



City and Borough of Sitka

100 Lincoln Street • Sitka, Alaska 99835

Coast Guard City, USA

Planning and Community Development Department

AGENDA ITEM:

Case No: VAR 17-10
Proposal: Request for reduction in rear setback from 20 feet to 10 feet for garage
Applicant: Larry and Nancy Medina
Owner: Larry and Nancy Medina
Location: 2515 Sawmill Creek Road
Legal: Lot 14C Subdivision of Lot 14 US Survey 3302
Zone: R-1 LDMH single family low density manufactured home district
Size: 16,000 square feet
Parcel ID: 3-1642-000
Existing Use: Residential
Adjacent Use: Residential
Utilities: Existing
Access: Sawmill Creek Road

KEY POINTS AND CONCERNS:

- Neighborhood harmony: consider consistency with zoning requirements and neighboring properties, presence/absence of extenuating circumstances
- Proposed location:
 - encroaches on existing railroad easement
 - would violate existing development standards for setbacks

RECOMMENDATION:

Staff recommends that the Planning Commission find VAR 17-10 as proposed to be inconsistent with Sitka General Code Title 22 and the required findings to deny the variance request for a reduction in the rear setback from 20 feet to 10 feet at 2515 Sawmill Creek Road.

ATTACHMENTS

Attachment A: Vicinity Map
Attachment B: Aerial Vicinity Map
Attachment C: Zoning Map
Attachment D: Site Plan
Attachment E: Floor Plan
Attachment F: Subdivision Plat

Attachment G: Parcel Pictures
Attachment H: Application
Attachment I: Flood Zone Map
Attachment J: Mailing List
Attachment K: Proof of Payment
Attachment L: Warranty Deed

BACKGROUND

Plat 79-5 resulted in the creation of this lot. The property currently includes a single-family residence. Surrounding lots are residential in use. A historical railroad easement is shown across the property on Plat 79-5, and was released by the City and Borough of Sitka in 2002.

PROJECT DESCRIPTION

The variance request is for the reduction of the rear setback from 20 feet to 10 feet for the construction of a garage. Setbacks are measured from property lines to eaves, gutters, and drip lines. Required setbacks in the R-1 LDMH district are 20 feet on the front and rear and 15 feet on the sides.

The applicant proposes to build a 20 foot by 20 foot single-car garage. The proposed location would meet the 15 foot side setback requirement but not the 20 foot rear setback requirement. The applicant proposes to locate the structure 10 feet from the rear property line, and 19 feet from the house.

ANALYSIS

Project / Site: The project area is primarily flat. Along the periphery, there is a slight drop-off. This property is 1000 square feet above the 15,000 square foot minimum lot size at 16,000 square feet. A house exists on the property. An easement runs through this lot to serve one other lot.

Zone: R-1 LDMH: Intent. This zone is intended to provide for primarily for single-family and duplex residences at low densities.¹

Traffic: The proposal does not include a change in use. No change in traffic expected.

Parking: The property has the two required parking spaces for a single-family residence.

¹ Section 22.16.035—R-1 LDMH District

Noise: No increased noise expected. Foliage buffers exist between adjacent lots.

Public Health or Safety: No concerns.

Habitat: No concerns for habitat.

Property Value or Neighborhood Harmony: The construction of a garage would be an improvement to the property. A variance from required development standards could create neighborhood disharmony.

Conformity with Comprehensive Plan: The proposed variance for the reduction of the rear setback from 20 feet to 10 feet does not conform to the Comprehensive Plan Section 2.4.1 which states, *"To guide the orderly and efficient use of private and public land in a manner which maintains a small-town atmosphere, encourages a rural lifestyle, recognizes the natural environment, and enhances the quality of life for present and future generations,"* by allowing for an exception from codified development standards when not necessary.

Alaska Statute 29.40.040(b)3 states that a variance may not be granted solely to relieve financial hardship or inconvenience.

FINDINGS²

D. Required Findings for Variances.

1. Required Findings for Variances Involving Major Structures or Expansions. Before any variance is granted, it shall be shown:

- a) That there are special circumstances to the intended use that do not apply generally to the other properties, *here, that the lot is relatively flat and has space available on the rear for additional development;*
- b) The variance is necessary for the preservation and enjoyment of a substantial property right of use possessed by other properties but are denied to this parcel, *here, the development of covered parking could be developed with a different configuration not requiring a variance of this degree;*
- c) That the granting of such a variance will not be materially detrimental to the public welfare or injurious to the property, nearby parcels, or public infrastructure, *specifically, that the open carport would minimize view impacts to pedestrians and motorists;* and

² Section 22.30.160(D)(1)—Required Findings for Major Variances

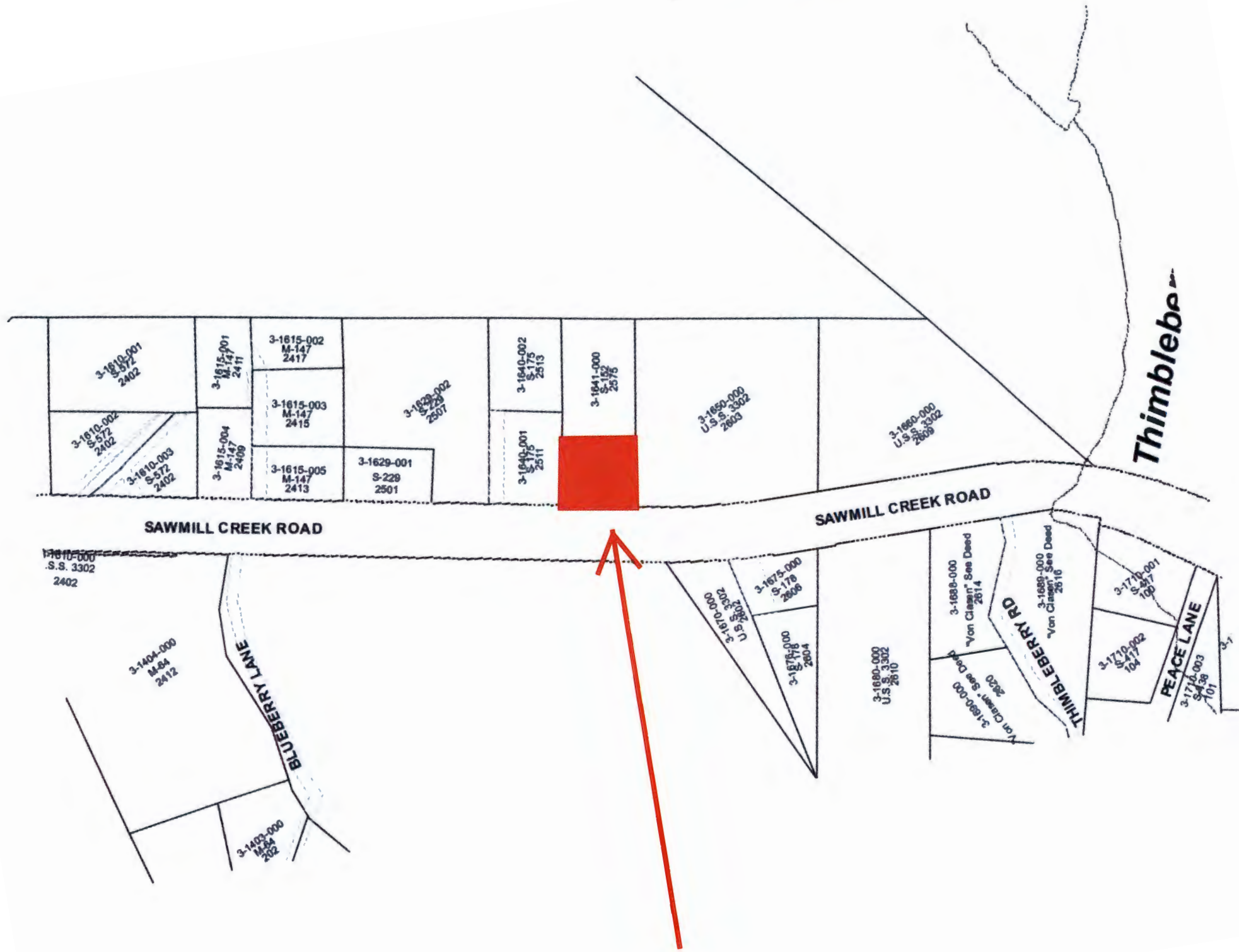
- d) That the granting of such will not adversely affect the Comprehensive Plan: *specifically, the variance is in line with Comprehensive Plan Section 2.4.1 which states, "To guide the orderly and efficient use of private and public land in a manner which maintains a small-town atmosphere, encourages a rural lifestyle, recognizes the natural environment, and enhances the quality of life for present and future generations,"* by allowing for an exception from codified development standards when not necessary.

RECOMMENDATION

It is recommended that the Planning Commission adopt the staff's analysis and suggested findings, and deny the variance for the reduction of the rear setback from 20 feet to 10 feet for the construction of a garage.

Recommended Motions: (two motions - read and voted upon separately)

- 1) I move to adopt and approve the required findings for major structures or expansions as discussed in the staff report.
- 2) I move to deny a variance request for 2515 Sawmill Creek Road. The variance is for the reduction of the rear setback from 20 feet to 10 feet for the construction of a garage. The property is also known as Lot 14C of the Subdivision of Loat 14 US Survey 3302. The request is filed by Larry and Nancy Medina. The owners of record are Larry and Nancy Medina.





City & Borough of Sitka, Alaska

Selected Parcel: 2515 SAWMILL CREEK ID: 31642000

Printed 4/19/2017 from <http://www.mainstreetmaps.com/ak/sitka/internal.asp>

100 m
200 ft



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200 ft



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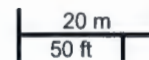
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City & Borough of Sitka, Alaska

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RECORDED - FILED

SITKA REC DIST

DATE: 3-22-79

TIME: 3:09 P.M.

Section No. 79-413 Twp 79-S

REQUESTED BY: CITY OF SITKA

OF SITKA

ADDRESS: BOX 79

SITKA, ALASKA

U.S.S. 1763

264.00' S. 34° 30' E.

132.00'

132.00'

214.41'

27,428 sq

14B

216.37'

320.00'

43,428 sq

14A

N. 35° 09' E.

N. 35° 09' E.

121.21'

132.02'

14C

16,000 sq

N. 35° 09' E.

320.00'

121.21'

132.02'

N. 53° 58' 52" W.

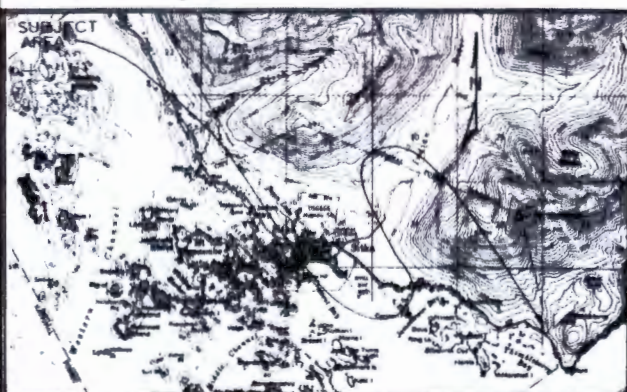
50.00'

SAWMILL CREEK HIGHWAY

50.00'

49.70'

Bearing Base - N. 54° 50' W.



VICINITY MAP

SCALE: 1" = 1 MILE

U.S.S. 2274

LEGEND

- - Plastic Cap on rebar (set)
- - 2x4 Wood Post (Fnd)
- ⊕ - Brass Cap Mon. (Fnd)
- ⊙ - Power Pole

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 AND BOROUGH OF SITKA ASSEMBLY AS RECORDED IN MINUTE BOOK PAGE DATED 19 AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT COURT, EX OFFICIO RECORDER, SITKA, ALASKA.

Y/m/79

DATE: 3-22-79

SURVEYOR'S CERTIFICATE

I hereby certify that I am a registered Surveyor, licensed in the State of Alaska, and that in Nov. 1978 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 of said survey, and that all dimensions and other details are correct according to said field notes.

3-13-79

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: 3-5-79

OWNER: Norman Knight

NOTARY'S ACKNOWLEDGEMENT

STATE OF ALASKA (Lasting for First Judicial District)

THIS IS TO CERTIFY THAT ON THIS 5 DAY OF March 79 BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, PERSONALLY APPEARED Norman Knight AND TO ME KNOWN AND KNOWN TO ME TO BE THE PERSONS NAMED IN THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION AND THAT THEY INDIVIDUALLY ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN MENTIONED. WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE NAMED FIRST ABOVE.

NOTARY PUBLIC FOR ALASKA

MY COMMISSION EXPIRES 4/71

CERTIFICATE STATE OF ALASKA FIRST JUDICIAL DISTRICT)

I, THE UNDERSIGNED, BEING DULY APPOINTED AND QUALIFIED, AND AN ACTING ASSESSOR FOR THE CITY AND 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 AND BOROUGH OF SITKA IN THE NAME OF NORMAN KNIGHT & ZION RD. AND THAT, ACCORDING TO THE RECORDS IN MY POSSESSION, ALL TAXES ASSESSED AGAINST SAID LANDS AND IN FAVOR OF THE CITY AND BOROUGH OF SITKA ARE PAID IN FULL: THAT CURRENT TAXES FOR THE YEAR 1979 WILL BE DUE ON OR BEFORE JULY 31, 1979.

DATED 15 DAY OF MARCH 1979

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 AND BOROUGH OF SITKA PLATTING BOARD, AND THAT SAID PLAT HAS BEEN APPROVED BY THE BOARD BY PLAT RESOLUTION NO. DATED 19 AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT MAGISTRATE, EX OFFICIO RECORDER SITKA, ALASKA.

DATE: 3-13-79

CHAIRMAN, PLATTING BOARD

SECRETARY

SUBDIVISION

LOT 14, USS 3302

NORMAN KNIGHT
FOR: BOX 4558-MT EDGE CUMBE, AK.

DAVIS & ASSOCIATES

LAND SURVEYORS

BOX 1849

SITKA, ALASKA 99535

DATE: NOV. 30, 1978	NAME OF SURVEYOR: PAUL DAVIS	PROJ NO: 20197-01-00
SCALE: 1" = 400'	DRAWN BY: S.W.	















CITY AND BOROUGH OF SITKA

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
GENERAL APPLICATION FORM

RECEIVED APR 19 2017

1. Request projects at least TWENTY-ONE (21) 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/SUBDIVISION

BRIEF DESCRIPTION OF REQUEST: I'm requesting A 10' Variance on the rear setback of the property. So i can erect A 20'x20' Single Car garage

PROPERTY INFORMATION:

CURRENT ZONING: R-1 LDMH Residential PROPOSED ZONING (if applicable): N/A
CURRENT LAND USE(S): Residential PROPOSED LAND USES (if changing): Same

APPLICANT INFORMATION:

PROPERTY OWNER: Larry E. Medina
PROPERTY OWNER ADDRESS: 2515 Sawmill Creek Rd
STREET ADDRESS OF PROPERTY: 2515 Sawmill Creek Rd
APPLICANT'S NAME: LARRY E. MEDINA
MAILING ADDRESS: 2515 Sawmill Creek Rd
EMAIL ADDRESS: Larry.e.medina@gmail.com DAYTIME PHONE: 303-731-9484

PROPERTY LEGAL DESCRIPTION:

TAX ID: _____ LOT: 14C BLOCK: _____ TRACT: _____
SUBDIVISION: Knight US SURVEY: Strazier Engineering Services

OFFICE USE ONLY

COMPLETED APPLICATION	<input checked="" type="checkbox"/>	SITE PLAN	<input checked="" type="checkbox"/>
NARRATIVE	<input checked="" type="checkbox"/>	CURRENT PLAT	<input checked="" type="checkbox"/>
FEE	<input checked="" type="checkbox"/>	PARKING PLAN	<input checked="" type="checkbox"/>

Setbacks - 20' & 20' & 15'

REQUIRED SUPPLEMENTAL INFORMATION:

For All Applications:

- ☐ 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

For Conditional Use Permit:

- ☐ Parking Plan
- ☐ Interior Layout

For Plat/Subdivision:

- ☐ Three (3) copies of concept plat
- ☐ Plat Certificate from a title company
- ☐ Topographic information
- ☐ Proof of Flagging

If Pertinent to Application:

- ☐ Landscape Plan
- ☐ Drainage and Utility Plan

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. I authorize the applicant listed on this application to conduct business on my behalf.

Garry E. Medina
Owner

4-18-17
Date

I certify 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.

Applicant (If different than owner)

Date



City & Borough of Sitka, Alaska

Selected Parcel: 2515 SAWMILL CREEK ID: 31642000

Printed 4/19/2017 from <http://www.mainstreetmaps.com/ak/sitka/internal.asp>

100 m
200 ft



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Parcel ID: 31450000
PAUL/WANDA WHITE
WHITE, PAUL, D./WANDA, L.
P.O. BOX 1210
SITKA AK 99835-1210

Parcel ID: 31629002
MICHAEL/ROXANN GINN
GINN, MICHAEL/ROXANN
2507 SAWMILL CREEK RD
SITKA AK 99835

Parcel ID: 31640001
THOMAS CRANE
CRANE, THOMAS, E.
2511 SAWMILL CREEK RD.
SITKA AK 99835

Parcel ID: 31640002
JOSHUA/KELLY CHEVALIER
CHEVALIER, JOSHUA & KELLY
2513 SAWMILL CREEK RD
SITKA AK 99835

Parcel ID: 31641000
PTARMICA/LUCAS MCCONNELL
MCCONNELL, PTARMICA & LUCAS
2575 SAWMILL CREEK RD
SITKA AK 99835

Parcel ID: 31642000
LARRY/NANCY MEDINA
MEDINA, LARRY & NANCY
2515 SAWMILL CREEK RD
SITKA AK 99835

Parcel ID: 31650000
SOUTHEAST DEVELOPERS, LLC
SOUTHEAST DEVELOPERS, LLC
305 MILLS ST
SITKA AK 99835

Parcel ID: 31670000
ALAN/DIANA STEVENS
STEVENS, ALAN, C./DIANA, L.
P.O. BOX 1921
SITKA AK 99835-1921

P&Z Mailing
May 5, 2017

CITY AND BOROUGH OF SITKA
SENIOR CITIZEN SALES TAX EXEMPTION CARD

Larry E. Medina

is exempt from payment of City and Borough of Sitka Sales Tax on purchases to be used or consumed by that person or his or her spouse. Use of this card by persons or for purposes other than for which it is issued is subject to punishment by fine or imprisonment as provided in Section 4.09.100(y) of the Sitka General Code.

No. 4206

Date: 4-17

Larry E. Medina

PAID

APR 19 2017

CITY & BOROUGH OF SITKA

LARRY MEDINA
SENIOR TAX # 4206

INVOICE

CITY AND BOROUGH OF SITKA

100 LINCOLN STREET, SITKA ALASKA 99835

DATE: 4/19/2017

To:

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.....	plus TAX
TOTAL.....	

Thank you



AFTER RECORDING, RETURN TO:

Larry E. Medina
Nancy J. Medina
2515 Sawmill Creek Rd.
Sitka, AK 99835

AETIA 52915

WARRANTY DEED
A.S. 34.15.030

The Grantors, **JOSEPH D. SWAIN and LORI D. SWAIN, husband and wife**, whose address is PO Box 2914, Sitka, AK 99835, 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, convey and warrant to **LARRY E. MEDINA and NANCY J. MEDINA, husband and wife, as tenants by the entirety with full right of survivorship**, Grantees, whose mailing address is 2515 Sawmill Creek Rd. Sitka, AK 99835, the following-described real estate:

**Lot 14C, Subdivision of Lot 14, U.S. Survey 3302, according to Plat 79-5,
Records of the Sitka Recording District, First Judicial District, State of
Alaska.**

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

DATED this 1st day of August, 2016.

GRANTORS:

Joseph D Swain
JOSEPH D. SWAIN

Lori D Swain
LORI D. SWAIN

STATE OF ALASKA)
FIRST MUNICIPAL DISTRICT)

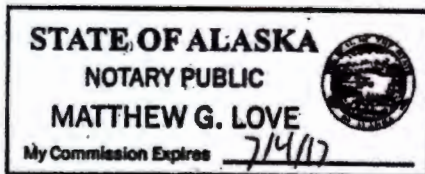
ss.

The foregoing instrument was acknowledged before me this 1st day of August, 2016, by **JOSEPH D. SWAIN and LORI D. SWAIN.**

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

Matthew G Love
Notary Public in and for Alaska

My Commission Expires: 7/4/17



WARRANTY DEED
A-4350\4688\Warranty Deed

Page 2



Recording Dist: 103 - Sitka
9/26/2002 9:43 AM Pages: 1 of 2

ALASKA

RELEASE OF EASEMENT

The City and Borough of Sitka, Alaska hereby releases all rights to the two hundred (200) foot wide Railroad Easement on Lots 14A1 and 14A2 of the Donnally Subdivision, USS 3302 and on Lots 14B and 14 C of the Subdivision of Lot 14, USS 3302. The Donnally Subdivision was recorded on December 1, 1980 and Subdivision of Lot 14 was recorded on March 22, 1979 in the Sitka Recording District as Plat #80-12 and as Plat # 79-5 respectively.

It has been determined by the City and Borough of Sitka that the need for this easement no longer exists.

The easement being released is graphically shown on the attached Exhibit A which is an integral part of this document.

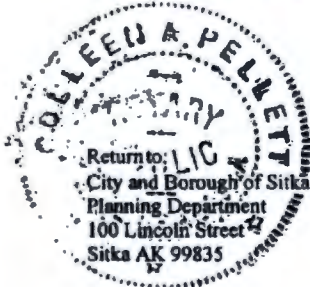
A.E. Zimmer
Municipal Administrator

Date _____

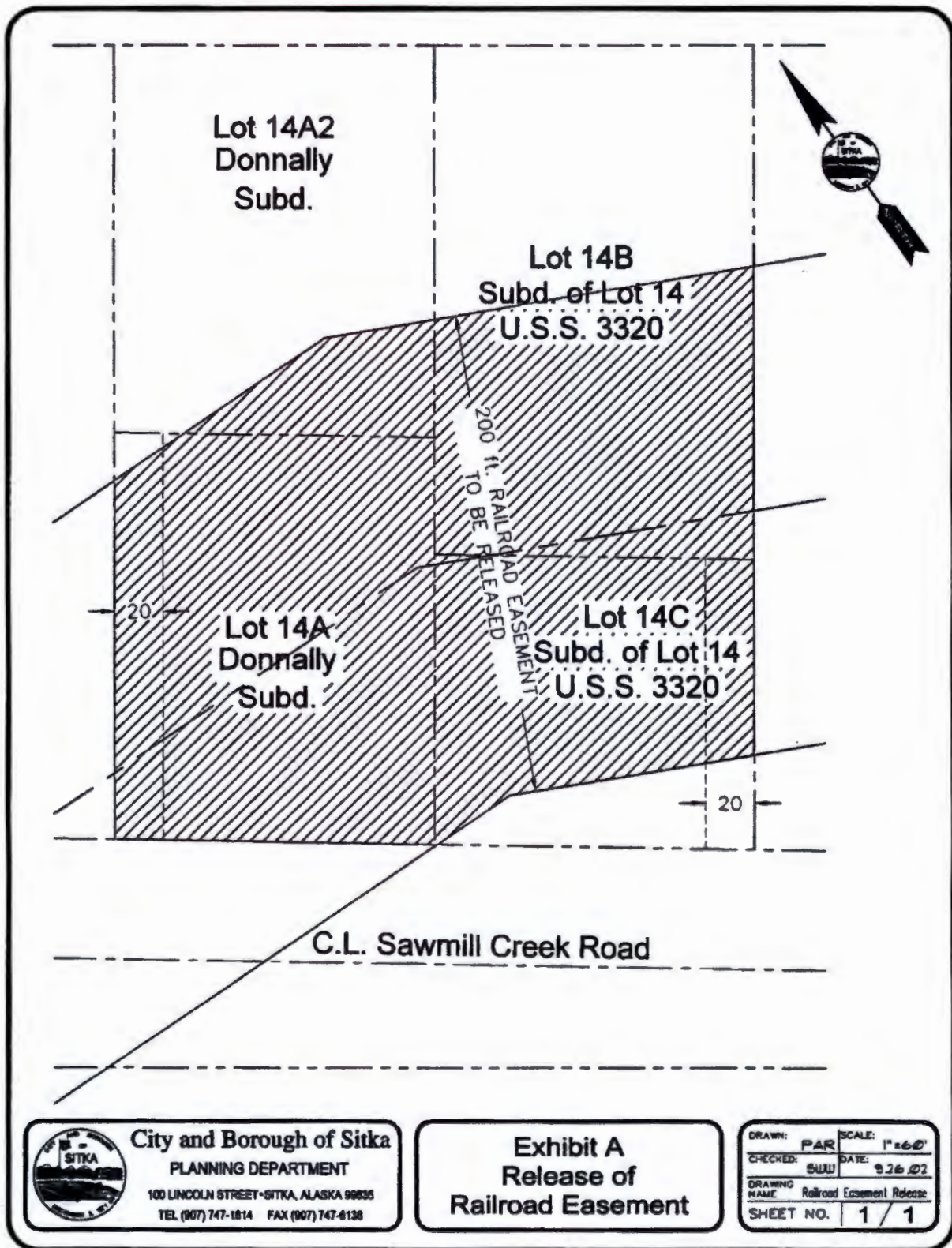
STATE OF ALASKA)
) ss.
FIRST JUDICIAL DISTRICT)

THIS CERTIFIES that on this 26 day of September, 2002 before me, a Notary Public in and for the State of Alaska, personally appeared **A.E. Zimmer** to me known and known to me to be the person whose name is subscribed to the foregoing easement, and after being first duly sworn according to law, he stated to me under oath that he is the **Administrator** of the City and Borough of Sitka, Alaska, a corporation organized under the laws of the State of Alaska, that he has been authorized by said corporation to execute the foregoing easement on its behalf and he executed the same freely and voluntarily as the free act and deed of said corporation.

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



Notary Public in and for Alaska
My Commission Expires: 8/9



2 of 2
2002-001737-0

MH-47

The United States of America

To all to whom these presents shall come, Greeting:

WHEREAS

State of Alaska

is entitled to a Land Patent pursuant to the Statehood Act of July 7, 1958, 72 Stat. 339,
as amended, confirming a grant under the Mental Health Grant Act of July 28, 1956,
70 Stat. 709, for the Lot 167 of the land embraced in U. S. Survey No. 3926, situated
within U. S. Survey No. 1763 (Sitka Elimination),
containing 0.88 of an acre:

NOW KNOW YE, that there is, therefore, granted by the UNITED STATES, unto
the above named claimant the land above described; TO HAVE AND TO HOLD the said
land with all the rights, privileges, immunities, and appurtenances, of whatsoever
nature, thereunto belonging, unto the said claimant, forever;

EXCEPTING AND RESERVING TO THE UNITED STATES

1. A right-of-way thereon for ditches and canals constructed by the authority of the
United States. Act of August 30, 1890, 26 Stat. 391; 43 U. S. C. 945.
2. A right-of-way thereon for the construction of railroads, telegraph, and telephone
lines, as prescribed and directed by the Act of March 12, 1914, 38 Stat. 305.

Patent Number **50-63-0097**

SITKA
Book, 1 Page 68-1335-

Form 1860-8
(January 1965)
(formerly 4-1040)
Anchorage 060898

The United States of America,

To all to whom these presents shall come, Greeting:

WHEREAS, a certificate of the Land Office at Anchorage, Alaska, is now deposited in the Bureau of Land Management, whereby it appears that pursuant to Section 10 of the Act of Congress of May 14, 1898 (30 Stat. 413), as amended by the Act of March 3, 1927 (44 Stat. 1364), and the acts supplemental thereto, the claim of Seth D. Mills has been established and that the requirements of law pertaining to the claim have been met, for the Lot 165 of the land embraced in U. S. Survey No. 3926, situated within U. S. Survey No. 1763 (Sitka Elimination), Alaska:

The area described contains 0.48 of an acre, according to the official plat of the survey of the said land, on file in the Bureau of Land Management:

NOW KNOW YE, That the UNITED STATES OF AMERICA, in consideration of the premises, DOES HEREBY GRANT unto the said claimant and to the heirs of the said claimant the tract above described; TO HAVE AND TO HOLD the same, together with all the rights, privileges, immunities, and appurtenances, of whatsoever nature, thereunto belonging, unto the said claimant and to the heirs and assigns of the said claimant forever; subject to (1) any vested and accrued water rights for mining, agricultural, manufacturing, or other purposes, and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local customs, laws, and decisions of courts; and (2) the reservation of a right-of-way for ditches or canals constructed by the authority of the United States, in accordance with the Act of August 30, 1890 (26 Stat. 391; 43 U. S. C. Sec. 945). There is also reserved to the United States a right-of-way for the construction of railroads, telegraph and telephone lines, in accordance with Section 1 of the Act of March 12, 1914 (38 Stat. 305; 48 U. S. C. Sec. 305).

Issued in lieu of Patent No. 50-67-0178, dated October 5, 1966, correcting error in land description.

IN TESTIMONY WHEREOF, the undersigned authorized officer of the Bureau of Land Management, in accordance with the provisions of the Act of June 17, 1948 (62 Stat. 476), has, in the name of the United States, caused these letters to be made Patent, and the Seal of the Bureau to be hereunto affixed.

GIVEN under my hand, in Anchorage, Alaska the SEVENTEENTH day of OCTOBER in the year of our Lord one thousand nine hundred and SIXTY-EIGHT and of the Independence of the United States the one hundred and NINETY-THIRD.

RECORDED - FILED	
SITKA	REC. DIST.
DATE 12/1/68	1968
TIME 1:10	P. M.
requested by RUTH PALM	
address 1504 1ST	
SITKA	



By W. R. Baudt
Chief, Branch of Lands

Patent Number 50-69-0098

SITKA
Serial No. 68-1361

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

Date: 04/19/2017
Receipt: 2017-00051220
Cashier: Front Counter
Received From: LARRY MEDINA
TAX EXEMPT #4206

PLAN - Planning Permits/Zoning	75.00
Receipt Total	75.00
Total Other	75.00
Total Remitted	75.00
Total Received	75.00

10.24.00

Inv #: 000022 Appr Code: 442396

Total: \$ 75.00

7

Customer Copy

SITKA

LARRY MEDINA
SENIOR TAX # 4206

INVOICE

CITY AND BOROUGH OF SITKA

100 LINCOLN STREET, SITKA ALASKA 99835

DATE: 4/19/2017

To:

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	plus TAX

TOTAL

Thank you