



CITY AND BOROUGH OF SITKA

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT

GENERAL APPLICATION

- Applications must be deemed complete at least TWENTY-ONE (21) days in advance of next meeting date.
- Review guidelines and procedural information.
- Fill form out completely. No request will be considered without a completed form.
- Submit all supporting documents and proof of payment.

APPLICATION FOR:

☐ VARIANCE☐ CONDITIONAL USE☐ ZONING AMENDMENT☒ PLAT/SUBDIVISION

BRIEF DESCRIPTION OF REQUEST: Wanting to split lot 5 on Harris
Island so that my sister has 1/2 and I have 1/2

PROPERTY INFORMATION:

CURRENT ZONING: Low density PROPOSED ZONING (if applicable): same

CURRENT LAND USE(S): Residential PROPOSED LAND USES (if changing):

APPLICANT INFORMATION:

PROPERTY OWNER: RANDALL G. Nichols irrevocable trust *Will become Ryan Nichols irrevocable trust*

PROPERTY OWNER ADDRESS: 305 Islander Dr. Sitka AK 99835

STREET ADDRESS OF PROPERTY: 305 Islander Dr.

APPLICANT'S NAME: Ryan Nichols

MAILING ADDRESS: 305 Islander Dr. Sitka AK 99835

EMAIL ADDRESS: forekton@gmail.com DAYTIME PHONE: 907-623-8568

Nichols

Last Name

Date Submitted

Project Address

REQUIRED SUPPLEMENTAL INFORMATION:

For All Applications:

- ☐ Completed General Application form
- ☐ Supplemental Application (Variance, CUP, Plat, Zoning Amendment)
- ☐ Site Plan showing all existing and proposed structures with dimensions and location of utilities
- ☐ Floor Plan for all structures and showing use of those structures
- ☐ Proof of filing fee payment
- ☐ Other: _____

For Marijuana Enterprise Conditional Use Permits Only:

- ☐ AMCO Application

For Short-Term Rentals and B&Bs:

- ☐ Renter Informational Handout (directions to rental, garbage instructions, etc.)
- ☐ Documentation establishing property as primary residence (motor vehicle registration, voter registration, etc.)
- ☐ Signed Affidavit of Primary Residence for Short-term Rental Conditional Use Permit

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 understand that attendance at the Planning Commission meeting is required for the application to be considered for approval. 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.



Owner

10/13/24

Date



Owner

10/13/24

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



Last Name

Date Submitted

Project Address



CITY AND BOROUGH OF SITKA
PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
SUPPLEMENTAL APPLICATION FORM
PLAT APPLICATION

APPLICATION FOR

- ☐ MAJOR SUBDIVISION/PLANNED UNIT DEVELOPMENT
☒ MINOR SUBDIVISION/HYBRID SUBDIVISION
☐ SUBDIVISION REPLAT/LOT MERGER/EASEMENT AMENDMENT
☐ BOUNDARY LINE ADJUSTMENT

ANALYSIS: (Please address each item in regard to your proposal)

- SITE/DIMENSIONS/TOPOGRAPHY:** approximately 92 feet x 7 208 feet
- EXISTING UTILITIES AND UTILITY ROUTES:** there are utilities to the 305 Residence. utilities would have to come off of the supply to Harris Island
- PROPOSED UTILITIES AND UTILITY ROUTES:** Should come straight on property for water & Electrical
- ACCESS, ROADS, TRANSPORTATION, AND MOBILITY:** Harris Island Road
- IMPACT OF PROPOSAL ON ANY EXISTING EASEMENTS:** NONE
- PUBLIC HEALTH, SAFETY, AND WELFARE:** Outflow sewer
- ACCESS TO LIGHT AND AIR:** Good

Nichols

Last Name

Date Submitted

Project Address

- ORDERLY AND EFFICIENT LAYOUT AND DEVELOPMENT: Should Be Simple
- DESCRIBE ALL EXISTING STRUCTURES, THEIR USE, AND PROXIMITY TO PROPOSED PROPERTY LINES:
None on New Proposed Lot.
to the North is the 305 Residence House + Garage
to the South is the 307 (Foster) Residence
- all structures in existence would not be affected
- EXISTENCE OF ANY ENCROACHMENTS: None
- AVAILABILITY OF REQUIRED PARKING: Should Be Parking Easily Available
on West End of Proposed Lot
- SUMMARY OF PROPOSED EASEMENT AGREEMENTS OR COVENANTS: ~~None~~
Some type of Dock Easement / Access to Dock

ANY ADDITIONAL COMMENTS Trying to Split Lot 5 on
Harris Island After the Death of a My sister + my Father Last
Fall.

Ryan Nichols / Carma Nichols
Applicant

9/26/24
Date

Nichols
Last Name

Date Submitted

Project Address

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 _____ (SIGNATURE)
 DATE _____ (SIGNATURE)
 US OF AMERICA
 STATE OF ALASKA
 CITY & BOROUGH OF SITKA
 MY COMMISSION EXPIRES _____
 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 _____
 CHAIRMAN PLANNING BOARD _____
 SECRETARY _____

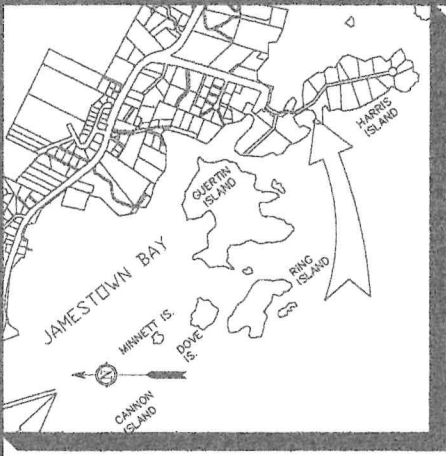
CERTIFICATE OF APPROVAL BY THE BOARD
 I HEREBY CERTIFY THAT THE SUBDIVISION HEREIN SHOWN HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY & BOROUGH OF SITKA PLANNING BOARD, AND THAT SAID PLAN HAS BEEN APPROVED BY THE BOARD AND THAT THE PLAT SHOWN HEREIN HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT MAGISTRATE, EX-OFFICIO RECORDER, SITKA, ALASKA.
 DATE _____ MAYOR _____
 CITY AND BOROUGH CLERK _____

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 _____
 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

1. 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 LIENS ASSESSED AGAINST SAID LANDS AND IN FAVOR OF THE CITY & BOROUGH OF SITKA ARE PAID IN FULL.
 20____ AT SITKA, ALASKA.

FINANCE DIRECTOR, CITY AND BOROUGH OF SITKA



VICINITY MAP
 SCALE 1"=1,000'

LEGEND

- PRIMARY BRASS CAP OCCUPIED
- REAR AND PLASTIC CAP OCCUPIED
- NOB AND TACK OCCUPIED
- RECORD DATA
- COMPUTED DATA
- MEASURED DATA



SITKA RECORDING DISTRICT

NICHOLS SUBDIVISION

LOT 5, HARRIS ISLAND SUBDIVISION (PLAT # , SITKA, AK REC. DISTRICT)

CLIENT: RYAN NICHOLS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A REGISTERED SURVEYOR LICENSED IN THE STATE OF ALASKA AND THAT I HAVE PERSONALLY EXAMINED THE RECORDS OF THE DISTRICT MAGISTRATE, EX-OFFICIO RECORDER, SITKA, ALASKA, AND THAT THIS PLAT IS A TRUE AND ACCURATE REPRESENTATION OF THE FIELD NOTES OF SAID SURVEY, AND THAT ALL SURVEYING AND OTHER DETAILS ARE CORRECT ACCORDING TO SAID FIELD NOTES.

REGISTERED SURVEYOR

BRAND: [blank]

CHECKED BY: [blank]

DATE OF PLAT: [blank]

SCALE: 1"=50'

DRAWING MADE: [blank]

PROJECT: [blank]



BY	DATE	REV.	DESCRIPTION OF CHANGE

NORTH 57*
LAND SURVEYING
 6907 747-6700 215-F SOUTH STREET, SITKA, AK
 MAILING ADDRESS - 2007 CASADIE CREEK ROAD, SITKA, AK 99805
 EMAIL: north57@north57surveying.com