



PETERSBURG BOROUGH SPECIAL USE PERMIT APPLICATION

For Borough Use	Date: 6/30/26
Base Fee: \$50	Check No. or CC: CC
Public Notice Fee: \$70	Received by: TH/CC
Total: \$120	Code to: 110.000.404110

APPLICANT INFORMATION

NAME: KITOS LLC DBA KITO'S PUBLIC HOUSE

PROPERTY INFORMATION

PHYSICAL ADDRESS or LEGAL DESCRIPTION: 200 CHIEF JOHN LOTT STREET			Lot Size: 8,463
LOT: 1B	BLOCK: B	SUBDIVISION: Kito s/Lock's	PLAT #: 2005-13
PARCEL ID: 01-007-382	ZONE: Commercial-2	OVERLAY: N/A	

CURRENT USE OF PROPERTY: commercial

PROPOSED USE OF PROPERTY: same

LEGAL ACCESS AND UTILITIES

WASTEWATER SYSTEM: What is the current or planned system? ☒ Municipal ☐ DEC-approved on-site system

WATER SOURCE: What is the current or planned system? ☒ Municipal ☐ Cistern/Roof Collection ☐ Well

LEGAL ACCESS TO LOT(S) (Street Name): Chief John Lott St

TYPE OF APPLICATION

☐ Use of Borough right-of-way for access to private property

☒ Other: Ground landing of an exit stairway, porch, and wheelchair ramp.

SUBMITTALS

Sketch plat showing area to be used and approximate size.

SIGNATURE(S)

I hereby affirm all the information submitted with this application is true and correct to the best of my knowledge. I also affirm that I am the true and legal property owner or authorized agent thereof for the property subject herein.

Applicant(s):  Date: 06/30/2026

Owner (if different from applicant): _____ Date: _____

Owner (if different from applicant): _____ Date: _____

19.76 SPECIAL USE APPLICATION

(SUBMIT WITH SITE PLAN)

Applicant(s): KITOS LLC DBA KITO'S PUBLIC HOUSE

Project Summary:

APPLICATION FOR SPECIAL USE OF HANDICAP RAMP AT KITO'S PUBLIC HOUSE
THAT IS ALREADY IN PLACE AND IN USE FROM PRIOR OWNERSHIP.

Conditions of approval as required in Petersburg Municipal Code 19.76.020:

(Note that all regulations and requirements of Title 19 must be satisfied in order to qualify for a special use permit.)

1. The Borough Assembly may issue the permit if the request, as approved by the Planning Commission, is found to be of beneficial nature to the community and that adjacent and surrounding property will not be adversely impacted.

There are instances when the private sector needs to use borough property for uses other than what the property was initially intended for. An example would be to use a platted, but undeveloped, right-of-way for private access to private property.

Explain how your application meets these conditions:

APPLICATION FOR SPECIAL USE OF HANDICAP RAMP AT KITO'S PUBLIC HOUSE
THAT IS ALREADY IN PLACE AND IN USE FROM PRIOR OWNERSHIP.

Petersburg Borough
PO Box 329
12 South Nordic Drive
Petersburg, AK 99833
907-772-4425

Print

6/30/2026

10:40:09AM

Account

Misc - SUP Kitos LLC
Payment

Amount

120.00

Payments

Visa

*****0621

120.00

Auth # 10764161

Total Payments

120.00

Thank You For Your Payment,
CPFrontDesk

Batch # 34749 Contact # 6

Keep this receipt for your records.

Payment 6/30/2026 10:40:00AM

Record in the Petersburg Recording District

SPECIAL USE PERMIT

This SPECIAL USE PERMIT, issued by the City of Petersburg, Alaska, whose mailing address is PO Box 329, Petersburg, Alaska 99833, hereinafter referred to as the "City", will allow Kito's Kave, Inc., whose mailing address is PO Box 1510 Petersburg, Alaska 99833, hereinafter referred to as "Permittee", the use of a portion of the Chief John Lott Street right of way adjacent to Lot 1 of Block B within Petersburg Tidelands Subdivision, 1957, and Lots 4 and 5 of Block 26 within US Survey 1252, August of 1918, Petersburg Recording District, as shown on the sketch attached as Exhibit A.

This Special Use Permit is subject to the following terms and conditions:

1. The Permittee agrees a copy of this Special Use Permit shall be duly recorded in the Petersburg Recording District for the State of Alaska with the cost of recording to be borne by the Permittee.
2. Permittee agrees to assume full control and responsibility for all activities connected with this permit. The Permittee shall defend and save harmless the City and all of its representatives from any liability, claim, demand, loss, damage or expense of whatsoever character, directly or indirectly, including, for example, attorney's fees and costs incurred by the City, arising from or in any way related to this permit, whether or not caused in part by the negligence of the party indemnified herein, including without limitation of the foregoing, any such liability, claim, demand, loss, damage or expense; (a) arising out of, or directly or indirectly due to any failure of Permittee to satisfy his obligations under this permit, including compliance with the workers' compensation and other employee benefit laws or the applicable federal, state and local laws governing use of the property; and/or (b) arising out of, or directly or indirectly due to any accident or other occurrence causing injury to any person or persons or property on account of any act or omission by the Permittee or its representatives in connection with the Permittee's use of the property or any improvements thereon. Permittee shall further indemnify the City against all liens and charges that may be established against the premises or any improvements thereon as a consequence, direct or indirect, of any act or omission of the Permittee under this permit.
3. No future claim nor any real property interest is granted to the Permittee to the above described area. This permit is not transferable; it is for the use of the within named Permittee only.
4. The Permittee shall have the right to use the above described area for a ground landing of an exit stairway and porch and handicap ramp from the structure located on Lot 1 of Block B within Petersburg Tidelands Subdivision, 1957, and Lots 4 and 5 of Block 26 within US Survey 1252, August of 1918, Petersburg Recording District.

POOR FILMING QUALITY

5. The Permittee agrees to be wholly responsible for the maintenance and upkeep of the above described stairway, porch and handicap ramp and acknowledges the City has no responsibility whatsoever for maintenance, upkeep or repair.

6. Insurance Requirements

(1) At such times as Permittee has persons employed by him working in the above described area or any work related to this Permit, Permittee shall be required to obtain and maintain during the full term of such employment, insurance in at least the required statutory amounts covering claims under workers compensation, disability benefit or other similar employee benefit acts; and

(2) By action of the City Council on November 2, 1992, the City Council required no general liability insurance.

7. If the Permittee keeps, observes and performs all of the terms and conditions of this Permit, the Permittee may, peaceably and quietly, continue the use of the area specified in this permit for an indefinite term however, the City reserves the right to terminate this Permit upon six (6) months written notice of intent to revoke said Permit. If Permittee's use of the area specified in this permit ceases for a continuous period of 365 days, such disuse shall be considered an abandonment and consequent termination of this permit.

PASSED and APPROVED by the City Council of the City of Petersburg, Alaska this 2 day of November, 1992.

DATED this 16 day of November, 1992.

PERMITTEE: Kito's Kave, Inc.
Petersburg, Alaska

By: J. M. Swainson
J. M. Swainson
Its: President

UNITED STATES OF AMERICA)

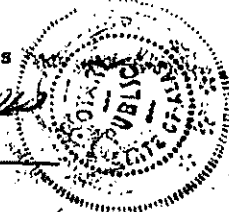
) ss.

STATE OF ALASKA)

THIS IS TO CERTIFY that on this 16 day of Nov, 19 92, before the undersigned, a Notary Public in and for the State of Alaska, duly commissioned and sworn, personally appeared J. M. Swainson, President (office), of the corporation described in and which executed the above and foregoing instrument, and acknowledged to me that said instrument is the free and voluntary act of said corporation for the uses and purposes therein mentioned, and on oath stated that he is authorized to execute said instrument and that the seal affixed is the corporate seal of said corporation.

WITNESS My Hand and Official Seal, the day and year in this certificate first above written.

Francis G. Jones
Notary Public in and for the State of Alaska residing at Petersburg, Alaska. My commission expires 11/21/93



DATED this 4 day of November 1992.

CITY OF PETERSBURG, ALASKA

William R. Robinson
City Manager

ATTEST:

Patricia Curtiss
City Clerk



UNITED STATES OF AMERICA)

) ss.

STATE OF ALASKA)

THIS IS TO CERTIFY that on this 4 day of Nov. 1992, before the undersigned, a Notary Public in and for the State of Alaska, duly commissioned and sworn, personally appeared William R. Robinson and Patricia Curtiss to me known to be the City Manager and City Clerk respectively of the City of Petersburg, Alaska which executed the above and foregoing instrument, and acknowledged to me that said instrument is the free and voluntary act of said city for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute said instrument and that the seal affixed is the corporate seal of city.

WITNESS My Hand and Official Seal the day and year in this certificate first above written.

Charles A. Jones
Notary Public in and for the State of Alaska residing at
Petersburg, Alaska. My commission expires 11/21/93



District Recording Office
Return to:
City of Petersburg
Atten: P. Curtiss
PO Box 329
Petersburg, Alaska 99833

BLOCK 4

LOT 2

LOT 3

Tom Kilo

STREET

LOT 3A

LOT 2

Salvation Army

LOT 3

City of Petersburg

LOT 5

R Kilo

LOT 2A

LOT 6

Marie James

LOT 6

Ron Loesch

SING

LEE

POOR FILMING QUALITY

LOT 13

LOT 12

BLOCK 4

92-1043

RECORDED - FILED	24415
PETERSBURG REC. DIST.	
DATE	Dec 2 1992
TIME	11:45 A.M.
Requested by	City of
Address	Petersburg