential</u>	<u>Total</u>
Lot 5A	7.4	8.5	0	15.9
Lot 7A	7.3	20.0	0	27.3
Lot 9A	0	23.0	0	23.0
Lot 10A	0	11.4	3.5	15.0

Parking Distribution

	<u>Provided</u>	<u>Required</u>	<u>Difference</u>
Lot 5A	19.0	15.9	+3.0
Lot 7A	19.0	27.3	-8.3
Lot 8	38.0	23.0	+15.0
<u>Lot 9</u>	<u>12.0</u>	<u>15.0</u>	<u>-3.0</u>
Project Total	88	81	+7 Project Total

Based on the calculations above, parking demand for the project, as a whole, will be provided. However, parking requirements will be met for Lots 7A and 10A on spaces available on Lots 5A and 9A. Therefore, staff is recommending a condition that prior to issuance of a Certificate of Occupancy, permanent parking easements must be recorded on Lots 5A and 7A sufficient to provide required parking. Pedestrian access from property to the required off-site parking spaces must also be provided.

Circulation – Access easements will be required for shared parking lot entrances. Needed vehicular access easements are listed below:

Property	Required Access Easements
Lot 5A	Lot 7A
Lot 7A	Lot 5A
Lot 9A	Lot 10A
Lot 10A	Lot 9A

Due to the complex nature of these overlapping easements, staff is recommending a condition that prior to issuance of a Certificate of Occupancy, a new plat must be recorded depicting required access easements. Re-platting will also enable the developer to adjust property lines to accommodate vegetative cover requirements.

Parking, which backs out directly into the Dunn Street right-of-way, is a significant project design feature of the proposal. Back-out parking for commercial and multifamily uses is not allowed under Section 49.40.230 (b)(1) of the Land Use Code. The request for approval of this parking configuration is being considered separately under cases VAR2003-00041, VAR2005-00035 and VAR2005-00039. Significant parking lot redesign will be required if these Variances are not granted.

Landscaping – All lots are required to have 15% vegetative cover. As proposed, all lots meet this requirement. Along the rear property line, staff is recommending a sight obscuring fence be constructed to provide a buffer between this commercial development and the adjacent residential property. To enhance this buffer, staff is recommending a condition requiring the applicant to plant spruce or hemlock trees every 15 feet along the rear property line. Although these trees will not provide a buffer in the short term, as they mature, they will provide an enhanced buffer.

Exterior Lighting – A lighting plan was not submitted with the application. The parking lots are relatively small and near the main structures, building-mounted lighting will be sufficient to illuminate the parking lots. Since a lighting plan was not provided, staff is recommending a condition that prior to building permit approval, the applicant shall submit a lighting plan. This plan must be approved by staff to ensure that light fixtures in this development do not shed glare on adjacent properties.

Signs - Signs shown on the submittal are for illustrative purposes only. A separate permit process per CBJ §49.45, requires that all signs proposed by the development be submitted to CDD staff for review and approval.

Juneau Coastal Management Program - The proposed development is located on a relatively level dirt/gravel parking lot. It is not within 50 feet of an anadromous stream, eagle nest or mapped wetlands. The application was reviewed for compliance with CBJ §49.70.900, the Juneau Coastal Management Program. The analysis reveals that no aspect of the Juneau Coastal Management Program applies to this project.

FINDINGS

CBJ §49.15.320 (e), Decision, states that the Planning Commission shall consider the Allowable Use permit application and shall review the Community Development Director's recommendation with respect to:

1. Whether the application is complete;
2. Whether the requested permit is appropriate according to the Table of Permissible Uses;
3. Whether the development as proposed will comply with the other requirements of this chapter; and,
4. Whether conditions are necessary for approval¹.

The Commission shall approve the application and grant the permit unless it finds, by a preponderance of the evidence, that one or more of the criteria have not been met. In either case the Commission shall adopt written findings setting forth the basis for its decision.

¹CBJ §49.15.320 (f)(1 through 12), Conditions on Approval, lists a set of conditions that may be placed on the requested allowable use permit approval

Per CBJ §49.15.320 (e)(1 through 4), Decision, the Director makes the following findings on the criteria for granting the requested Allowable Use approval:

1. *Is the application for the requested allowable use permit complete?*

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

2. *Is the requested permit appropriate according to the Table of Permissible Uses?*

Yes. The requested Allowable Use permit is appropriate according to the Table of Permissible Uses. The permit is listed at CBJ §49.25.300 Section 1.300 Multifamily dwellings at a rate of 18 units per acre, Section 2.120 Miscellaneous Indoor Retail and Section 3.400 Office Uses for the Light Commercial Zoning District.

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

If Associated Variances Are Granted: Yes. This proposal will require Variances from CBJ §49.40.230 (b)(1) prohibiting back out parking in order to be permitted. These Variances include:

VAR2003-00041 – Lot 5A Back out parking on to Dunn Street right-of-way
VAR2005-00035 – Lot 7A Back out parking on to Dunn Street right-of-way
VAR2005-00039 – Lots 9A & 10A Back out parking on to Dunn Street right-of-way

These Variance applications have been submitted for review concurrently with this Allowable Use application.

Other than the issues listed above, the proposal complies with the requirements of the Land Use Code and could be approved. The proposed development complies with other requirements of this chapter as a notice was published in the Juneau Empire under “Your Municipality” on March 31 and April 10, 2006. A meeting notice of this proposal was mailed to all property owners within 500 feet of the subject property.

If the above Variances are granted, staff recommends approval of the project with appropriate conditions.

4. *Are conditions necessary for approval of the requested Allowable Use permit?*

Yes. Based on the preceding staff analysis, it is found that conditions are necessary for approval of the requested permit. The conditions are listed below under the “Recommendation” section.

Per CBJ §49.70.900 (b)(3), General Provisions, the Director makes the following Juneau Coastal Management Program consistency determination:

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

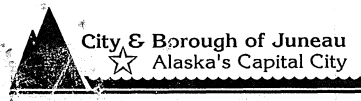
Not Applicable. Based on the preceding staff analysis, it is found that no provisions of the Juneau Coastal Management Program apply to the proposed development.

RECOMMENDATION

If the requested Variances, VAR2003-00041, VAR2005-00035 and VAR2005-00039 are granted, then staff recommends granting the Allowable Use permit for development of a four-building complex with mixed office, retail and commercial uses and 2 residential units.

Approval would be subject to the following conditions:

- 1) Prior to Certificate of Occupancy, the applicant shall plant spruce or hemlock trees every 15 feet along the west property line.
- 2) Prior to issuance of a Building Permit, the applicant shall submit a lighting plan which clearly shows that light fixtures in this development will not shed glare on adjacent residential properties.
- 3) Prior to issuance of a Certificate of Occupancy, easements for permanent parking and pedestrian access to these parking spaces must be recorded on Lots 5A and 9A to provide required parking for Lots 7A and 10A.
- 4) Prior to issuance of a Certificate of Occupancy, a new plat must be recorded depicting required access easements and adjusting property lines as needed.
- 5) The applicant shall submit a drainage plan to be reviewed and approved by the CBJ Engineering Department prior to issuance of a Building Permit. This drainage plan shall clearly show how all surface drainage for lots 5A through 10A will be directed to an approved drainage way.
- 6) Prior to issuance of a Building Permit, the applicant shall submit plans to CDD staff for the design of a minimum eight-foot high, sight-obscuring fence to extend along the rear property lines of Lots 5A, 7A, 9A and 10A. Prior to issuance of a Certificate of Occupancy or Temporary Certificate of Occupancy, this fence must be in place.
- 7) Prior to issuance of a Building Permit, the applicant shall revise the site plan to reflect the required 20-foot rear yard setback.
- 8) Second story windows facing west along the residential property line must be glazed with frosted or other similarly translucent material.



BUILDING PERMIT

Permit No.
BLD2006-00679
Proj #: PRJ2003-00226

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 7:30 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:	2203 DUNN ST	Issued Date:	7/8/2008
Permit Number:	BLD2006-00679	J W MCKINLEY BL 32 LT 8A NEW	Parcel No: 5B1601130046
Project Description:	Construct a new two-story commercial building and an 8 foot fence. Modified 12/17/2007 to change layout on first and second floors. Modified 7/8/08 Tenant improvement for unit 2213, Rain Tree Quilting retail store.		

Parcel Identification:	J W MCKINLEY BL 32 LT 8A
------------------------	--------------------------

Setbacks:	Zone: LC	Firm Zone: C	
	Front: 25 Ft. E	Side 1: 10 Ft. N	
	Rear: 20 Ft. W	Side 2: 10 Ft. S	
Comments:	Rear setback reduced per USE2003-00049		

Owner:	R H DEVELOPMENT LLC
Address:	PO BOX 32403
City:	JUNEAU, AK 99803

Applicant:	RICHARD HARRIS
Address:	PO BOX 32403
City:	JUNEAU, AK 99803

Fee Type	Date	Receipt	Amount Paid
1 Commercial Plan Revi	0/31/2006	23534	2,045.90
1 Permit Fee	8/7/2007	24961	3,147.54
1 Additional Plan Review	1/22/2008	25696	75.00
Total Fees Paid:			5,268.44

Valuation for Permit Fee Calculations:		
BUILDING PERMIT	MERC - Retail	614,246.40
Total Valuation:		614,246.40

- Project Conditions and Holds:
- 1 Pans required for all water heaters if damage to construction can occur due to leakage.
 - 2 Plumbing per 2003 UPC & Mechanical per 2003 IMC. See 1/8/08 stamped plans.
 - 3 Special inspection by qualified engineer for awning welds. And provide final letter of approval before TCO.
 - 4 Foundation Setback Verification (yellow form) must be on site when pour inspection or placement of other foundation systems occurs.
 - 5 Grade to drain - field verify.
 - 6 Emergency lighting inspection.
 - 7 Hydrants - 2,000 GPM available within 400 feet of the building.
 - 8 Modified 7/30/07 for construction of an 8 ft fence.
 - 9 Prior to issuance of CO or TCO, buffer fence must be in place as designed in the fence plans.
 - 10 Prior to issuance of CO, easements for permanent parking and pedestrian access to these parking spaces must be recorded on Lots 5A & 9A to provide required parking for Lots 7A & 10A.
 - 11 Prior to issuance of CO or TCO, plants and landscaping must be installed as described in the Planting Plan.
 - 12 Asbuilt Survey Required before final inspection approval.
 - 13 All tub & shower valves must be anti-scald and set not to exceed 120 degrees F. Hot water shall be equal or greater to 110 degrees F.
 - 14 Seismic strap upper 1/3 of water heater to wall.
 - 15 All steam & hot water boilers SHALL be protected with a low-water cutoff control per 2003 IMC 1007 & 2003 IRC M2002.5

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

* NOTE: "Building Permit" is a generic term which includes Building Safety Inspection, Grading Permits, and permits for Electrical, Plumbing and Mechanical work.

- 16 Floor-ciling hatch to mechanical room to be 1-HR rated self-closing assembly.
- 17 Draft stop in attic per plans.
- 18 Exterior stairs to be Heavy Timber per approved plans(metal grates are non-combustible, but do not qualify as heavy timber).
- 19 special inspect'n for awning welds unless waived by engineer due to welded at certified shop
- 20 Service sink(s) outside of restroom or janitor room cannot be over 34" high.
- 21 Retail must be separated by permanent wall in center of building per approved plans - otherwise occupant load exceeds 50 and exit doors would have to swing out.
- 22 Interior stairwell lid to be built as shaft, per plan: layer of rock above and below its ceiling joists.
- 23 At final inspection have approved plans at site. Check for Maneuvering Clearances at Doors on back landings, min 48" between handrails, etc.
- 24 Retail doors can only swing in if the area is permanently partitioned in half as shown on the approved plans (partition keeps occupant load under 50).
- 25 Blue parking - Min two blue spaces this lot - and one for adjacent lot. Min one on this lot to be Van-Accessible parking space: 8' space with 8' aisle adjacent. Post sign 48"-72" high ; include words "Van accessible. Paint; or if unpaved, secure 2 blue wheelstopes - one in front of space and other in front of aisle. Space and aisle to be level.
- 26 Wall must separate first floor into two separate rooms as shown, or if not then two exit doors separated by at least 1/2 the building's diagonal must swing out.
- 27 Minimum 48" clear between handrails for both stairs (see IBC 1007.6).
- 28 Two-way communication from boht areas of refuge upstairs (see IBC 1007.6.3 and .4).
- 29 Corridor upstairs: doors 20-minute assemblies (except the two 1-HR doors at top of interior stairs).
- 30 Interior 1-HR stairwell: both doors 1-HR assemblies at top of stairs.
- 31 Sidewalk must be such that all tenant spaces have sidewalk route to the restrooms.
- 32 Objects protruding over 4" in depth into a path of travel whose bottom edge is over 27" high and less than 80" high require a cane-detectable surface below them that's not over 27" high. A few examples: paper towel dispensers, hand dryers, extinguishers, high sides of water fountains, counters, light fixtures, etc.
- 33 Operable Parts: min 15" and not over 48" high: thermostats, switches, outlets, phones, fan controls, restroom accessories, audio controls, etc. At least one coat hook not over 48" high where hooks are installed.
- 34 Sales/Service counter, if provided, requires a section at least 36" long that's not over 36" high.
- 35 Fire Extinguishers mounted not over 5' high, max 75' OC, and not in a path of travel unless bottom of FE is not over 27" high.
- 36 ADA "EXIT" sign beside each exterior exit door: on wall on latch side 5' high OC.
- 37 Lever hardware all doors (or panic/or push-pull); thresholds not over 1/2"; Exter level landing outside doors min 5' x 5'.
- 38 ADA sign beside restroom doors: on wall on latch side 5' high OC.
- 39 Curb cuts for all sidewalks. Thresholds to be FLUSH - no bump or edge. Cross slopes max 2%. Direction of travel max 1:12.
- 40 Fire department needs documentation of Fire Hydrant Locations and GPM available within 400' of building.

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

100	Insp - Setbacks	105	Foundation Setback form	110	Insp - Excavation/Footing
	Insp - Building Service	120	Insp - Forms and Rebar	130	Insp - Steel/Masonry
140	Insp - Framing	145	Insp - Special Inspection	150	Insp - Insulation/Drywall
160	Insp - Rated Walls/Assem		Insp - Bonding		Insp - Rated Walls/Assem
	Insp - Bonding	170	Insp - Smoke Detectors/Alarms		Insp - Grounding
	Insp - Smoke Detectors/Alarms		Insp - Grounding	175	Insp - Carbon Monoxide
180	Insp - Underground Utilities		Insp - Devices/Equipment	190	Insp - Water Piping Test
210	Insp - DWV Test	215	Insp - Hydronic System	220	Insp - Plumbing Fixtures Final
250	Insp - Cross Connections	255	Insp - Meter Yoke with Meter	265	Insp - Oil & Gas Piping/Tanks
300	Insp - Appliance/Chimney	310	Insp - Combustion Air	400	Insp - Ventilation/Plenums
430	Insp - Temporary Power	440	Insp - Service/Panel	450	Insp - Conduits raceways
470	Insp - Grading/Drainage	500	Insp - Fire Final		Insp - Electrical Final
600	Insp - Com Zoning Final	700	Insp - Commercial Fire Final	800	Insp - Commercial Final

Staff Review Sheet

Planner
7/8/2008

Permit Intake Initials:

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

Project Name: **J W MCKINLEY BL 32 LT 8A NEW**

Case No: **BLD2006-00679**

- Site Address: 2203 DUNN ST
- Site Address: 2205 DUNN ST
- Site Address: 2207 DUNN ST
- Site Address: 2209 DUNN ST
- Site Address: 2211 DUNN ST
- Site Address: 2213 DUNN ST
- Site Address: 2215 DUNN ST
- Site Address: 2217 DUNN ST

Parcel No: 5B1601130046

Desc: Construct a new two-story commercial building and an 8 foot fence. Modified 12/17/2007 to change layout on first and second floors. Modified 7/8/08 Tenant improvement for unit 2213, Rain Tree Quilting retail store.

Commercial NEW BU New Dwelling Units: 0
 FCC Code: 327 Existing Dwelling Units: _____
 Type of Construction: VA Occupancy Class: M
 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: _____ Code Review by: _____ Date: _____

Fees Assessed at Application:

Fee Type	Amount
1 Commercial Plan Review	2,045.90
1 Permit Fee	3,147.54
1 Additional Plan Review Fee	75.00
Total Fees:	5,268.44

Valuation at Application:

S.F.	Type	Rate	Amount
5760	MERC - Retail	106.64	614,246.40
Total Valuation:			614,246.40

Fees Paid at Application:

Date Paid	Receipt	Check	Paid
10/31/2006	23534	V080351	2,045.90
1 Commercial Plan Review			
8/7/2007	24961	11463	3,147.54
1 Permit Fee			
1/22/2008	25696	V037869	75.00
1 Additional Plan Review Fee			
Total Fees Paid:			5,268.44

LAND USE

ZONE/UNIT Sight Comm /
 WETLAND _____
 FLOOD ELEV _____
 FIRM ZONE C
 FIRM MAP _____
 LOT SIZE 16,045 SF
0.4 ACRES
 SETBACKS
 Front 25
 Rear 20
 Side 10
 Other _____
 PARKING _____
 ANADROMOUS _____
 EAGLES NEST _____

ENGINEERING/PUB WORKS

CITY WATER Units: _____
 Case No: _____
 Service Size: _____
 Fire Line Size: _____
 Metered: _____
 Extended Pmt #: _____
 CITY SEWER Units: _____
 Case No: _____
 Bond Case No: _____
 Other Case No: _____
 ADEC Sewer No: _____

PLAN REVIEW APPROVALS

	Initials	Date
Fire		
X Zoning	TC	7/8/08
Engineering		
Water		
Sewer		
X Architectural	JRP	7-8-08
X Structural	JRP	7-8-08
Plumbing		
Mechanical		
X Electrical	JRP	7-8-08
X Access	CRF	7/8/08
Spcl Insp Form		

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 \$ _____

LAND USE PERMITS

- SUB2007-00007
- USE2003-00049
- VAR2003-00041
- VAR2005-00033
- VAR2005-00034
- VAR2005-00035
- VAR2005-00036
- VAR2005-00037
- VAR2005-00038
- VAR2005-00039
- VAR2005-00040
- VAR2005-00041
- VAR2006-00019

I hereby acknowledge receipt of a _____ inch meter yoke.
 X _____
 Date _____

APPROVED FOR ISSUANCE


 Signature
 7-8-08
 Date

PERMIT ISSUANCE PAYMENTS

Date	Receipt	Check	Amount
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____

PARCEL TAGS:

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



CITY/BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

BOARD OF ADJUSTMENT
NOTICE OF DECISION

Date: April 19, 2006

File Nos.: VAR2003-00041;
VAR2005-00035; and
VAR2005-00039

Richard Harris
PO Box 32403
Juneau, AK 99803

Application For: Three variances to allow back-out parking on the Dunn Street right-of-way.
Legal Description: JW McKinley Block 32 Lots 5A-10
Parcel Code No.: 5-B16-0-113-003-1, 5-B16-0-113-004-2 through 004-5
Hearing Date: April 18, 2006

The Board of Adjustment, at its regular public meeting, adopted the analysis and findings listed in the attached memorandum dated April 5, 2006 and approved the Variances with the following modifications:

- (C) *Be unnecessarily burdensome because unique physical features of the property render compliance with the standards unreasonably expensive;*

The site is level and open. Even though this is an old subdivision, all lots exceed minimum dimensional standards for lots in a Light Commercial zone. No unique physical features are present on the site.

Based on the analysis above, this sub-criterion **is not met**.

or

- (D) *Because of preexisting nonconforming conditions on the subject parcel the grant of variances would not result in a net decrease in overall compliance with the Land Use Code, CBJ Title 49, or the building code, CBJ Title 19, or both.*

Dunn Street is a substandard, non-conforming right-of-way which has not been accepted for maintenance by the City and Borough of Juneau. Since the non-conforming configuration of Dunn Street is a narrow, dead-end, low speed street and all properties served by Dunn Street are currently owned by the applicant and are under the applicant's direct control; backing out into the Dunn Street right-of-way would not reduce public safety requirements in the Land Use Code, CBJ Title 49, or the building code, CBJ Title 19.

Based on the analysis above, this sub-criterion **is met**.

Since sub-criterion D was met, **criterion 5 is met**.

155 So. Seward Street, Juneau, Alaska 99801-1397

Richard Harris
File Nos.: VAR2003-00041, VAR2005-00035 and VAR2005-00039
April 19, 2006
Page 2 of 2

Back-out parking is to be conducted as described in the project description and project drawing submitted with the application and with the following conditions:

1. Prior to issuance of a building permit, the applicant shall post sufficient 15 mph speed limit signs on the Dunn Street right-of-way. The location of signage is to be approved prior to posting by Community Development and Engineering Department staff.
2. Prior to issuance of a certificate of occupancy, the applicant shall install speed bumps on the Dunn Street right-of-way. These shall be located along each lot line perpendicular to Dunn Street, for a total of three speed bumps.

Attachment: April 5, 2006 memorandum from Greg Chaney, Community Development to the Board of Adjustment regarding VAR2003-00041; VAR2005-00035 and VAR2005-00039.

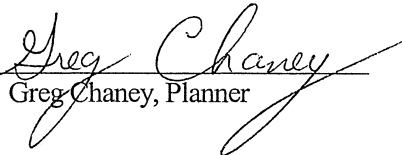
This Notice of Decision constitutes a final decision of the CBJ Planning Commission. Appeals must be brought to the CBJ Assembly in accordance with CBJ §01.50.030. Appeals must be filed by 4:30 P.M. on the day twenty days from the date the decision is filed with the City Clerk, pursuant to CBJ §01.50.030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

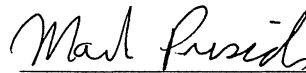
This Notice of Decision does not authorize any construction activity. Prior to starting a development project, it is the applicant's responsibility to obtain a building permit for any and all improvements requiring such.

Effective Date: The permit is effective upon approval by the Commission, April 18, 2006.

Expiration Date: The permit will expire 18 months after the effective date or October 18, 2007, if no Building Permit has been issued and substantial construction progress has not been made in accordance with the plans for which the development permit was authorized. Application for permit extension must be submitted thirty days before the permit expires.

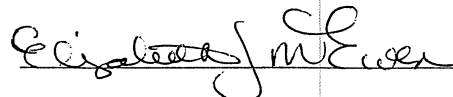
Project Planner:


Greg Chaney, Planner



Mark Pusich, Chairman
Planning Commission

Filed With City Clerk



May 2, 2006

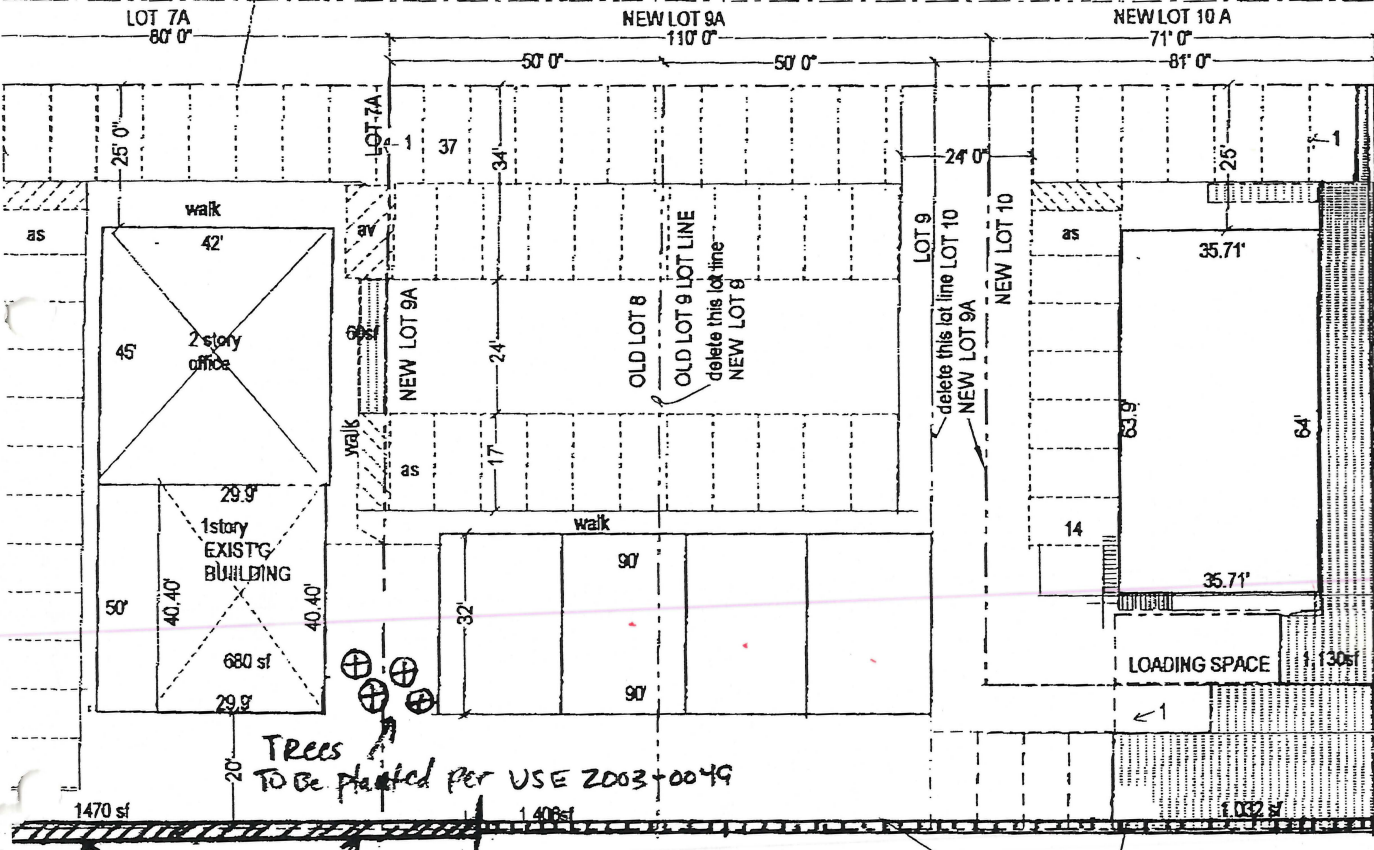
cc: Plan Review

NOTE: The Americans with Disabilities Act (ADA) is a federal civil rights law that may affect this development project. ADA regulations have access requirements above and beyond CBJ-adopted regulations. Owners and designers are responsible for compliance with ADA. Contact an ADA-trained architect or other ADA trained personnel with questions about the ADA: Department of Justice - 202-272-5434, or fax 202-272-5447, NW Disability Business Technical Center - 1-800-949-4232, or fax 360-438-3208.

DUNN-4-16217

BACKOUT PARKING

DUNN STREET



REVISED LOT 10 A
 7,514 sf
 vegetation required @ 15% = 1,127sf
 provided 1,130sf

Parking Accessible
 Required 4 spaces
 (3)-as accessible space
 (1) av av accessible space

1470 sf
 20' Trees
 To be planted per USE 2003-0049
 Rebuild Damaged
 Fence to match
 EXISTING section

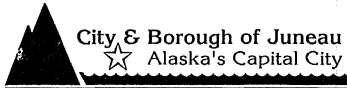
ADD SLATS
 Between EXISTING SLATS
 To make sight obscuring

3/22/07

DUNN ST Lots-89
 Fence plan Repair, Replace
 AND TREE Planting per USE-2003
 00049

RECEIVED
 MAR 23 2007
 PERMIT CENTER / CDD

PHK-24-2007 05:39 AM



BUILDING PERMIT

Permit No.
BLD20110712

* 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 7:30 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: 2203 DUNN ST Permit Number: BLD20110712 Project Description: Convert portion of second floor retail building into two, 1 bedroom apartment units.	Issued Date : 12/20/2011 Parcel No: 5B1601130046
---	---

Parcel Information : J W MCKINLEY BL 32 LT 8A

Setbacks: Front: 25.00 Ft. E Rear: 20.00 Ft. W Street Side:	Zone: LC: Side 1: 10.00 Ft. N Side 2: 10.00 Ft. S	Firm Zone: C
---	--	---------------------

Comments: Rear yard setback 20ft instead of 10ft due to abutting D-5 rear yard setback - applies per CBJ 49.25.400 (3). 10' Access easement exist along southern lot line, and an electrical easement exists at the southeastern corner. See 2007 plat for details.

Owner :	R H RENTALS LLC PO BOX 032403 JUNEAU AK 99803-2403
----------------	---

Applicant :	R H RENTALS LLC PO BOX 032403 JUNEAU AK 99803-2403
--------------------	---

Fee Type	Date	Receipt	Amount Paid
BLD- Bldg Permit Fee	12/09/2011	02301	\$224.28
BLD- Comm Plan Review	12/09/2011	02301	\$145.78
Total Fees Paid:			\$370.06

Valuation for Permit Fee Calculations:			
S.F.	Type	Rate	Amount
			12,521.16
Total Valuation:			\$12,521.16

Project Conditions and Holds:

Approved Plans On Site - CBJ approved plans must be on site and available to the inspector. Inspections will not be performed and additional fees may apply if approved plans are not available to the inspectors.

WATER FIXTURE COUNT - Minimum 1" Street Service and 1 1/4" Building Supply and branches for up to 78 fixture units.

Shower Anti-scald Valve - All shower valves and combination tub/shower valves shall provide scald and thermal shock protection by means of an approved valve that conforms to ASSE 1016 or ASME A112.18.1 / CSA B125.1. The maximum water temperature supplied to these fixtures shall be 120 degrees fahrenheit per 2009 UPC section 418.

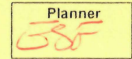
Seismic Strap Water Heater - Water heaters shall be strapped within the upper 1/3 and lower 1/3 of its vertical dimension per 2009 UPC section 508.2.

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

B-Rough Electrical	B-Service/Panel	B-Rough Plumbing
B-Vents (Bath, Dryer, Kitchen, etc.)	B-Smoke /Carbon Monoxide Detectors	B-Cross Connection Control

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

Staff Review Sheet



Permit Intake Initials: MS

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

12/9/2011

Case No: **BLD20110712**

Site Address: 2203 DUNN ST

Parcel No: 5B1601130046

Desc: Convert portion of second floor retail building into two apartment units.

Commercial REP New Dwelling Units: 2
 FCC Code: 437 Existing Dwelling Units: 0
 Type of Construction: VA Occupancy Class: M, R-3*
 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: IBC 2006 Code Review by: MS Date: 12/20/11

Valuation for Permit Fee Calculations:

S.F.	Type	Rate	Amount
			49,536.00
			3,000
Total Valuation:			\$49,536.00

7.25,900
 2 note 3
 * 1 b
 Apt.

LAND USE
 ZONE/UNITS LC 1
 WETLAND /
 FLOOD ELEV /
 FIRM ZONE C
 FIRM MAP 880C
 LOT SIZE 16,045 SF
0.4 ACRES
 SETBACKS
 Front 25 E
 Rear 20 10 W
 Side 10 N/S
 Other /
 PARKING 17 Overall
 ANADROMOUS /
 EAGLES NEST /

ENGINEERING/PUB WORKS
 Dwelling Units: _____
 CITY WATER:
 Permit #: _____
 Use: _____
 Assessment: _____
 Service Size: _____
 Line Size: _____
 CITY SEWER:
 Permit #: _____
 Use: _____
 Assessment: _____
 Fixture Units: _____

PLAN REVIEW APPROVALS

	Initials	Date
<input checked="" type="checkbox"/> Fire	<u>DMS</u>	<u>12/9/11</u>
<input checked="" type="checkbox"/> Zoning	<u>CSF</u>	<u>12-16-11</u>
<input checked="" type="checkbox"/> Engineering	<u>N/A</u>	<u>MRM</u>
<input checked="" type="checkbox"/> Water	<u>N/A</u>	<u>N/A</u>
<input checked="" type="checkbox"/> Sewer	<u>N/A</u>	<u>N/A</u>
<input checked="" type="checkbox"/> Architectural	<u>MS</u>	<u>12/20/11</u>
<input checked="" type="checkbox"/> Structural	<u>MS</u>	<u>12/20/11</u>
<input checked="" type="checkbox"/> Plumbing	<u>STB</u>	<u>12-13-11</u>
<input checked="" type="checkbox"/> Mechanical		
<input checked="" type="checkbox"/> Electrical		
<input checked="" type="checkbox"/> Access	<u>MS</u>	<u>12/20/11</u>
<input type="checkbox"/> Spcl Insp Form		

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	\$

LAND USE PERMITS

WATER CONNECTION PERMITS
 I hereby acknowledge receipt of a _____ inch meter yoke.
 X _____
 Date _____

APPROVED FOR ISSUANCE
Charlita Ford
 Signature
12/20/11
 Date

PERMIT ISSUANCE PAYMENTS

Date	Receipt	Check	Amount
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____

Parcel Tags:

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

Staff Review Sheet

Planner

Permit Intake Initials: MS

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

12/9/2011

Case No: **BLD20110712**

Site Address: 2203 DUNN ST

Parcel No: 5B1601130046

Desc: Convert portion of second floor retail building into two apartment units.

Commercial REPI New Dwelling Units: 2
 FCC Code: 437 Existing Dwelling Units: 0
 Type of Construction: VA Occupancy Class: M, R-3*
 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: _____ Code Review by: _____ Date: _____

Valuation for Permit Fee Calculations:

S.F.	Type	Rate	Amount
			<u>49,536.00</u>
Total Valuation:			<u>\$49,536.00</u>

LAND USE	ENGINEERING/PUB WORKS	PLAN REVIEW APPROVALS	PERMIT ISSUANCE FEES
ZONE/UNITS <u>LC /</u> WETLAND _____ FLOOD ELEV. _____ FIRM ZONE <u>C</u> FIRM MAP _____ LOT SIZE <u>16,045 SF</u> <u>0.4 ACRES</u> SETBACKS Front <u>25</u> Rear <u>10</u> Side <u>10</u> Other _____ PARKING _____ ANADROMOUS _____ EAGLES NEST _____ LAND USE PERMITS _____ _____ _____ _____ _____ _____	Dwelling Units: _____ CITY WATER: Permit #: _____ Use: _____ Assessment: _____ Service Size: _____ Line Size: _____ CITY SEWER: Permit #: _____ Use: _____ Assessment: _____ Fixture Units: _____ WATER CONNECTION PERMITS I hereby acknowledge receipt of a _____ inch meter yoke. X _____ Date _____	_____ Fire _____ _____ Zoning _____ _____ Engineering _____ _____ Water _____ _____ Sewer _____ _____ Architectural _____ _____ Structural _____ _____ Plumbing _____ _____ Mechanical _____ _____ Electrical _____ _____ Access _____ _____ Spcl Insp Form _____ APPROVED FOR ISSUANCE _____ Signature _____ Date _____	_____ 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)



Application Date: December 9, 2011

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: **BLD20110712**

Case Description: Convert portion of second floor retail building into two apartment units.

Site Address: **2203 DUNN ST**

Check No. of Existing Dwelling Units:

Parcel No: 5B1601130046

No. of New Dwelling Units:

Legal Description: J W MCKINLEY BL 32 LT 8A

No. of Removed Dwelling Units:

Applicant : R H RENTALS LLC
PO BOX 032403
JUNEAU AK 99803-2403

e-mail: rhdevelopment@gci.net

WK 790-4146
FAX 790-4147

Owner: R H RENTALS LLC
PO BOX 032403
JUNEAU AK 99803-2403

Contractor: OWNER/BUILDER

PH: _____ FAX _____

Valuation for Permit Fee Calculations:

S.F.	Type	Rate	Amount
			49,536.00
			<i>13,000</i>
Total Valuation:			49,536.00 <u>\$49,536.00</u>

Associated Cases:

None.

Parcel Tags:

Notes and Conditions:

Applicant's Signature
(Owner, Contractor or Authorized Agent)

12/9/11

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.

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

11-712

Jay Srader

From: RICHARD HARRIS [RHDevelopment@gci.net]
Sent: Wednesday, January 11, 2012 9:48 AM
To: Jay Srader
Cc: Charlie Ford
Subject: RE: inspection comments for your review

The doors that are used are solid maple doors that are not readily available in Juneau, I will need to order one with a stamp on it, could be 2-3 weeks at best to get here, the Gfi's have been installed. I will forward a cross section drawing on the other apartment 1 hour wall later today.

Rich

From: Jay Srader [mailto:Jay_Srader@ci.juneau.ak.us]
Sent: Wednesday, January 11, 2012 7:47 AM
To: 'rhdevelopment@gci.net'
Cc: Charlie Ford
Subject: inspection comments for your review
Importance: High

Rich,

Good morning, after looking over the approved plans and the building code, the doors into the apartments do need to be labeled and listed 20min fire rated assemblies similar to the one you currently have across the hall. Also the Bld Dept will need to review and approve the fire/sound wall design you are adding to the 2nd unit prior to its construction. I apologies for these oversights during the review of your project, please contact me or your plan reviewer (John Young) if you have any questions about these code requirements.

For record; these comments have been added to your permit file.

Thank you,

Jay Srader

Building Inspector IV

Community Development

Phone: 586-0768 Fax: 586-3365

E-mail: jay_srader@ci.juneau.ak.us

"How you handle mistakes is a much better judgment of character than any award or citation" Me (1970-present)

1/11/2012

Case No: BLD20110712

JUNEAU PERMIT CENTER
INSPECTION RESULTS

Inspect on: 04/30/2012
Time: 9:00

Issued On: 12/20/2011

Applicant: R H RENTALS LLC

Parcel No: 5B1601130046

Address: 2203 DUNN ST

Legal: J W MCKINLEY BL 32 LT 8A

Project Description: Convert portion of second floor retail building into two, 1 bedroom apartment units.

Notes: shawn 209-7019 reinspect

Inspection: B-Rough Electrical

Result: C

Inspected by: [Signature]

Date: 4/30/12

SETBACKS:

Front: 25.00 E Rear: 20.00 W Side1: 10.00 N Side2: 10.00 S

Parking Spaces: 17

Zoning: LC

Comments: Rear yard setback 20ft instead of 10ft due to abutting D-5 rear yard setback - applies per CBJ 49.25.400 (3). 10' Access easement exist along southern lot line, and an electrical easement exists at the southeastern corner. See 2007 plat for details.

INSPECTION COMMENTS:

Kitchen Lights Remain On Small Appliance Circuit
NOT Approved. Branch Circuits ~~B~~ Outside Of Unit
Remain In Unit Load Center.
Fire Wall Approved
All Other Corrections Made From Previous Inspections.

CONDITIONS / HOLDS:

- ___ CBJ approved plans must be on site and available to the inspector. Inspections will not be performed and additional fees may apply if approved plans are not available to the inspectors.-
- ___ Entrance doors to the apartments must be labled/listed 20Min fire rated assemblies, JJS-
- ___ Fire/Sound rated wall design for unit #2 must be received and approved prior to any framing inspections, the approved design must be on site at time of inspection JJS-
- ___ Minimum 1" Street Service and 1 1/4" Building Supply and branches for up to 78 fixture units.-
- ___ All shower valves and combination tub/shower valves shall provide scald and thermal shock protection by means of an approved valve that conforms to ASSE 1016 or ASME A112.18.1 / CSA B125.1. The maximum water temperature supplied to these fixtures shall be 120 degrees fahrenheit per 2009 UPC section 418.-
- ___ Water heaters shall be strapped within the upper 1/3 and lower 1/3 of its vertical dimension per 2009 UPC section 508.2.-

Case No: BLD20110712

JUNEAU PERMIT CENTER
INSPECTION RESULTS

Inspect on: 04/27/2012
Time: Anytime

(E)
4-30-12
AA

Issued On: 12/20/2011
Address: 2203 DUNN ST

Applicant: R H RENTALS LLC

Parcel No: 5B1601130046

Legal: J W MCKINLEY BL 32 LT 8A

Project Description: Convert portion of second floor retail building into two, 1 bedroom apartment units.

Notes: shawn 209-7019 reinspect

Inspection: B-Building Final

Result: *C*

Inspected by: *AA*

Date: *4/27/12*

SETBACKS:

Front: 25.00 E Rear: 20.00 W Side1: 10.00 N Side2: 10.00 S

Parking Spaces: 17

Zoning: LC

Comments: Rear yard setback 20ft instead of 10ft due to abutting D-5 rear yard setback - applies per CBJ 49.25.400 (3). 10' Access easement exist along southern lot line, and an electrical easement exists at the southeastern corner. See 2007 plat for details.

INSPECTION COMMENTS:

Cancelled No Keys To Enter Unit.

CONDITIONS / HOLDS:

- ___ CBJ approved plans must be on site and available to the inspector. Inspections will not be performed and additional fees may apply if approved plans are not available to the inspectors.-
- ___ Entrance doors to the apartments must be labled/listed 20Min fire rated assemblies, JJS-
- ___ Fire/Sound rated wall design for unit #2 must be received and approved prior to any framing inspections, the approved design must be on site at time of inspection JJS-
- ___ Minimum 1" Street Service and 1 1/4" Building Supply and branches for up to 78 fixture units.-
- ___ All shower valves and combination tub/shower valves shall provide scald and thermal shock protection by means of an approved valve that conforms to ASSE 1016 or ASME A112.18.1 / CSA B125.1. The maximum water temperature supplied to these fixtures shall be 120 degrees fahrenheit per 2009 UPC section 418.-
- ___ Water heaters shall be strapped within the upper 1/3 and lower 1/3 of its vertical dimension per 2009 UPC section 508.2.-

NOTE: Prior to issuance of a Certificate of Occupancy or Temporary Certificate of Occupancy, Zoning, Engineering and Buildings items must be approved.

Case No: BLD20110712

JUNEAU PERMIT CENTER
INSPECTION RESULTS

Inspect on: 04/17/2012
Time: 10:00

JSL/66

⑤
4-17-12
JSL

Issued On: 12/20/2011

Applicant: R H RENTALS LLC

Parcel No: 5B1601130046

Address: 2203 DUNN ST

Legal: J W MCKINLEY BL 32 LT 8A

Project Description: Convert portion of second floor retail building into two, 1 bedroom apartment units.

Notes: Rich 723-4791 Final

Inspection: B-Building Final

Result: C

Inspected by: JSL

Date: 4-17-12

SETBACKS:

Front: 25.00 E Rear: 20.00 W Side1: 10.00 N Side2: 10.00 S

Parking Spaces: 17

Zoning: LC

Comments: Rear yard setback 20ft instead of 10ft due to abutting D-5 rear yard setback - applies per CBJ 49.25.400 (3). 10' Access easement exist along southern lot line, and an electrical easement exists at the southeastern corner. See 2007 plat for details.

INSPECTION COMMENTS:

~~Arch~~ Arc Fault Protection Required In Living Rm
Kitchen Lights NOT Permitted On Kitchen Small
Appliance Circuit. Identify Electrical Circuits In Load
Center NOT Associated With Unit
Raise Threshold Of Entry Door To Tight Fit
Provide Inspection Report For Common Wall Fire
Rating & Sound Proofing.
Call For Reinspection - Have CBJ Approved
Plans On Site At Time Of Inspection
Provide Address Numbers For Unit AT Front Entry

CONDITIONS / HOLDS:

- ___ CBJ approved plans must be on site and available to the inspector. Inspections will not be performed and additional fees may apply if approved plans are not available to the inspectors.-
- ___ Entrance doors to the apartments must be labeled/listed 20Min fire rated assemblies, JJS-
- ___ Fire/Sound rated wall design for unit #2 must be received and approved prior to any framing inspections, the approved design must be on site at time of inspection JJS-
- ___ Minimum 1" Street Service and 1 1/4" Building Supply and branches for up to 78 fixture units.-
- ___ All shower valves and combination tub/shower valves shall provide scald and thermal shock protection by means of an approved valve that conforms to ASSE 1016 or ASME A112.18.1 / CSA B125.1. The maximum water temperature supplied to these fixtures shall be 120 degrees fahrenheit per 2009 UPC section 418.-
- ___ Water heaters shall be strapped within the upper 1/3 and lower 1/3 of its vertical dimension per 2009 UPC section 508.2.-

NOTE: Prior to issuance of a Certificate of Occupancy or Temporary Certificate of Occupancy, Zoning, Engineering and Buildings items must be approved.

Case No: BLD20110712

JUNEAU PERMIT CENTER

Inspect on: 03/06/2012

INSPECTION RESULTS

Time: 1:00

Issued On: 12/20/2011

Applicant: R H RENTALS LLC

Parcel No: 5B1601130046

Address: 2203 DUNN ST

Legal: J W MCKINLEY BL 32 LT 8A

Project Description: Convert portion of second floor retail building into two, 1 bedroom apartment units.

Notes: Rich 723-4791. Electrical.

Inspection: B-Rough Electrical

Result: P

Inspected by: JH

Date: 3-6-12

SETBACKS:

Front: 25.00 E Rear: 20.00 W Side1: 10.00 N Side2: 10.00 S

Parking Spaces: 17

Zoning: LC

Comments: Rear yard setback 20ft instead of 10ft due to abutting D-5 rear yard setback - applies per CBJ 49.25.400 (3). 10' Access easement exist along southern lot line, and an electrical easement exists at the southeastern corner. See 2007 plat for details.

INSPECTION COMMENTS:

Follow Manufacturers Instructions For Smoke Detector Location & Installation Provide Paperwork at Final Arch Fault Protection Required OK To Cover

CONDITIONS / HOLDS:

- CBJ approved plans must be on site and available to the inspector. Inspections will not be performed and additional fees may apply if approved plans are not available to the inspectors.-
Entrance doors to the apartments must be labled/listed 20Min fire rated assemblies, JJS-
Fire/Sound rated wall design for unit #2 must be received and approved prior to any framing inspections, the approved design must be on site at time of inspection JJS-
Minimum 1" Street Service and 1 1/4" Building Supply and branches for up to 78 fixture units.-
All shower valves and combination tub/shower valves shall provide scald and thermal shock protection by means of an approved valve that conforms to ASSE 1016 or ASME A112.18.1 / CSA B125.1. The maximum water temperature supplied to these fixtures shall be 120 degrees farenheit per 2009 UPC section 418.-
Water heaters shall be strapped within the upper 1/3 and lower 1/3 of its vertical dimension per 2009 UPC section 508.2.-

Case No: BLD20110712

JUNEAU PERMIT CENTER

Inspect on: 02/29/2012

INSPECTION RESULTS

Time: 2:30

Issued On: 12/20/2011

Applicant: R H RENTALS LLC

Parcel No: 5B1601130046

Address: 2203 DUNN ST

Legal: J W MCKINLEY BL 32 LT 8A

Project Description: Convert portion of second floor retail building into two, 1 bedroom apartment units.

Notes: Harbor plumbing 789-7222. Plumbing.

Inspection: B-Rough Plumbing

Result: A

Inspected by: STW

Date: 2-29-12

SETBACKS:

Front: 25.00 E Rear: 20.00 W Side1: 10.00 N Side2: 10.00 S

Parking Spaces: 17

Zoning: LC

Comments: Rear yard setback 20ft instead of 10ft due to abutting D-5 rear yard setback - applies per CBJ 49.25.400 (3). 10' Access easement exist along southern lot line, and an electrical easement exists at the southeastern corner. See 2007 plat for details.

INSPECTION COMMENTS:

DWV rough-in with 5 psi air test approved.
Domestic water rough-in with live test approved.

CONDITIONS / HOLDS:

- CBJ approved plans must be on site and available to the inspector. Inspections will not be performed and additional fees may apply if approved plans are not available to the inspectors.-
- Entrance doors to the apartments must be labeled/listed 20Min fire rated assemblies, JJS-
- Fire/Sound rated wall design for unit #2 must be received and approved prior to any framing inspections, the approved design must be on site at time of inspection JJS-
- Minimum 1" Street Service and 1 1/4" Building Supply and branches for up to 78 fixture units.-
- All shower valves and combination tub/shower valves shall provide scald and thermal shock protection by means of an approved valve that conforms to ASSE 1016 or ASME A112.18.1 / CSA B125.1. The maximum water temperature supplied to these fixtures shall be 120 degrees fahrenheit per 2009 UPC section 418.-
- Water heaters shall be strapped within the upper 1/3 and lower 1/3 of its vertical dimension per 2009 UPC section 508.2.-

The Online Building Inspection Request Form is at: www.juneau.org/permits/inspect_request.php or call 586-1703.

Case No: BLD20110712

JUNEAU PERMIT CENTER
INSPECTION RESULTS

Inspect on: 01/10/2012
Time: 9:00

MFS

Issued On: 12/20/2011

Applicant: R H RENTALS LLC

Parcel No: 5B1601130046

Address: 2203 DUNN ST

Legal: J W MCKINLEY BL 32 LT 8A

Project Description: Convert portion of second floor retail building into two, 1 bedroom apartment units.

Notes: Rich 723-4791. Final for 1 unit.

Inspection: B-Building Final

Result: C

Inspected by: MFS

Date: 1-10-12

SETBACKS:

Front: 25.00 E Rear: 20.00 W Side1: 10.00 N Side2: 10.00 S

Parking Spaces: 17

Zoning: LC

Comments: Rear yard setback 20ft instead of 10ft due to abutting D-5 rear yard setback - applies per CBJ 49.25.400 (3). 10' Access easement exist along southern lot line, and an electrical easement exists at the southeastern corner. See 2007 plat for details.

INSPECTION COMMENTS:

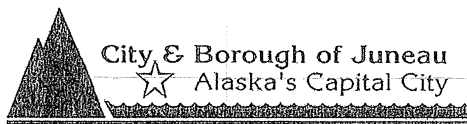
- Kitchen counter needs GFCI's.
- Entry door is in question - at minimum 20 min fire rated door. will call with specs

*E 1-10-12
MFS*

CONDITIONS / HOLDS:

- ___ CBJ approved plans must be on site and available to the inspector. Inspections will not be performed and additional fees may apply if approved plans are not available to the inspectors.-
- ___ Minimum 1" Street Service and 1 1/4" Building Supply and branches for up to 78 fixture units.-
- ___ All shower valves and combination tub/shower valves shall provide scald and thermal shock protection by means of an approved valve that conforms to ASSE 1016 or ASME A112.18.1 / CSA B125.1. The maximum water temperature supplied to these fixtures shall be 120 degrees fahrenheit per 2009 UPC section 418.-
- ___ Water heaters shall be strapped within the upper 1/3 and lower 1/3 of its vertical dimension per 2009 UPC section 508.2.-

NOTE: Prior to issuance of a Certificate of Occupancy or Temporary Certificate of Occupancy, Zoning, Engineering and Buildings items must be approved.



Community Development & Engineering Departments
 Mail: 155 South Seward Street
 Juneau, Alaska 99801
 Telephone: 586-0770 FAX: 586-3365

JUNEAU PERMIT CENTER, 4TH FLOOR MARINE VIEW CENTER, 230 South Franklin Street

Water Line Information

To be provided for any new building, addition, or remodel with added plumbing fixtures

1. **NEW FIXTURES:** List the number of each type of fixture that is new to this building.
 (Where no fixtures were before—this does not include fixtures being replaced.)

WFU	No. of Fixtures		WFU	No. of Fixtures	
<u>4</u>	<u>1</u>	Bathtub (w/ or w/o showerhead)	<u>1.5</u>	<u>1</u>	Dishwasher
___	___	Bathtub with 3/4" valve	<u>4</u>	<u>1</u>	Clotheswasher hook-up
___	___	Bidet	___	___	Bar Sink
___	___	Lavatory (bathroom sink)	<u>1.5</u>	<u>1</u>	Kitchen Sink
___	___	Shower	___	___	Laundry Sink
<u>2.5</u>	<u>1</u>	Toilet	___	___	Hose Bibb (for hose connection)
___	___	Urinal	STAFF USE Total Additional WFU: <u>13.5</u>		

2. **EXISTING FIXTURES:** List the number of each type of existing fixture in the building.
 (Fixtures to be left unchanged or replaced.)

WFU	No. of Fixtures		WFU	No. of Fixtures	
<u>4</u>	<u>1</u>	Bathtub (w/ or w/o showerhead)	<u>1.5</u>	<u>1</u>	Dishwasher
___	___	Bathtub with 3/4" valve	___	___	Clotheswasher hook-up
___	___	Bidet	___	___	Bar Sink
<u>5</u>	<u>5</u>	Lavatory (bathroom sink)	<u>1.5</u>	<u>1</u>	Kitchen Sink
___	___	Shower	___	___	Laundry Sink
<u>7.5</u>	<u>3</u>	Toilet	<u>3.5</u>	<u>2</u>	Hose Bibb (for hose connection)
___	___	Urinal	STAFF USE Total Existing WFU: <u>23</u>		
STAFF USE Grand Total WFU: <u>36.5</u>					

3. What is the **size** of the incoming water street service line? (pipe size from city main to curb-stop at property line.) 1" Inches
4. What is the **size** of the building service line? (pipe size from curb-stop entering the building.) 1" Inches
5. What is the **distance** from the water shutoff box at the property line or well pump to the farthest plumbing fixture fed by this water service? 65 Feet
6. If known, what is the water **pressure** at the house, or low water pressure setting on the well pump? ___ PSI
7. What is the **height** measured vertically (above + or below -) of the highest fixture (new or existing) measured from the street level at the water shutoff box or well pump? 13 Feet

	STAFF USE PSI Adjustment:	<u>-6.5</u>
STAFF USE Hydrant Pressure (PSI) <u>73</u>	STAFF USE Total PSI:	<u>66.5</u>

WALLS AND INTERIOR PARTITIONS, WOOD FRAMED																											
GA FILE NO. WP 3241	PROPRIETARY*	1 HOUR FIRE	50 to 54 STC SOUND																								
<p align="center">GYPSUM WALLBOARD, RESILIENT CHANNELS, MINERAL FIBER INSULATION, WOOD STUDS</p> <p>Resilient channels 24" o.c. attached at right angles to ONE SIDE of 2 x 4 wood studs 16" or 24" o.c. with 1 1/4" Type S drywall screws. One layer 5/8" proprietary type X gypsum wallboard or gypsum veneer base applied parallel to channels with 1" Type S drywall screws 12" o.c. End joints backblocked with resilient channels. 3" mineral fiber insulation, 2.0 or 2.3 pcf, in stud space.</p> <p>OPPOSITE SIDE: One layer 5/8" proprietary type X gypsum wallboard or gypsum veneer base applied at right angles to studs with 1 1/4" Type W drywall screws 12" o.c.</p> <p>Vertical joints staggered 48" on opposite sides. Sound tested with studs 16" o.c. and open face of mineral fiber insulation blankets toward resilient channel-side of stud space. (LOAD-BEARING)</p> <p align="center">PROPRIETARY GYPSUM BOARD</p> <table border="0"> <tr> <td>American Gypsum Company</td> <td>-</td> <td>5/8" FireBloc® TYPE C</td> </tr> <tr> <td>BPB America Inc.</td> <td>-</td> <td>5/8" ProRoc® Type C Gypsum Panels</td> </tr> <tr> <td>BPB Canada Inc.</td> <td>-</td> <td>5/8" ProRoc® Type C Gypsum Panels</td> </tr> <tr> <td>G-P Gypsum</td> <td>-</td> <td>5/8" ToughRock® Fireguard® C</td> </tr> <tr> <td>Lafarge North America Inc.</td> <td>-</td> <td>5/8" Firecheck® Type C</td> </tr> <tr> <td>National Gypsum Company</td> <td>-</td> <td>5/8" Gold Bond® Brand FIRE-SHIELD C™</td> </tr> <tr> <td>PABCO Gypsum</td> <td>-</td> <td>5/8" FLAME CURB® Super 'C'™</td> </tr> <tr> <td>Temple-Inland Forest Products Corporation</td> <td>-</td> <td>5/8" TG-C</td> </tr> </table>		American Gypsum Company	-	5/8" FireBloc® TYPE C	BPB America Inc.	-	5/8" ProRoc® Type C Gypsum Panels	BPB Canada Inc.	-	5/8" ProRoc® Type C Gypsum Panels	G-P Gypsum	-	5/8" ToughRock® Fireguard® C	Lafarge North America Inc.	-	5/8" Firecheck® Type C	National Gypsum Company	-	5/8" Gold Bond® Brand FIRE-SHIELD C™	PABCO Gypsum	-	5/8" FLAME CURB® Super 'C'™	Temple-Inland Forest Products Corporation	-	5/8" TG-C		
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PABCO Gypsum	-	5/8" FLAME CURB® Super 'C'™																									
Temple-Inland Forest Products Corporation	-	5/8" TG-C																									
<p>Thickness: 5 3/8"</p> <p>Approx. Weight: 7 psf</p> <p>Fire Test: Based on UL R3660-7, 11-12-87; UL R2717-61, 8-18-87; UL Design U311</p> <p>Sound Test: Estimated</p>		<p align="right"><i>BLD 20110712</i> <i>approve b</i> <i>3/1/12</i></p>																									
GA FILE NO. WP 3242	GENERIC	1 HOUR FIRE	50 to 54 STC SOUND																								
<p align="center">GYPSUM WALLBOARD, RESILIENT CHANNELS, MINERAL OR GLASS FIBER INSULATION, WOOD STUDS</p> <p>Resilient channels 16" o.c. attached at right angles to ONE SIDE of 2 x 4 wood studs 16" or 24" o.c. with 1 1/4" Type S drywall screws. One layer 5/8" type X gypsum wallboard or gypsum veneer base applied at right angles to channels with 1" Type S drywall screws 8" o.c. with vertical joints located midway between studs End joints backblocked with resilient channels. 3" mineral or glass fiber insulation in stud space.</p> <p>OPPOSITE SIDE: One layer 5/8" type X gypsum wallboard or gypsum veneer base applied at parallel or at right angles to studs with 6d cement coated nails, 1 7/8" long, 0.0915" shank, 1 5/16" heads, 7" o.c.</p> <p>Vertical joints staggered 24" on opposite sides. Sound tested with studs spaced 24" o.c. (STC=50). Also sound tested with studs spaced 16" o.c. and with two layers of 5/8" type X gypsum board on the resilient channel side (STC=50). (LOAD-BEARING)</p>																											
<p>Thickness: 5 3/8"</p> <p>Approx. Weight: 7 psf</p> <p>Fire Test: Based on UL R14196, 05NK05371, 2-15-05, UL Design U305</p> <p>Sound Test: NRCC TL93-103, 3-98 NRCC TL93-118, 3-98</p>																											
GA FILE NO. WP 3243	GENERIC	1 HOUR FIRE	50 to 54 STC SOUND																								
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<p>Thickness: 5 3/8"</p> <p>Approx. Weight: 7 psf</p> <p>Fire Test: Based on UL R14196, 05NK05371, 2-15-05, UL Design U305</p> <p>Sound Test: NRCC TL93-116, 3-98</p>																											

*Contact the manufacturer for more detailed information on proprietary products.



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

Little Moon Nursery

Case Number: PAC2021 0040
 Applicant: Kayla Svinicki
 Property Owner: RH Rentals, LLC
 Property Address: 2213 Dunn Street
 Parcel Code Number: 5B1601130046
 Site Size: 16,045 Square Feet
 Zoning: Light Commercial
 Existing Land Use:

Conference Date: June 16, 2021
 Report Issued: June 23, 2021

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

List of Attendees

Note: Copies of the Pre-Application Conference Report will be emailed, instead of mailed, to participants who have provided their email address below.

Name	Title	Email address
Kayla Svinicki	Applicant	littlemoonak@gmail.com
Irene Gallion	Planning	Irene.Gallion@juneau.org
Charlie Ford	Building	Charlie.Ford@juneau.org
Not Applicable	General Engineering	xxx.xxx@juneau.org
Kyle Paw	Permit Technician	Kyle.paw@juneau.org

Revised 5/07/2021

i:\documents\cases\2021\pac\pac21-40 2213 dunn st little moon nursery\pac21-40_draft 2.doc

Conference Summary

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

The following is a list of issues, comments and proposed actions, and requested technical submittal items that were discussed at the pre-application conference.

Project Overview

The applicant is proposing a nursery for infants and toddlers. The facility will accommodate 40 children and 10 staff. Actual capacity may be reduced after state inspectors assess "useable space," which will not include offices, kitchen, diapering rooms, etc.

Minor development is a nonresidential use using less than 10,000 square feet or using less than half an acre.

- The proposed usable space for daycare is 2,185. Total space (including offices) is ~2,800.
- The size of the lot is 0.37 acres.
- This is minor development, approvable by the Director [Table of Permissible Uses, 7.300]. A Conditional Use Permit IS NOT required.

All operations are on the ground floor of the building.

Two suites will be used for daycare:

- 2205 will accommodate up to 10 infants
- 2213 will accommodate up to 30 mobile toddlers.

Planning Division

1. **Zoning** – Light Commercial
2. **Setbacks** – Existing structure
 - a. **Front** – 25' front, 77 provided
 - b. **Side** – 10' feet required and provided
 - c. **Rear** – 10' required, 20 provided
3. **Height** – 45' primary, 35' accessory.
4. **Access** – Dunn Street.
5. **Parking & Circulation**– Variance 2005-00039 provides for back-out parking onto Dunn Street.

CBJ 49.65.1120 requires one parking space per on-shift employee, plus one space per ten children served.

Employees = 10

Children = 40 / 4 = 10

20 spaces are required

29 spaces are provided, with two ADA spaces.

6. **Lot Coverage** – No maximum, 2880 square feet existing.
7. **Vegetative Coverage** – 15% required, approximately 1350 square feet provided along the rear of the property, or 8%. A reduction of vegetative cover will not be permitted.
8. **Lighting** – Not applicable.

9. **Noise** – Noise anticipated would be compatible with Light Commercial zoning.
10. **Flood** – Zone X – no mapped flood hazard.
11. **Hazard/Mass Wasting/Avalanche/Hillside Endorsement** – Not applicable.
12. **Wetlands** – Not applicable. Lot is fully developed, and this proposal does not propose further development.
13. **Habitat** – Not applicable.
14. **Plat or Covenant Restrictions** – No applicable plat notes.
15. **Traffic** – A traffic study is not required. The average number of trips generated per 1,000 square feet of gross floor area is 74.06 [Institute of Traffic Engineers Trip Generation Manual Volume 3, page 1125], for a total of 161.8211 trips per day. This is less than the 250 that triggers a traffic study [CBJ 49.40.30(a) (2)].
16. **Nonconforming situations** not applicable.

Building Division

17. The maximum capacity will be 50. Under building code, max capacity of up to 100 can be “educational use” since there are two classrooms.

General Engineering/Public Works – Not applicable.

Fire Marshal

18. **Fire Items/Access** – Sprinklers are not needed for the single story ground floor project. Two fire extinguishers will be needed, about 75’ apart. CO detectors will be required since parking is less than 25 feet away.

Other Applicable Agency Review

19. Not applicable.
- 20.

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. Development Permit Application: <https://juneau.org/index.php?gf-download=2019%2F12%2FDPA.pdf&form-id=22&field-id=11&hash=81202ef96484e0b859d1c4855a6b7ae4b18cb229e8824059dbb0d96082e74d6d>
2. Building Permit Application: https://juneau.org/index.php?gf-download=2019%2F07%2Ffill-in_bldpermit_app.pdf&form-id=22&field-id=11&hash=70f9f7a7b5d8faa14d63b1b841c8e0880e2642714885adcf767a69546126a9d4
3. Note: These forms can be sent to permits@juneau.org a permit technician will contact you for payment.

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.

Exceptions to Submittal Requirements

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

1. Not applicable

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. Fees will depend on the value of work being done.

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

Submit your Completed Application

Phone: (907) 586-0770
Web: www.juneau.org/cdd

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2016 – 003874 – 0

Recording District 101 Juneau

08/12/2016 10:48 AM

Page 1 of 11



Juneau Recording District

When recorded, please return to:

City and Borough of Juneau

Attn: Engineering Department

155 South Seward Street

Juneau, AK 99801

Phone: (907) 586-0876

DUNN STREET OWNERSHIP AND MAINTENANCE AGREEMENT

PART I. PARTIES. In exchange for the valuable consideration described herein, this agreement is made between the (1) City and Borough of Juneau, Alaska a municipal corporation in the State of Alaska, hereinafter “CBJ,” (2) RH Rentals LLC, an Alaska limited liability company, hereinafter “RHR” and (3) Duck Creek Properties LLC, an Alaska limited liability company, hereinafter “DCP.” The term “owners” refer to RHR and DCP. The term “parties” refers to the CBJ, RHR, and DCP.

PART II. ADMINISTRATION. All communications about this agreement shall be directed as follows, any reliance on communication with a person other than that listed below is at the party’s own risk.

CBJ:

City and Borough of Juneau
Attn: Lands and Resource Manager
155 S. Seward Street
Juneau, Alaska 99801
Fax: 907-463-2606

RHR:

RH Rentals LLC
Attn: Richard Harris
P.O. Box 32403
Juneau, Alaska 99803

DCP:

Duck Creek Properties, LLC
Attn: Charles Schultz
16275 Point Lena Loop Rd
Juneau, AK 99801

PART III. DESCRIPTION. The following are attached and are considered a part of this agreement as well as anything incorporated by reference or attached to those attachments.

- Appendix A: Property Description & Specific Agreement Provisions
- Exhibit 1: 2015 Dunn Street Improvements

Duck Creek Properties, LLC

Date: 8/3/2016

By: [Signature]
Charles Schultz
Co-owner of DCP

Duck Creek Properties, LLC

Date: 8/3/16

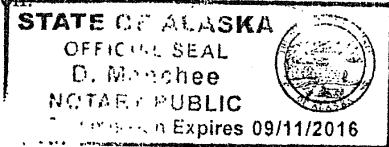
By: [Signature]
Kristen Schultz
Co-owner of DCP

DCP ACKNOWLEDGMENT

STATE OF ALASKA)
) : ss.
First Judicial District)

This is to certify that on the 3 day of August, 2016, before the undersigned, a Notary Public in and for the State of Alaska, duly commissioned and sworn, personally appeared to me known to be the identical individual described in and who executed the foregoing instrument as CHARLES SCHULTZ, who on oath stated that s/he was duly authorized to execute said instrument on behalf of Duck Creek Properties, LLC, and who acknowledged to me that s/he signed the same freely and voluntarily for the uses and purposes therein mentioned.

WITNESS my hand and official seal on the day and year in this certificate first above written.

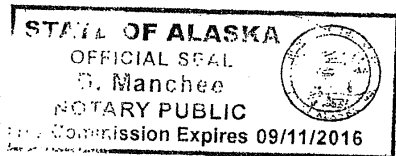


[Signature]
Notary Public in and for the State of Alaska
My Commission Expires: 9/11/2016

STATE OF ALASKA)
) : ss.
First Judicial District)

This is to certify that on the 3 day of August, 2016, before the undersigned, a Notary Public in and for the State of Alaska, duly commissioned and sworn, personally appeared to me known to be the identical individual described in and who executed the foregoing instrument as KRISTEN SCHULTZ, who on oath stated that s/he was duly authorized to execute said instrument on behalf of Duck Creek Properties, LLC, and who acknowledged to me that s/he signed the same freely and voluntarily for the uses and purposes therein mentioned.

WITNESS my hand and official seal on the day and year in this certificate first above written.



[Signature]
Notary Public in and for the State of Alaska
My Commission Expires: 9/11/2016



R.H. Rentals LLC

Date: 8/3/16

By: [Signature]
Richard Harris
Co-owner of RHR

R.H. Rentals LLC

Date: 8/3/16

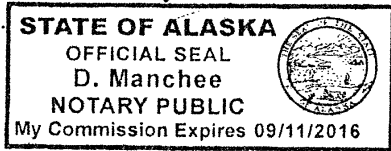
By: [Signature]
Katherine M. Harris
Co-owner of RHR

RHR ACKNOWLEDGMENT

STATE OF ALASKA)
) : ss.
First Judicial District)

This is to certify that on the 3rd day of August, 2016, before the undersigned, a Notary Public in and for the State of Alaska, duly commissioned and sworn, personally appeared to me known to be the identical individual described in and who executed the foregoing instrument as RICHARD HARRIS, who on oath stated that s/he was duly authorized to execute said instrument on behalf of R.H. Rentals LLC, and who acknowledged to me that s/he signed the same freely and voluntarily for the uses and purposes therein mentioned.

WITNESS my hand and official seal on the day and year in this certificate first above written.

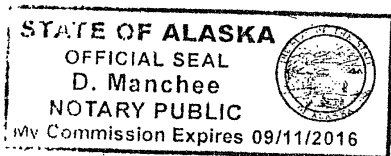


[Signature]
Notary Public in and for the State of Alaska
My Commission Expires: 9/11/2016

STATE OF ALASKA)
) : ss.
First Judicial District)

This is to certify that on the 3rd day of August, 2016, before the undersigned, a Notary Public in and for the State of Alaska, duly commissioned and sworn, personally appeared to me known to be the identical individual described in and who executed the foregoing instrument as KATHERINE M. HARRIS, who on oath stated that s/he was duly authorized to execute said instrument on behalf of R.H. Rentals LLC, and who acknowledged to me that s/he signed the same freely and voluntarily for the uses and purposes therein mentioned.

WITNESS my hand and official seal on the day and year in this certificate first above written.



[Signature]
Notary Public in and for the State of Alaska
My Commission Expires: 9/11/2016



**APPENDIX A: PROPERTY DESCRIPTION &
SPECIFIC AGREEMENT PROVISIONS**

A. Identity of Parties

1. R.H. Rentals LLC

RHR is the owner of record for the following properties¹

Parcel #	Abbreviated Legal Description	Address
5B1601130031	JW McKinley BL32 LT5A	1997 Dunn St
5B1601130042	JW McKinley BL32 LT8A	2201 Dunn St
5B1601130046	JW McKinley BL32 LT8A	2203 Dunn St
5B1601130047	JW McKinley BL32 LT10A	2221 Dunn St
5B1601130050	McKinley Lundwall TR1	9355 Glacier Hwy
5B1601130060	McKinley Lundwall TR2&3	9351 Glacier Hwy

2. Duck Creek Properties LLC

DCP is the owner of record for the following property:

Parcel #	Abbreviated Legal Description	Address
5B1601130071	J.W. McKinley BL32 LTS 14 &15 ²	2220 Dunn St

3. City and Borough of Juneau

The CBJ owns the land comprising the right-of-way underlying Dunn Street, but the CBJ has not accepted ownership or maintenance of Dunn Street. Dunn Street is currently a privately maintained road in a public right-of-way.

B. Recitals

1. Dunn Street was platted in the J.W. McKinley subdivision in the early 1950s, which predates adoption of subdivision right-of-way and street standards.³

2. The Dunn Street right-of-way (“ROW”) is 30 feet wide.

3. The Dunn Street ROW was dedicated for public use during the J.W. McKinley subdivision, but it was not developed to public use standards.

¹ Quit Claim Deed, JRD 2003-000379-0 (Jan. 15, 2003)

² Statutory Warranty Deed, JRD 2010-000905-0 (Feb. 2, 22, 2010).

³ Front pocket of Deed Book 46, Juneau Recording District, State of Alaska (Nov. 19, 1952); Deed Book 58 at Page 254, Juneau Recording District, State of Alaska.



4. The Dunn Street ROW has not been constructed to any acceptable development standard and remains an unimproved gravel road not accepted for maintenance by the CBJ.

5. The properties along Dunn Street have been developed to the fullest extent without providing the necessary infrastructure within the Dunn Street ROW for the CBJ to accept Dunn Street for maintenance.

6. The Owners want to improve Dunn Street and submitted a petition requesting the City and Borough pave Dunn Street.

7. In December 2013, the CBJ Public Works and Facilities Committee (PWFC) directed staff to look into the costs of providing paving improvements.

8. The CBJ Assembly appropriated \$250,000 in the FY 2015 Capital Improvement Project as partial funding for a Dunn Street paving project.

9. On March 23, 2015, the PWFC passed a motion supporting a combined owner contribution of \$50,000 towards the project cost.

10. On May 28, 2016, the owners requested the installation of a street light at the intersection of Dunn Street and Glacier Highway and agreed to contribute \$6,250 toward the cost of installation.

11. By Ordinance 2016-21, the CBJ Assembly authorized the Manager to execute this agreement.

12. Pursuant to CBJ 15.10.290, when the owners of one hundred percent of the property bearing the cost of improvements agree, the assembly may authorize a contract for provision of such improvements in lieu of special assessments where the amounts due the City and Borough are a lien upon all real property involved in the same manner and with the same priority as special assessments, subject to penalty and interest as provided for special assessments.

C. Agreement

The parties agree as follows:

1. **Agreement duration.** The parties execute this agreement with the intent for it to be perpetual and run with the land binding all heirs, successors, and assigns.

2. **Ownership of land.** The land underlying Dunn Street has been dedicated and accepted for public use.

3. **Character of Roadway.** Dunn Street is a private maintained road in a public ROW.



4. **Access.** The parties agree that Dunn Street will remain open for vehicle and pedestrian public access.

5. **2015 Improvements.** The Owners will collectively contribute \$56,250 towards the Dunn Street paving improvements as described in Exhibit 1 (pavement, road base, curb and gutter, storm drainage, water system, street light at the intersection of Dunn Street with Old Glacier Highway, etc.). The CBJ will cover all other improvement costs consistent with Exhibit 1. CBJ estimates its contributions will exceed \$400,000. The parties intend for the Exhibit 1 improvements to be completed in 2017, but this agreement does not require the improvements to occur in 2015.

6. **Financial Guarantee.** This agreement shall be deemed an adequate financial guarantee of improvements pursuant to CBJ 49.55.010.

7. **RHR Contribution.** RHR will contribute \$48,214.30 towards the Exhibit 1 improvements.

8. **DCP Contribution.** DCP will contribute \$8,035.70 towards the Exhibit 1 improvements.

9. **Lien.** Any amounts due the City and Borough shall be a lien upon all real property involved, paramount and superior to any other lien created before or after the Agreement is executed, except a lien for a prior assessment or for property taxes.

10. **Owner Contribution and Financing Terms:** Owner contributions are due in full, or a financing agreement signed and first payment made, within 60 days of the Assembly appropriating the remaining funds necessary to complete the Exhibit 1 improvements. If not paid in full, the remaining amount shall be paid in ten equal annual installments, payable in the same manner and at the same time as property taxes. All installments shall include interest on the unpaid balance at the rate of 3.09 percent per annum. The penalty and interest that apply to the delinquent payment of property taxes shall apply to the delinquent payment of the annual installment and interest.

11. **CBJ Maintenance:** Upon completion of the improvements described in Exhibit 1, the CBJ has a duty to maintain the asphalt and drainage system and street light at the intersection of Dunn Street with Old Glacier Highway within the Dunn Street ROW.

12. **Winter maintenance.** The Owners have a duty to provide all winter maintenance of the Dunn Street ROW, including but not limited to snow removal and traction enhancements (i.e. sand, salt, etc.). The Owners are responsible for any damage caused by or related to winter maintenance.

13. **Owners' Association:** Prior to either Owner conveying title to their property, the Owners shall create an owner's association for the purpose of continuing the duties contained in this agreement. The Owners agree that such owner's association shall have the power to assess the lots subject to this agreement for their share of the maintenance costs of Dunn Street.



14. Indemnification. The Owners agrees to defend, indemnify, and hold harmless the CBJ, its employees, volunteers, consultants, and insurers, with respect to any action, claim, or lawsuit arising out of or related to the Owners' use, occupancy, and maintenance of the Dunn Street ROW, without limitation as to the amount of fees, and without limitation as to any damages, cost or expense resulting from settlement, judgment, or verdict, and includes the award of any attorneys' fees even if in excess of Alaska Civil Rule 82. This indemnification provision applies to the fullest extent permitted by law and is in full force and effect whenever and wherever any action, claim, or lawsuit is initiated, filed, or otherwise brought against CBJ relating to this agreement. The obligations of the Owners arise immediately upon actual or constructive notice of any action, claim, or lawsuit. The CBJ shall notify the Owners in a timely manner of the need for indemnification, but such notice is not a condition precedent to the Owners obligations and is waived where the Owners have actual notice.

15. Governing Law. The laws of the State of Alaska shall govern this agreement. The venue for any proceedings brought by either party to enforce the terms of this agreement shall be in the First Judicial District at Juneau, Alaska.

16. Integration and Modification. This agreement, including all appendices, exhibits, and references, constitutes the entire agreement between parties. Any modification, amendment, or waiver of any provisions of this agreement shall not be effective, unless it is mutually agreed to in writing and signed by the Parties.

17. Severability. If one or more of the provisions of this agreement is held invalid, illegal or unenforceable in any respect, such holding will not impair the validity, legality, or enforceability of the remaining provisions.

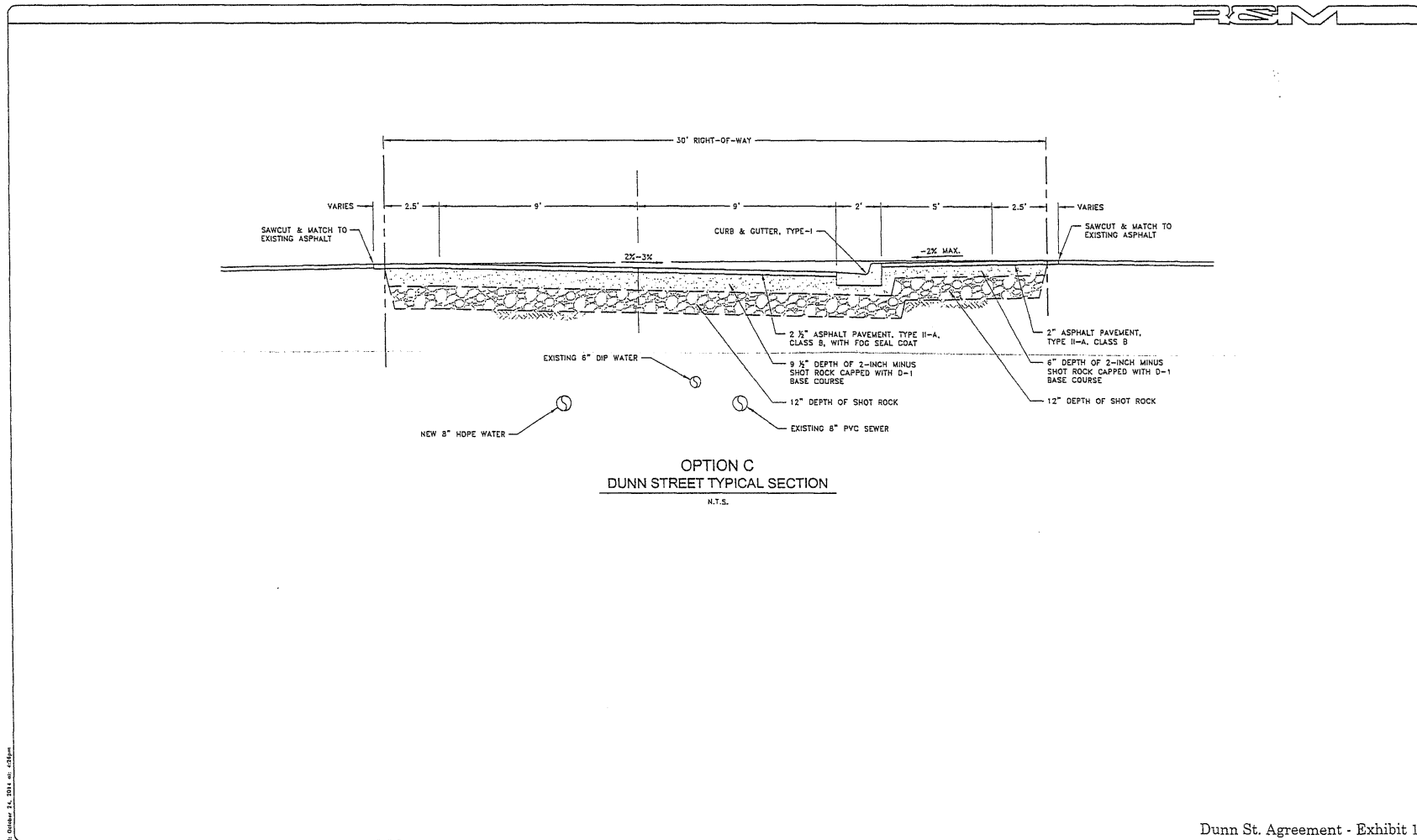
18. Construction. The parties have reviewed and participated in the preparation of this agreement. The parties agree that any ambiguities will not be construed against a party.

19. Recordation. The CBJ will record a copy of this agreement, at the Owner's expense, with the state recorder's office for each lot subject to this agreement.

20. Effective Date. This agreement is not effective until signed by the CBJ, and until the CBJ's share of the cost is fully appropriated by the City and Borough Assembly, as required by the City and Borough of Juneau's Home Rule Charter, Sec. 9.13.

End of Agreement.





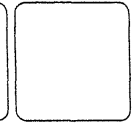
Page 9 of 11
2016 - 003874 - 0

Dunn St. Agreement - Exhibit 1

DESIGN	JMP
DRAWN	KAP
CHECK	JMP
APPROVED	JMP
FILE	

NO.	DATE	REVISION	BY	APPROV.

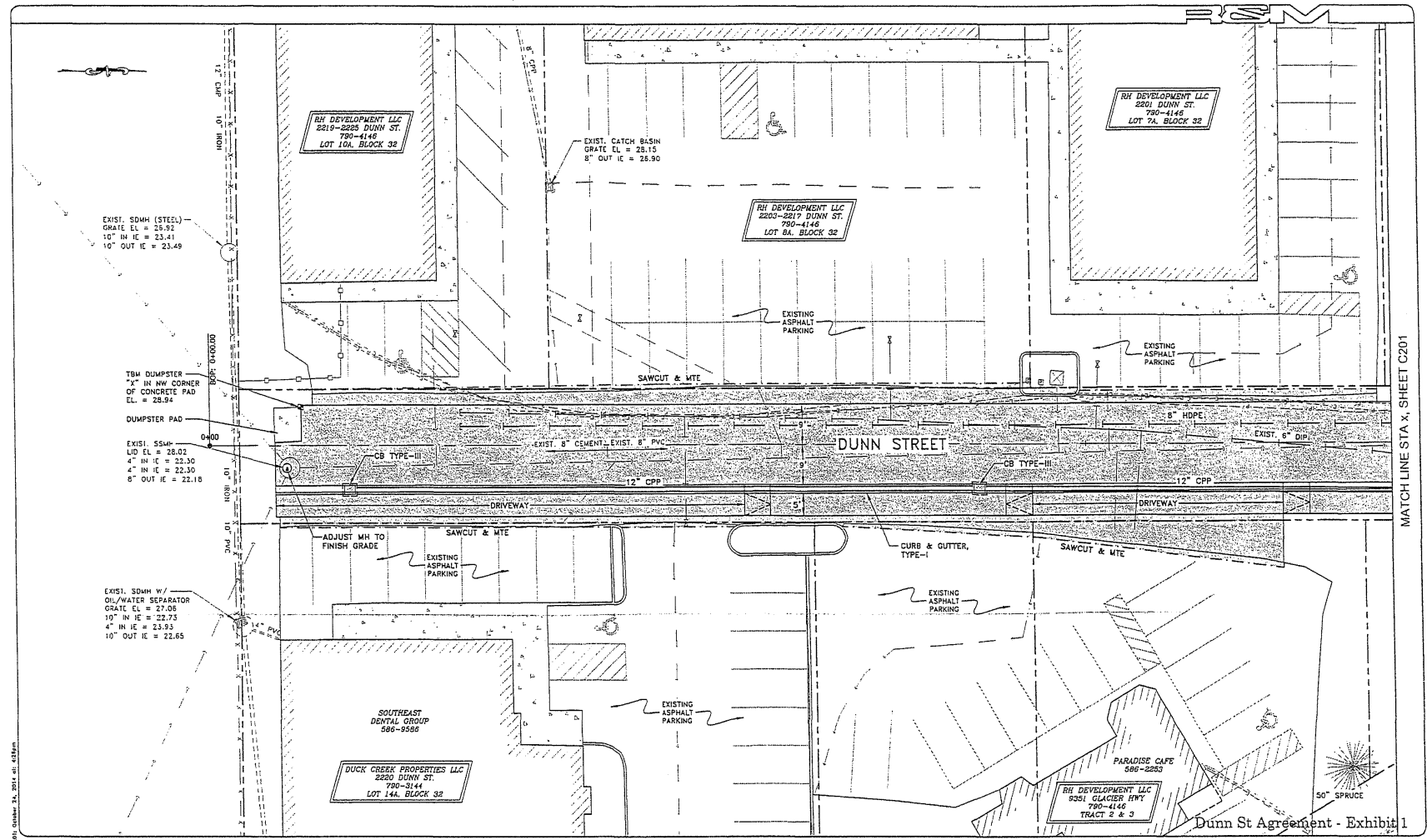
TYPICAL SECTIONS



R & M ENGINEERING, INC.
ENGINEERS GEOLOGISTS SURVEYORS
6205 GLACIER HIGHWAY Phone 907-780-6060
JUNEAU, AK. 99801 Fax 907-780-4611
rmengineering@rjunEAU.com

**DUNN STREET PAVING
AND DRAINAGE IMPROVEMENTS**
CBJ CONTRACT No. E14-____
CITY & BOROUGH OF JUNEAU, ALASKA

DATE	OCT. 14, 2014
P & H NO.	141367
SHEET	C101



DESIGN	JMP
DRAWN	KAP
CHECK	JMP
APPROVED	JMP
FILE	

NO.	DATE	REVISION	BY	APPROV.

OPTION C - PLAN VIEW
STA x to STA x

GRAPHIC SCALE

R & M ENGINEERING, INC.
ENGINEERS GEOLOGISTS SURVEYORS

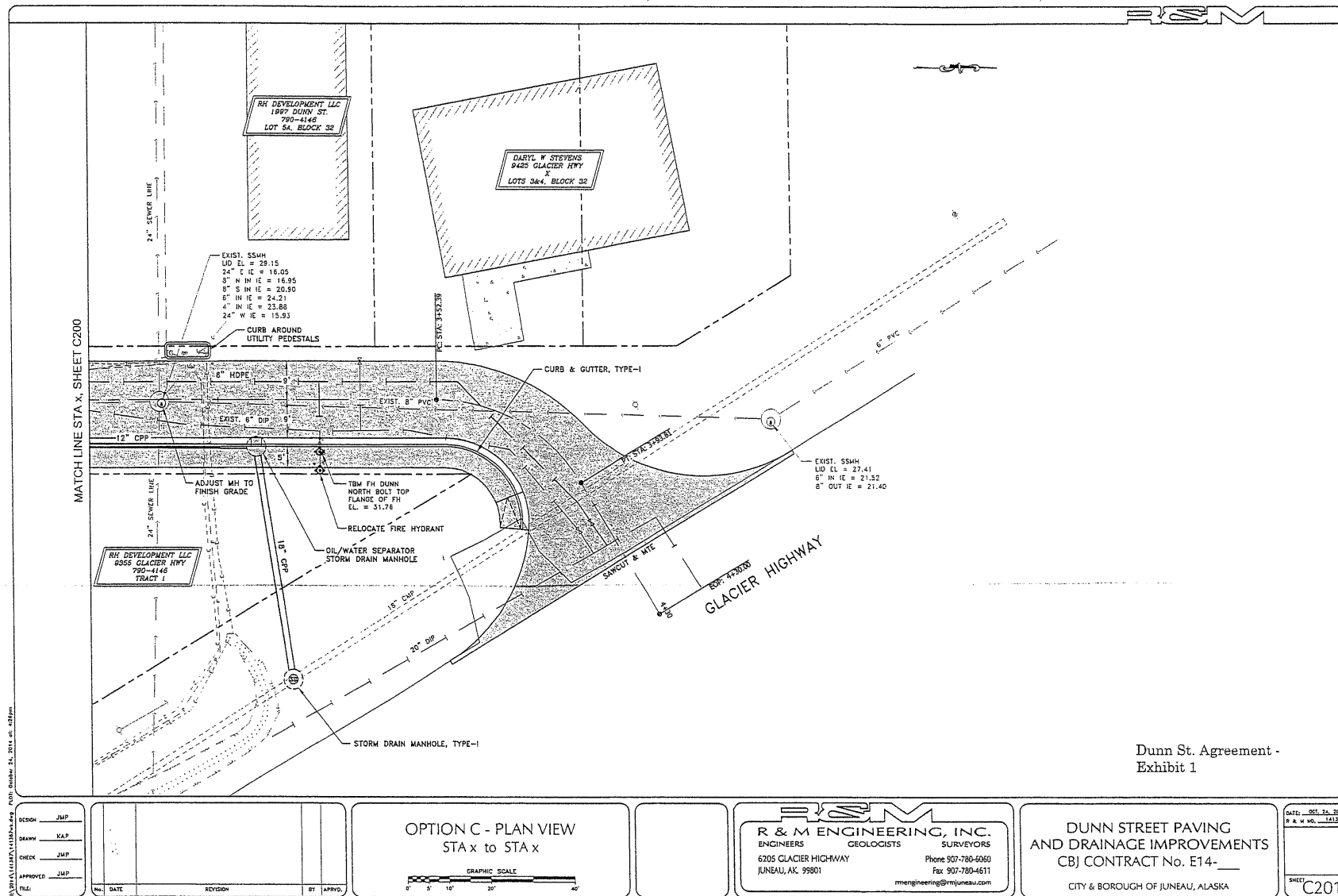
6205 CLACIER HIGHWAY Phone 907-780-6060
JUNEAU, AK. 99801 Fax 907-780-4611

mengineering@mjuneau.com

**DUNN STREET PAVING
AND DRAINAGE IMPROVEMENTS**
CBJ CONTRACT No. E14-___

CITY & BOROUGH OF JUNEAU, ALASKA

DATE	OCT. 24, 2014
P. & M. NO.	141387
SHEET	C200C



Dunn St. Agreement -
Exhibit 1

DESIGN	JMP
DRAWN	KAP
CHECK	JMP
APPROVED	JMP
FILE	

NO.	DATE	REVISION	BY	APPROV.

OPTION C - PLAN VIEW
STA x to STA x

GRAPHIC SCALE
0 5 10 20 40



R & M ENGINEERING, INC.
ENGINEERS GEOLOGISTS SURVEYORS

6205 GLACIER HIGHWAY
JUNEAU, AK 99801

Phone 907-780-6060
Fax 907-780-4611
rmengineering@rmljuneau.com

DUNN STREET PAVING
AND DRAINAGE IMPROVEMENTS
CBJ CONTRACT No. E14-___

CITY & BOROUGH OF JUNEAU, ALASKA

DATE	OCT 24, 2014
R & M NO.	141387
SHEET	C201C



BUILDING PERMIT

Permit No.
BLD20130030

* 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 7:30 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: 2203 DUNN ST Permit Number: BLD20130030 Project Description: Change of use from office to efficiency apartment	Issued Date : 02/01/2013 Parcel No: 5B1601130046
--	---

Parcel Information : J W MCKINLEY BL 32 LT 8A

Setbacks: Front: 25.00 Ft. E Rear: 20.00 Ft. W Street Side:	Zone: LC: Side 1: 10.00 Ft. N Side 2: 10.00 Ft. S	Firm Zone: C
Comments: 10' Access easement exist along southern lot line, and an electrical easement exists at the southeastern corner. See 2007 plat for details.		

Owner :	R H RENTALS LLC PO BOX 032403 JUNEAU AK 99803-2403
----------------	---

Applicant :	ALPINE CONSTRUCTION PO BOX 32684 JUNEAU AK 99803
--------------------	---

Fee Type	Date	Receipt	Amount Paid
BLD- Comm Plan Review	01/16/2013	03282	\$76.28
BLD- Bldg Permit Fee	01/16/2013	03282	\$117.36
Total Fees Paid:			\$193.64

Valuation for Permit Fee Calculations:		
S.F.	Type	Amount
		3,850.00
Total Valuation:		\$3,850.00

Project Conditions and Holds:
Custom Condition as a Warning - Conditions from the original building permit (BLD06-679) for the existing 2-story building may apply. See conditions list in new apartment case folder.

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

B-Framing	B-Rough Electrical	B-Rough Plumbing
B-Building Final		

JUNEAU PERMIT CENTER - 230 S. Franklin Street - 4th Floor, Marine View Center - Mail: 155 S. Seward Street, Juneau, AK 99801
Phone: 586-0770 - FAX: 586-3365 - Inspection Requests: 586-1703 - Email: permits@ci.juneau.ak.us
Web Site: www.juneau.org/permits

Staff Review Sheet



Permit Intake Initials: JK

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

1/16/2013

Case No: **BLD20130030**

Site Address: 2203 DUNN ST
 Desc: Change of use from office to apartment

Parcel No: 5B1601130046

Commercial REPI New Dwelling Units: 1
 FCC Code: 437 Existing Dwelling Units: 0
 Type of Construction: _____ Occupancy Class: R-2
 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: TBC 2006 Code Review by: [Signature] Date: 2/11/13

Sent to Fire
 Date 01/17/13

Valuation for Permit Fee Calculations:

S.F.	Type	Rate	Amount
			3,850.00
Total Valuation:			\$3,850.00

LAND USE
 ZONE/UNITS LC1
 WETLAND _____
 FLOOD ELEV. 7
 FIRM ZONE C
 FIRM MAP 880C
 LOT SIZE 16,045 SF
0.4 ACRES

ENGINEERING/PUB WORKS
 Dwelling Units: _____
 CITY WATER:
 Permit #: _____
 Use: _____
 Assessment: _____
 Service Size: _____
 Line Size: _____
 CITY SEWER:
 Permit #: _____
 Use: _____
 Assessment: _____
 Fixture Units: _____

PLAN REVIEW APPROVALS

	Initials	Date
<input checked="" type="checkbox"/> Fire	<u>SP</u>	<u>1/22/13</u>
<input checked="" type="checkbox"/> Zoning	<u>BSF</u>	<u>1/23/13</u>
<input type="checkbox"/> Engineering		
<input type="checkbox"/> Water	<u>N/A</u>	
<input type="checkbox"/> Sewer	<u>N/A</u>	
<input checked="" type="checkbox"/> Architectural	<u>DS</u>	<u>2/1/13</u>
<input checked="" type="checkbox"/> Structural	<u>MS</u>	<u>1/1/13</u>
<input checked="" type="checkbox"/> Plumbing	<u>CF</u>	<u>2/1/13</u>
<input type="checkbox"/> Mechanical		
<input type="checkbox"/> Electrical		
<input checked="" type="checkbox"/> Access	<u>DS</u>	<u>2/1/13</u>
<input type="checkbox"/> Spcl Insp Form		

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	\$

LAND USE PERMITS

WATER CONNECTION PERMITS
 I hereby acknowledge receipt of a _____ inch meter yoke.
 X _____
 Date _____

APPROVED FOR ISSUANCE
[Signature]
 Signature
2/11/13
 Date

PERMIT ISSUANCE PAYMENTS

Date	Receipt	Check	Amount
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____

Adj. to D-5
 All interior work for project

Parcel Tags:
 As of BLD11-712 the parking requirement is 17 spaces:
 1st Fl: 90' x 32' = 2,880/ Retail 300 = 9.6 sp
 2nd Fl: 16 x 90 = 1,440/ 300 = 4.8 sp + 16 x 14 = 224/ Office 300 = .75 sp + 4.8 = 5.5
 2, 1 bedroom Apts. = 2 sp = Total 7.5 sp
 Total Parking Req. = 17 sp

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

Staff Review Sheet

Planner

Permit Intake Initials: K

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

1/16/2013

Case No: **BLD20130030**

Site Address: 2203 DUNN ST

Parcel No: 5B1601130046

Desc: Change of use from office to apartment

Commercial _____ REPI _____ New Dwelling Units: 1
 FCC Code: 437 Existing Dwelling Units: 0
 Type of Construction: _____ Occupancy Class: R-2
 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: _____ Code Review by: _____ Date: _____

Valuation for Permit Fee Calculations:

S.F.	Type	Rate	Amount
			3,850.00
Total Valuation:			\$3,850.00

<p>LAND USE</p> <p>ZONE/UNITS <u> LC / </u> WETLAND _____ FLOOD ELEV _____ FIRM ZONE <u> C </u> FIRM MAP _____ LOT SIZE <u> 16,045 SF </u> <u> 0.4 ACRES </u></p> <p>SETBACKS Front <u> 25 </u> Rear <u> 10 </u> Side <u> 10 </u> Other _____</p> <p>PARKING _____ ANADROMOUS _____ EAGLES NEST _____</p> <p>LAND USE PERMITS</p>	<p>ENGINEERING/PUB WORKS</p> <p>Dwelling Units: _____ CITY WATER: Permit #: _____ Use: _____ Assessment: _____ Service Size: _____ Line Size: _____</p> <p>CITY SEWER: Permit #: _____ Use: _____ Assessment: _____ Fixture Units: _____</p> <p>WATER CONNECTION PERMITS</p> <p>I hereby acknowledge receipt of a _____ inch meter yoke. X _____ Date _____</p>	<p>PLAN REVIEW APPROVALS</p> <table border="0"> <tr> <td></td> <td>Initials</td> <td>Date</td> </tr> <tr> <td><input checked="" type="checkbox"/> Fire</td> <td><u> K </u></td> <td><u> 1/24 </u></td> </tr> <tr> <td><input checked="" type="checkbox"/> Zoning</td> <td></td> <td></td> </tr> <tr> <td><input type="checkbox"/> Engineering</td> <td></td> <td></td> </tr> <tr> <td><input checked="" type="checkbox"/> Water</td> <td></td> <td></td> </tr> <tr> <td><input checked="" type="checkbox"/> Sewer</td> <td></td> <td></td> </tr> <tr> <td><input checked="" type="checkbox"/> Architectural</td> <td></td> <td></td> </tr> <tr> <td><input checked="" type="checkbox"/> Structural</td> <td></td> <td></td> </tr> <tr> <td><input checked="" type="checkbox"/> Plumbing</td> <td></td> <td></td> </tr> <tr> <td><input type="checkbox"/> Mechanical</td> <td></td> <td></td> </tr> <tr> <td><input type="checkbox"/> Electrical</td> <td></td> <td></td> </tr> <tr> <td><input checked="" type="checkbox"/> Access</td> <td></td> <td></td> </tr> <tr> <td><input type="checkbox"/> Spcl Insp Form</td> <td></td> <td></td> </tr> </table> <p>APPROVED FOR ISSUANCE</p> <p>_____ Signature _____ Date</p>		Initials	Date	<input checked="" type="checkbox"/> Fire	<u> K </u>	<u> 1/24 </u>	<input checked="" type="checkbox"/> Zoning			<input type="checkbox"/> Engineering			<input checked="" type="checkbox"/> Water			<input checked="" type="checkbox"/> Sewer			<input checked="" type="checkbox"/> Architectural			<input checked="" type="checkbox"/> Structural			<input checked="" type="checkbox"/> Plumbing			<input type="checkbox"/> Mechanical			<input type="checkbox"/> Electrical			<input checked="" type="checkbox"/> Access			<input type="checkbox"/> Spcl Insp Form			<p>PERMIT ISSUANCE FEES</p> <p>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 \$ _____</p> <p>PERMIT ISSUANCE PAYMENTS</p> <table border="0"> <tr> <th>Date</th> <th>Receipt</th> <th>Check</th> <th>Amount</th> </tr> <tr> <td>_____</td> <td></td> <td></td> <td>\$ _____</td> </tr> <tr> <td>_____</td> <td></td> <td></td> <td>\$ _____</td> </tr> <tr> <td>_____</td> <td></td> <td></td> <td>\$ _____</td> </tr> </table>	Date	Receipt	Check	Amount	_____			\$ _____	_____			\$ _____	_____			\$ _____
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Parcel Tags:

As of BLD11-712 the parking requirement is 17 spaces:
 1st Fl: 90' x 32' = 2,880/ Retail 300 = 9.6 sp
 2nd Fl: 16 x 90 = 1,440/ 300 = 4.8 sp + 16 x 14 = 224/ Office 300 = .75 sp + 4.8 = 5.5
 2, 1 bedroom Apts. = 2 sp = Total 7.5 sp
 Total Parking Req. = 17 sp

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



Application Date: January 16, 2013

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: **BLD20130030**

Case Description: Change of use from office to apartment

Site Address: **2203 DUNN ST**

Check No. of Existing Dwelling Units:

Parcel No: 5B1601130046

No. of New Dwelling Units:

Legal Description: J W MCKINLEY BL 32 LT 8A

No. of Removed Dwelling Units:

Applicant : ALPINE CONSTRUCTION
PO BOX 32684
JUNEAU AK 99803

PRI 723-6473

Owner: R H RENTALS LLC
PO BOX 032403
JUNEAU AK 99803-2403

Contractor: ALPINE CONSTRUCTION
PO BOX 32684
JUNEAU AK 99803

PH: _____ FAX _____

Valuation for Permit Fee Calculations:

S.F.	Type	Rate	Amount
			3,850.00
Total Valuation:			\$3,850.00

Associated Cases:

None.

Parcel Tags:

As of BLD11-712 the parking requirement is 17 spaces:

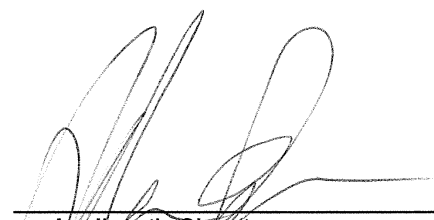
1st Fl: 90' x 32' = 2,880/ Retail 300 = 9.6 sp

2nd Fl: 16 x 90 = 1,440/ 300 = 4.8 sp + 16 x 14 = 224/ Office 300 = .75 sp + 4.8 = 5.5

2, 1 bedroom Apts. = 2 sp = Total 7.5 sp

Total Parking Req. = 17 sp

Notes and Conditions:



Applicant's Signature
(Owner, Contractor or Authorized Agent)

1/16/13

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.

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](http://www.juneau.org/permits)

Parking Requirement for Lot 9A

1/24/13

New Building Permit # BLD2013-30

- New Efficiency Apt. on second floor that replaces storage space

1st Floor: Did not calculate parking requirement at this time

- RH Office
- Rain Tree Quilting (retail)
- Massage Therapy
- other unknown uses at this time

2nd Floor: 6.9 spaces = 7 spaces

- 2-1 Bedroom Apartments = 3 parking spaces
- Office = 2.4 spaces (1/4 space of second floor area)
- New efficiency Apartment = 1.5 spaces

**Original parking requirement under Building Permit #
BLD06-679 = 19 Spaces**

- Eric Feldt
1/24/13



BUILDING PERMIT

Permit No.
BLD20240811

* 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 by online form or Email.

The Online Building Inspection Request Form is at: www.juneau.org/community-development/cdd-inspection-request.

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

All inspections must be requested before noon the business day prior. Same day inspections must be requested by calling 586-0770

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: 2203 DUNN ST Permit Number: BLD20240811 Project Description: Complete partition wall to create an additional retail unit and finish bathroom.	Issued Date : 01/02/2025 Parcel No: 5B1601130046
---	---

Parcel Information : J W MCKINLEY BL 32 LT 8A

Setbacks:	Zone: :	Front: 25.00 Ft.	Side 1: 10.00 Ft.	Rear: 10.00 Ft.	Side 2: 10.00 Ft.
Street Side: 17.00 Ft.					
Comments:					

Owner :	R H RENTALS LLC PO BOX 032403 JUNEAU AK 99803-2403
---------	--

Applicant :	RH RENTALS LLC PO BOX 032403 JUNEAU AK 99803
-------------	--

Fee Type	Date	Receipt	Amount Paid
BLD- Bldg Permit Fee	12/16/2024	68357	\$188.64
BLD- Comm Plan Review	12/16/2024	68357	\$122.62
Total Fees Paid:			\$311.26

Valuation for Permit Fee Calculations:		
S.F.	Type	Amount
		10,000.00
Total Valuation:		\$10,000.00

Project Conditions and Holds:

Approved Plans On Site - CBJ approved plans must be on site and available to the inspector. Inspections will not be performed and additional fees may apply if approved plans are not available to the inspectors.

WATER FIXTURE COUNT - 1" Street Service and 1.25" Building supply good for 78wfu. 1.25"=78, 1"=39, 3/4"=20, 1/2"=7

Shower Anti-scald Valve - Showers and tub-shower combinations shall be provided with a control valve installed at the point of use that conforms to ASSE 1016/ ASME A112.1016/CSAB125.16 or ASME A112.18.1/CSA B125.1.

Seismic Strap Wtr Heater - Water heaters shall be anchored in an approved manner or strapped within the upper 1/3 and lower 1/3 of its vertical dimensions.

Water Hammer - Building water supply systems where quick-acting valves are installed shall be provided with water hammer arrester(s) to absorb high pressures resulting from the quick closing of these valves. Water hammer arresters shall be approved mechanical devices that comply with ASSE 1010 or PWI-WH 201 and shall be installed as close as possible to quick-acting valves.

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

B-Framing	B-Rough Electrical	B-Rough Plumbing
B-Fire Separation/Rated Assemblies	B-Vents (Bath, Dryer, Kitchen, etc.)	B-Building Final

JUNEAU PERMIT CENTER - 230 S. Franklin Street - 4th Floor, Marine View Center - Mail: 155 S. Seward Street, Juneau, AK 99801
Phone: 586-0770 - FAX: 586-4529 - Inspection Requests: 586-1703, Inspections@Juneau.org - Questions, Email: permits@juneau.org
Web Site: www.juneau.org/community-development



Assessor's Database

Current Owner

R H RENTALS LLC
 PO BOX 032403, JUNEAU AK 99803

Parcel #: 5B1601130046 ([Map](#))

Address: 2203 DUNN ST

Legal Desc. 1: J W MCKINLEY
 BL 32 LT 8A

Legal Desc. 2:

Prev. Owner: R H
 DEVELOPMENT LLC

Site Value: \$312196.00

Building PV: \$671406.00

Total PV: \$983602.00

Use Code: Commercial Retail

Exempt: No Data

Zoning: Light Commercial

Tax Year: 2024

No. of Units: 001

Year Built: 2008

Gross Liv. Area: 005814 sqft

Garage: No

Garage Area: 000000

Lot Size: 16045.00

Last Trans: 20030115

City Water: Yes

City Sewer: Yes

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.).



Attachment N – 2025 Assessor Data & Site Photos



Attachment N – 2025 Assessor Data & Site Photos



08/15/2024 11:09