

Jennifer Alley
Variance Request
208 Kogwanton

Jennifer Alley
Replat Request
208 Kogwanton



City & Borough of Sitka, Alaska

Selected Parcel: 208 KOGWANTON ID: 1626500

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

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



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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

BRIEF DESCRIPTION OF REQUEST:

Replat 3 lots into 1 lot.

PROPERTY INFORMATION:

CURRENT ZONING: R1 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 KAAGWAANTAN ST

EMAIL ADDRESS: jennifer463@yahoo.com DAYTIME PHONE: 907.738.9950

PROPERTY LEGAL DESCRIPTION:

TAX ID: _____ LOT: 2,3,56 BLOCK: 2 TRACT: _____

SUBDIVISION: _____ US SURVEY: 2542

OFFICE USE ONLY

COMPLETED APPLICATION		SITE PLAN	
NARRATIVE		CURRENT PLAT	
FEE		PARKING PLAN	

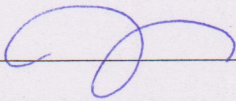
REQUIRED SUPPLEMENTAL INFORMATION:

- ☐ 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 HEREON 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 _____ (SIGNATURES)

DATE _____ OWNER _____ (SIGNATURES)

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, I HAVE 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 HEREON 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 HEREON 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 HEREON 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 HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT COURT, EX-OFFICIO RECORDER, SITKA, ALASKA.

DATE _____ MAYOR

CITY AND BOROUGH CLERK

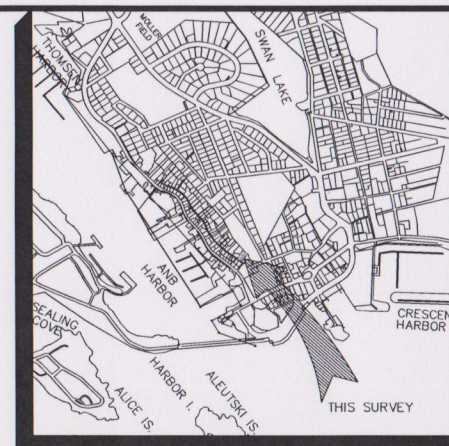
CERTIFICATE OF PAYMENT OF LOCAL IMPROVEMENT DISTRICT

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



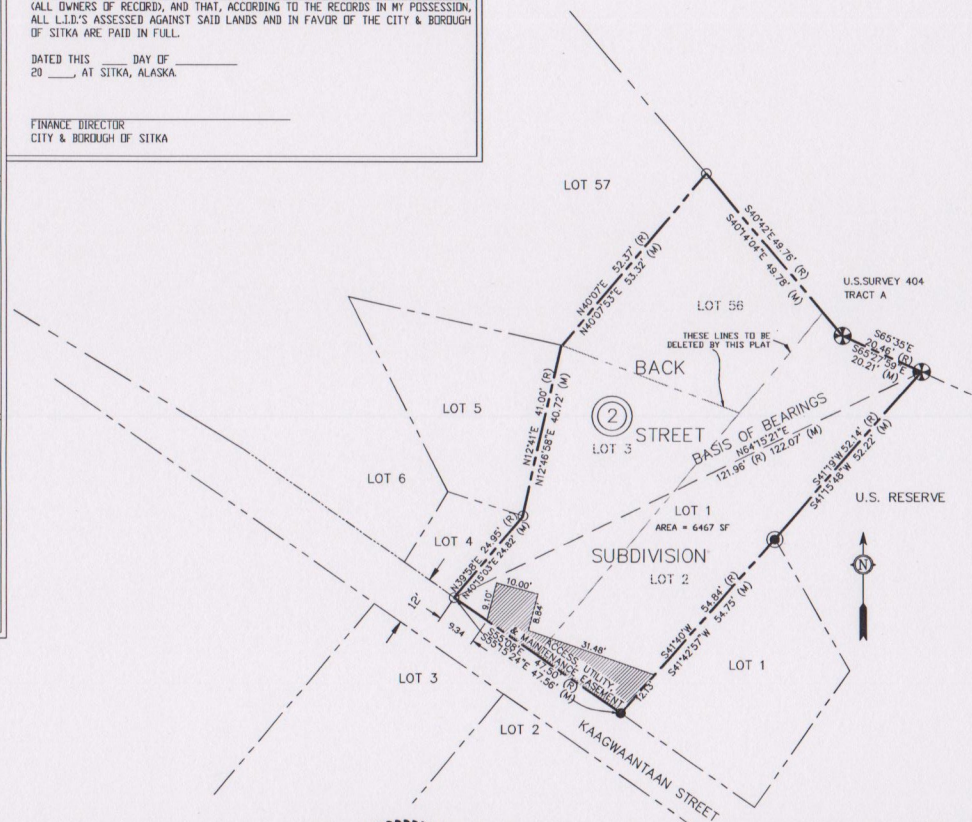
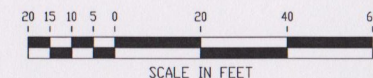
VICINITY MAP
SCALE 1"=1,000'

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: oneillengr@ak.net

BY	DATE	REV.	DESCRIPTION

RECORD OF REVISION



DESIGNED: J. O'NEILL

DRAWN: WAB/MCAD

CHECKED: PJO

DATE OF PLAT: SEP292006

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 NOTES AND DATA COLLECTED AND THAT ALL DIMENSIONS AND OTHER FIELD NOTES.

LS 6384

BACK STREET SUBDIVISION

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

CLIENT: JENNIFER ALLEY
208 KAAGWAANTAN
SITKA, ALASKA 99835

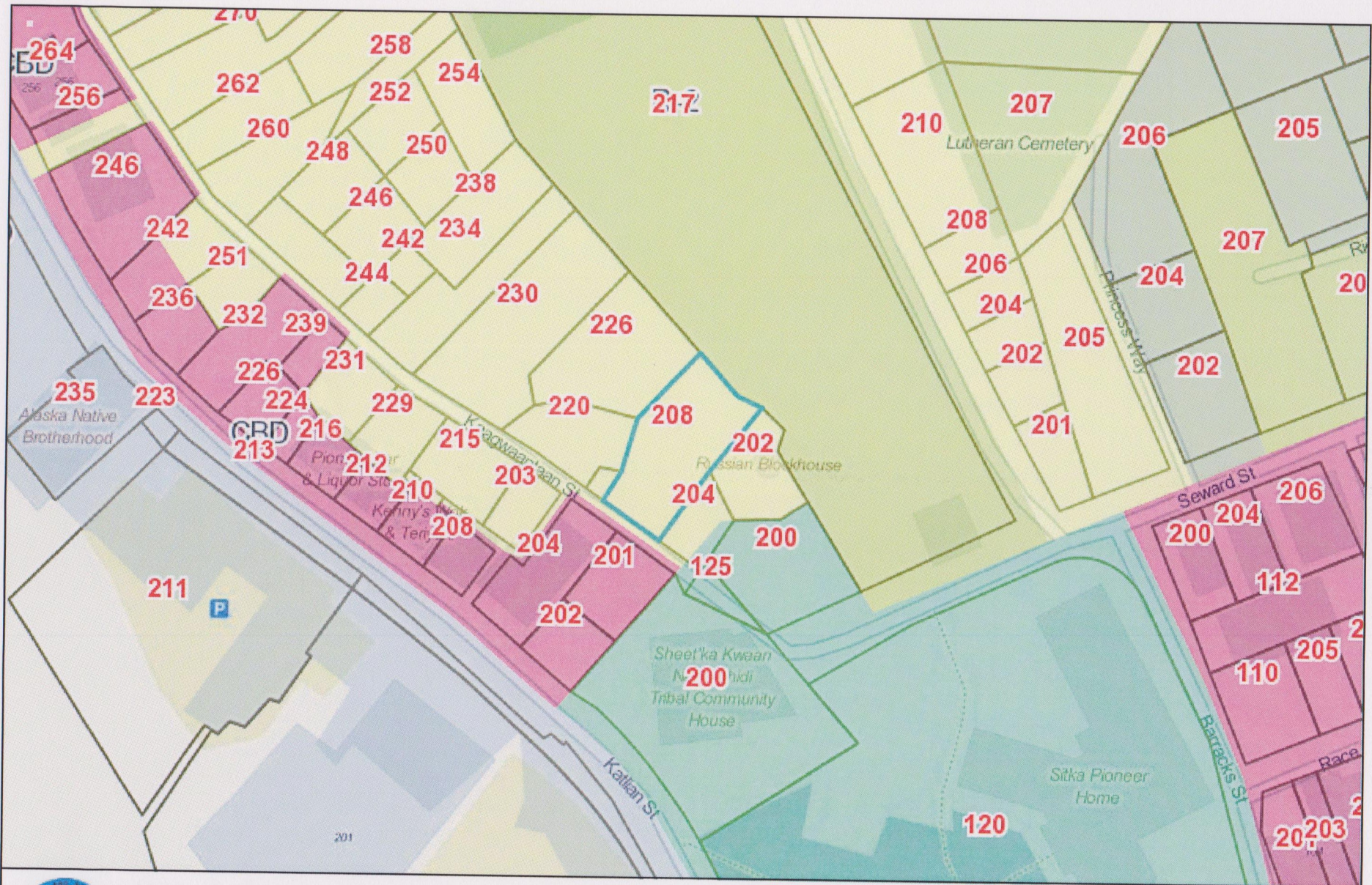
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SHEET



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City & Borough of Sitka, Alaska

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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

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INVOICE

CITY AND BOROUGH OF SITKA

100 LINCOLN STREET, SITKA ALASKA 99835

DATE: 4/5/16

To: Jennifer Alley

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

Variance.....	
Conditional Use Permit.....	
Minor Subdivision.....	<u>Replat</u> <u>50.00</u>
Major Subdivision.....	
Zoning Map Change.....	
Zoning Text Change.....	
Lot Merger.....	
Boundary Line Adjustment.....	
General Permit.....	
Appeal of Enforcement Action (Pending).....	
Other.....	
Sales Tax.....	<u>3.00</u>
TOTAL.....	<u>53.00</u>

Thank you

PAID

APR - 5 2016

CITY & BOROUGH OF SITKA

Jennifer Alley

Replat Request
208 Kogwanton



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

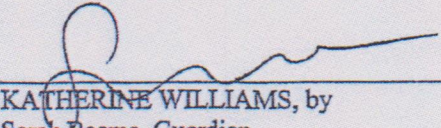
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DATED this 26 day of February, 2015.

GRANTOR:


KATHERINE WILLIAMS, by
Sarah Bosma, Guardian

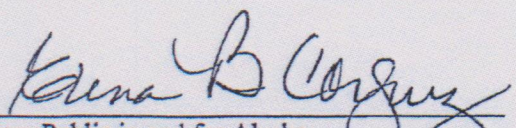
STATE OF ALASKA)

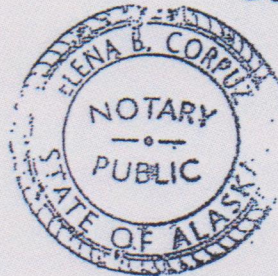
FIRST JUDICIAL DISTRICT)

ss.

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

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