







This map is for informational purposes only. It is not for appraisal of, descriptive

**Jennifer Alley**  
Replat Request  
208 Kogwanton





**Jennifer Alley**  
Variance Request  
208 Kogwanton

**Jennifer Alley**  
Replat Request  
208 Kogwanton





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# CITY AND BOROUGH OF SITKA

## PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT GENERAL APPLICATION FORM

RECEIVED APR 05 2016

1. Request projects at least FOURTEEN (14) days in advance of next meeting date.
2. Review guidelines and procedural information.
3. Fill form out completely. No request will be considered without a completed form.
4. Submit all supporting documents and proof of payment.

### APPLICATION FOR:



VARIANCE



CONDITIONAL USE



ZONING AMENDMENT



PLAT

Amendment to application

BRIEF DESCRIPTION OF REQUEST: LOT COMBINATION OF 3 INTO ONE: Platting variance for substandard lot size.

### PROPERTY INFORMATION:

CURRENT ZONING: R-1 PROPOSED ZONING (if applicable): \_\_\_\_\_

CURRENT LAND USE(S): \_\_\_\_\_ PROPOSED LAND USES (if changing): \_\_\_\_\_

### APPLICANT INFORMATION:

PROPERTY OWNER: JENNIFER ALLEY

PROPERTY OWNER ADDRESS: 208 BACK ST

STREET ADDRESS OF PROPERTY: 208 BACK ST

APPLICANT'S NAME: JENNIFER ALLEY

MAILING ADDRESS: 208 KAAGWAANTOAN ST

EMAIL ADDRESS: jennifer463@yahoo.com DAYTIME PHONE: 907 738 9950

### PROPERTY LEGAL DESCRIPTION:

TAX ID: \_\_\_\_\_ LOT: 2, 3, 54 BLOCK: 2 TRACT: \_\_\_\_\_

SUBDIVISION: \_\_\_\_\_ US SURVEY: 2542

### OFFICE USE ONLY

COMPLETED APPLICATION		SITE PLAN	
NARRATIVE		CURRENT PLAT	
FEE		PARKING PLAN	



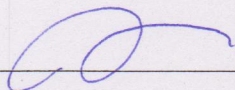
**REQUIRED SUPPLEMENTAL INFORMATION:**

- ☐ Completed application form
- ☐ Narrative
- ☐ Site Plan showing all existing and proposed structures with dimensions and location of utilities
- ☐ Proof of filing fee payment
- ☐ Proof of ownership
- ☐ Copy of current plat
- ☐ Topographic information (If Pertinent to Application)
- ☐ Landscape Plan (If Pertinent to Application)
- ☐ Drainage and Utility Plan (If Pertinent to Application)
- ☐ Parking Plan (For Conditional Use Permit)
- ☐ Floor Plan (For Conditional Use Permit)
- ☐ Three (3) copies of concept plat (For Plat)
- ☐ Plat Certificate from a title company (For Plat)

**CERTIFICATION:**

I hereby certify that I am the owner of the property described above and that I desire a planning action in conformance with Sitka General Code and hereby state that all of the above statements are true. I certify that this application meets SCG requirements to the best of my knowledge, belief, and professional ability. I acknowledge that payment of the review fee is non-refundable, is to cover costs associated with the processing of this application, and does not ensure approval of the request. I understand that public notice will be mailed to neighboring property owners and published in the Daily Sitka Sentinel. I further authorize municipal staff to access the property to conduct site visits as necessary.

Owner



Date

4.5.16

Applicant (If different than owner)

Date



# CERTIFICATE OF OWNERSHIP AND DEDICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREIN AND THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH OUR FREE CONSENT AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

DATE \_\_\_\_\_ OWNER \_\_\_\_\_ (SIGNATURE) \_\_\_\_\_

DATE \_\_\_\_\_ OWNER \_\_\_\_\_ (SIGNATURE) \_\_\_\_\_

## NOTARY'S ACKNOWLEDGMENT

US OF AMERICA  
STATE OF ALASKA  
CITY & BOROUGH OF SITKA

THIS IS TO CERTIFY THAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED \_\_\_\_\_

TO ME KNOWN TO BE THE IDENTICAL INDIVIDUAL(S) MENTIONED AND WHO EXECUTED THE WITHIN PLAT AND \_\_\_\_\_ ACKNOWLEDGED TO ME THAT \_\_\_\_\_ SIGNED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN SPECIFIED.

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

MY COMMISSION EXPIRES \_\_\_\_\_

NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA

## CERTIFICATE OF PAYMENT OF TAXES (STATE OF ALASKA) (FIRST JUDICIAL DISTRICT)

I, THE UNDERSIGNED, BEING DULY APPOINTED AND QUALIFIED, AND ASSESSOR FOR THE CITY & BOROUGH OF SITKA, HEREBY CERTIFY THAT ACCORDING TO THE RECORDS IN MY POSSESSION, THE FOLLOWING DESCRIBED PROPERTY IS CARRIED ON THE TAX RECORDS OF THE CITY & BOROUGH OF SITKA, IN THE NAME OF: \_\_\_\_\_

AND THAT ACCORDING TO THE RECORDS IN MY POSSESSION, ALL TAXES ASSESSED AGAINST SAID LANDS AND IN FAVOR OF THE CITY & BOROUGH OF SITKA ARE PAID IN FULL; THAT CURRENT TAXES FOR THE YEAR 20\_\_\_\_ WILL BE DUE ON OR BEFORE AUGUST 31, 20\_\_\_\_ DATED THIS DAY OF \_\_\_\_\_

ASSESSOR, CITY AND BOROUGH OF SITKA

## CERTIFICATE OF APPROVAL BY THE BOARD

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREIN HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY & BOROUGH OF SITKA PLATTING BOARD, AND THAT SAID PLAT HAS BEEN APPROVED BY THE BOARD BY PLAT RESOLUTION NO. \_\_\_\_\_ DATED \_\_\_\_\_, 20\_\_\_\_, AND THAT THE PLAT SHOWN HEREIN HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT MAGISTRATE, EX-OFFICIO RECORDER, SITKA, ALASKA.

DATE \_\_\_\_\_ CHAIRMAN, PLATTING BOARD

SECRETARY \_\_\_\_\_

## CERTIFICATE OF APPROVAL BY THE ASSEMBLY

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREIN HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY & BOROUGH OF SITKA ASSEMBLY AS RECORDED IN MINUTE BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ DATED \_\_\_\_\_, 20\_\_\_\_, AND THAT THE PLAT SHOWN HEREIN HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT COURT, EX-OFFICIO RECORDER, SITKA, ALASKA.

DATE \_\_\_\_\_ MAYOR

CITY AND BOROUGH CLERK \_\_\_\_\_

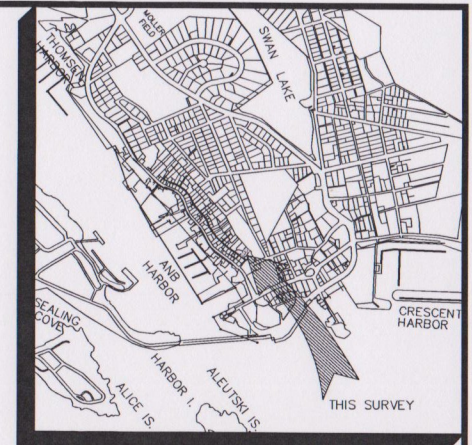
## CERTIFICATE OF PAYMENT OF LOCAL IMPROVEMENT DISTRICT

I, THE UNDERSIGNED, BEING DULY APPOINTED AND QUALIFIED, AND FINANCE DIRECTOR FOR THE CITY & BOROUGH OF SITKA, DO HEREBY CERTIFY THAT, ACCORDING TO THE RECORDS OF THE CITY & BOROUGH OF SITKA, THE FOLLOWING DESCRIBED PROPERTY IS CARRIED ON THE RECORDS IN THE NAME OF: \_\_\_\_\_

CALL OWNERS OF RECORD, AND THAT, ACCORDING TO THE RECORDS IN MY POSSESSION, ALL L.I.D.'S ASSESSED AGAINST SAID LANDS AND IN FAVOR OF THE CITY & BOROUGH OF SITKA ARE PAID IN FULL.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AT SITKA, ALASKA.

FINANCE DIRECTOR  
CITY & BOROUGH OF SITKA



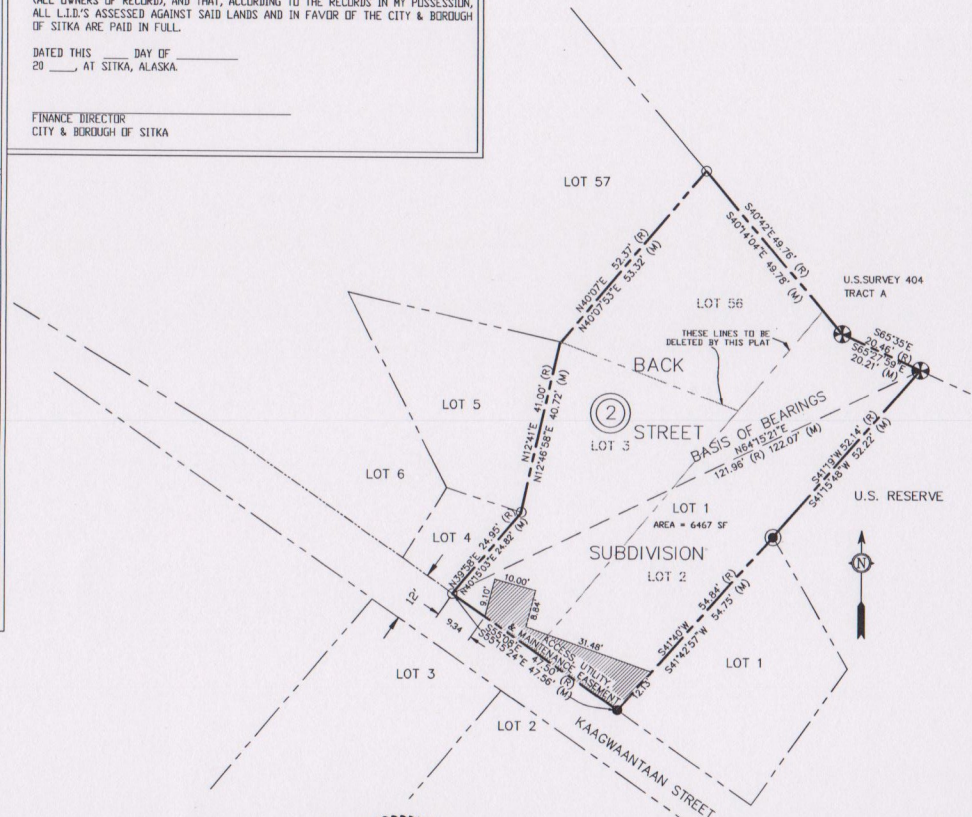
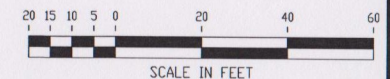
VICINITY MAP  
SCALE 1"=1,000'

## LEGEND

- BLM/GLD PRIMARY BRASS CAP (RECOVERED)
- RUSTED REMAINS OF BLM/GLD MONUMENT GROUTED INTO BEDROCK
- SECONDARY MONUMENT (SET)
- SECONDARY MONUMENT (RECOVERED)
- (R) RECORDED DATA
- (C) COMPUTED DATA
- (M) MEASURED DATA

## NOTES

THE PURPOSE OF THIS PLAT IS TO COMBINE LOTS 2, 3, AND 56 OF BLOCK 2 OF U.S. SURVEY 2542 INTO A SINGLE LOT 1 OF THIS SUBDIVISION.



O'NEILL

SURVEYING AND ENGINEERING

BOX 1849 SITKA, ALASKA 99835  
PHONE: (907) 747-6700  
FAX: (907) 747-7590  
EMAIL: onellengr@ak.net

BY	DATE	REV.	DESCRIPTION

RECORD OF REVISION



DESIGNED BY: J. O'NEILL

DRAWN BY: WACAD

CHECKED BY: EXD

DATE OF PLAT: 08/20/06

## SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A REGISTERED SURVEYOR, LICENSED IN THE STATE OF ALASKA, AND THAT IN \_\_\_\_\_ A SURVEY OF THE HEREIN DESCRIBED LANDS WAS CONDUCTED UNDER MY DIRECT SUPERVISION AND THAT THIS PLAT IS A TRUE AND ACCURATE REPRESENTATION OF THE FIELD SURVEY OF SAID SURVEY, AND THAT ALL DIMENSIONS AND OTHER FIELD NOTES.

LS 6304

## BACK STREET SUBDIVISION

LOTS 2 & 3, BLOCK 2, AND 56 (SUPPLEMENTAL PLAT);  
U.S. SURVEY 2542 A & B

CLIENT: JENNIFER ALLEY  
208 KAAGWAANTAAN  
SITKA, ALASKA 99835

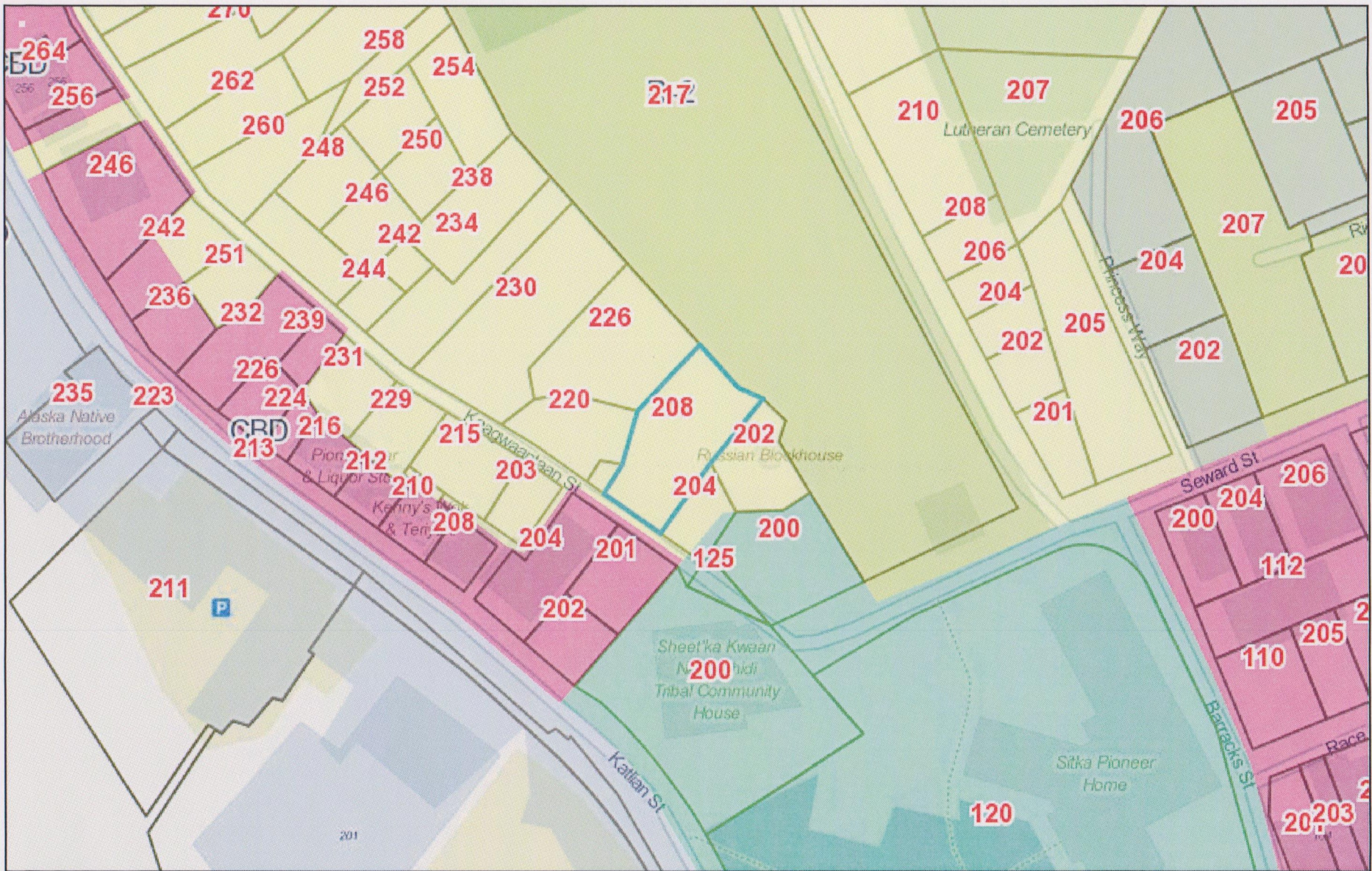
Jennifer Alley  
Replat Request  
208 Kogwanton

1 OF 1  
SHEET









## City & Borough of Sitka, Alaska

**Selected Parcel: 208 KOGWANTON ID: 16265000**

Printed on 1/14/2016 from <http://www.mainstreetgis.com>

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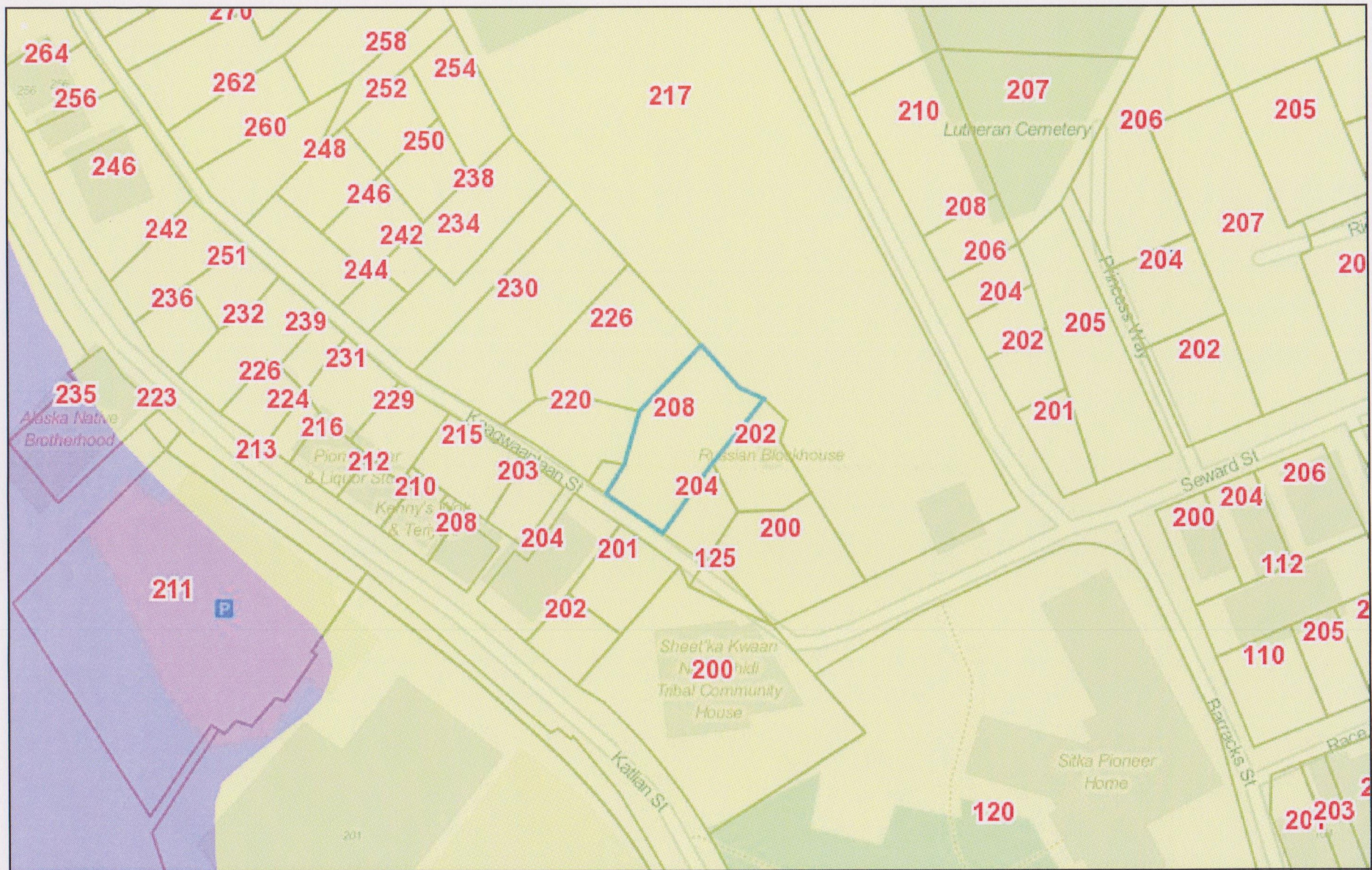


**MainStreetGIS**  
MainStreetGIS, LLC  
[www.mainstreetgis.com](http://www.mainstreetgis.com)

**Jennifer Alley**  
Variance Request  
208 Kogwanton

**Jennifer Alley**  
Replat Request  
208 Kogwanton





## City & Borough of Sitka, Alaska

**Selected Parcel: 208 KOGWANTON ID: 16265000**

Printed on 1/14/2016 from <http://www.mainstreetmaps.com/ak/sitka/internal.asp>

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**MainStreetGIS**  
MainStreetGIS, LLC  
[www.mainstreetgis.com](http://www.mainstreetgis.com)

legal responsibility for the information contained herein.

**Jennifer Alley**  
Variance Request  
208 Kogwanton



Parcel ID: 10001000  
STATE OF ALASKA  
PIONEER HOME  
ALASKA, STATE OF  
P.O. BOX 110208  
JUNEAU AK 99811

Parcel ID: 13910000  
ORTHODOX CHURCH IN AMERICA  
RUSSIAN CHURCH RECTORY  
ORTHODOX CHURCH IN AMERICA  
P.O. BOX 210569  
ANCHORAGE AK 99521

Parcel ID: 15997000  
SITKA TRIBE OF ALASKA  
SHEETKA KWAAN NAA KAHINI  
SITKA TRIBE OF ALASKA  
456 KATLIAN ST.  
SITKA AK 99835

Parcel ID: 15998000  
CITY & BOROUGH OF SITKA  
BEHIND SHEETKA KWAN  
C/B OF SITKA  
100 LINCOLN ST  
SITKA AK 99835

Parcel ID: 16000000  
JAMES MCGOWAN  
MCGOWAN, JAMES, W.  
202 KATLIAN, #A  
SITKA AK 99835

Parcel ID: 16005000  
JAMES MCGOWAN  
MCGOWAN, JAMES, W.  
202 KATLIAN AVE, #A  
SITKA AK 99835

Parcel ID: 16015000  
ROBERT/KAREN PARKER  
PARKER, ROBERT & KAREN  
204 KATLIAN AVE  
SITKA AK 99835

Parcel ID: 16020000  
KENDALL DIDRICKSON  
DIDRICKSON, KENDALL  
203 KOGWANTON ST  
SITKA AK 99835

Parcel ID: 16025000  
WAYNE/SARAH TARANOFF  
TARANOFF, WAYNE & SARAH  
104 ROCKFISH WAY  
SITKA AK 99835

Parcel ID: 16030000  
BOYD DIDRICKSON  
DIDRICKSON, BOYD  
215 KOGWANTON ST  
SITKA AK 99835

Parcel ID: 16045000  
NAN/CHOONG YOON/SOE  
YOON, NAN KYUN/SOE, CHOONG W.  
2830 PELICAN DR  
ANCHORAGE AK 99502

Parcel ID: 16055000  
KATHERINE/LINDA SULSER/HEIM  
PIONEER BAR  
SULSER, KATHERINE/HEIM, LINDA  
P.O. BOX 599  
SITKA AK 99835-0599

Parcel ID: 16065000  
MARY PAUL  
% STA  
PAUL, MARY, Y.  
456 KATLIAN AVE  
SITKA AK 99835

Parcel ID: 16240000  
CITY & BOROUGH OF SITKA  
C/B OF SITKA  
100 LINCOLN ST  
SITKA AK 99835

Parcel ID: 16260000  
CITY & BOROUGH OF SITKA  
US PUB SCHOOL RESERVE #2  
C/B OF SITKA  
100 LINCOLN ST  
SITKA AK 99835

Parcel ID: 16261000  
U.S. BUREAU OF LAND MANAGEMENT  
BLOCKHOUSE/US PUB RESERVE  
U.S. BUREAU OF LAND MANAGEMENT  
103 MONASTERY ST  
SITKA AK 99835

Parcel ID: 16265000  
JENNIFER ALLEY  
ALLEY, JENNIFER, C.  
208 KAAGWAANTAAN ST  
SITKA AK 99835

Parcel ID: 16285000  
PETER/BERTHA KARRAS  
KARRAS, PETER, J./BERTHA  
230-A KOGWANTON ST  
SITKA AK 99835

Parcel ID: 16475025  
MARK/HEIDI NANCE  
NANCE, MARK, A./HEIDI, L.  
234 KOGWANTON ST  
SITKA AK 99835

Parcel ID: 16475026  
MARK/SHERRY WHITE/BARNES  
WHITE, MARK & BARNES, SHERRY  
220 KAAGWAANTAAN ST  
SITKA AK 99835-7514

Parcel ID: 16550011  
NINA HAHLER  
HAHLER, NINA, C  
11033 ZOOTENVAAL  
ST JOHN VI 00830

**P&Z Mailing**

**April 8, 2016**

**Jennifer Alley**  
Variance Request  
208 Kogwanton

**Jennifer Alley**  
Replat Request  
208 Kogwanton



City and Borough of Sitka, AK  
100 Lincoln St  
Sitka, AK 99835

Date:  
Receipt:  
Cashier:  
Received From:

01/13/2016  
2016-00035518  
Front Counter  
JENNIFER ALLEY

CITY OF SITKA

SITKA ALASKA 99835

PLAN - Planning Permits/Zoning  
ST1 - Sales Tax 1st quarter  
r CY

75.00

3.75

78.75

78.75

78.75

78.75

Receipt Total

Total Other

Total Remitted

Total Received

1/13/16  
**PAID**  
JAN 13 2016

CITY & BOROUGH OF SITKA

ACCOUNT # 100-300-320-3201.002  
PLANNING & ZONING

Variance..... 75.00

Conditional Use Permit.....

Minor Subdivision.....

Major Subdivision.....

Zoning Map Change.....

Zoning Text Change.....

Lot Merger.....

Boundary Line Adjustment.....

General Permit.....

Appeal of Enforcement Action (Pending).....

Other.....

Sales Tax..... 3.75

TOTAL..... 78.75

Thank you

**Jennifer Alley**  
Variance Request  
208 Kogwanton



A  
L  
A  
S  
K  
A

**2015-000200-0**

Recording Dist: 103 - Sitka  
2/27/2015 09:42 AM Pages: 1 of 2



AFTER RECORDING, RETURN TO:

Jennifer C. Alley  
P.O. Box 6015  
Sitka, AK 99835

AETIA 51064

WARRANTY DEED  
A.S. 34.15.030

The Grantor, **KATHERINE WILLIAMS**, by Sarah Bosma, Guardian, whose address is PO Box 110225, Juneau, AK 99811, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration in hand paid, the receipt of which is hereby acknowledged, conveys and warrants to **JENNIFER C. ALLEY**, an unmarried person, Grantee, whose mailing address is P.O. Box 6015, the following-described real estate:

**Parcel I:**

**Lots 2 & 3, Block 2, U.S. Survey No. 2542 A & B, Sitka Indian Village, Sitka Recording District, First Judicial District, State of Alaska.**

**Parcel II:**

**Lot 56, Block 2, as shown on the supplemental plat of Sitka Indian Village, U.S. Survey No. 2542, Sitka Recording District, First Judicial District, State of Alaska**

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

WARRANTY DEED  
A4350\3807\Warranty Deed

Page 1

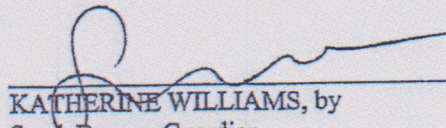
**Jennifer Alley**  
Replat Request  
208 Kogwanton

**Jennifer Alley**  
Variance Request  
208 Kogwanton



DATED this 26 day of February, 2015.

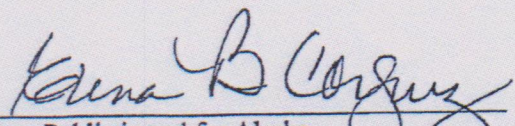
GRANTOR:

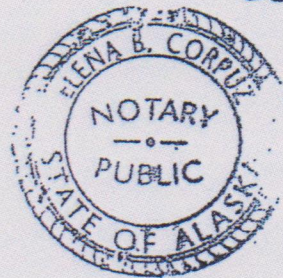
  
KATHERINE WILLIAMS, by  
Sarah Bosma, Guardian

STATE OF ALASKA                     )  
  )     ss.  
FIRST JUDICIAL DISTRICT         )

The foregoing instrument was acknowledged before me this February 26, 2015, by KATHERINE WILLIAMS, by Sarah Bosma, Guardian.

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

  
Notary Public in and for Alaska  
My Commission Expires: With Office



WARRANTY DEED  
A4350\3807\Warranty

Page 2

**Jennifer Alley**  
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208 Kogwanton

**Jennifer Alley**  
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208 Kogwanton



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2015-000200-0