

**Jay Clifton**  
Variance Request  
3802 Halibut Point Road

12/31/2015

City of Sitka, Alaska - Web GIS Maps and Property Information



1 in = 239.99 ft

Printed on 12/31/2015  
Last update: Property information Daily, GIS parcel lines 9/1/2014

This map is for informational purposes only. It is not for appraisal of, description of, or conveyance of land. The City of Sitka, Alaska and MainStreetGIS assume no legal responsibility for the information contained herein.

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VARIANCE FEE	\$75.00
Plus current city sales tax	

**CITY AND BOROUGH OF SITKA**  
**PLANNING DEPARTMENT**  
**VARIANCE APPLICATION**

\*\*In the event all requested information is not provided, the application may not be processed.\*\*

APPLICANT'S NAME: Jay Clifton

PHONE NUMBER: 747-7323 / 7380182

MAILING ADDRESS: 3802 H.P.R.

**RECEIVED DEC 30 2015**

**RECEIVED MAR 11 2016**

OWNER'S NAME: Jay Clifton

(If different from applicant)

PHONE NUMBER: Same

MAILING ADDRESS:

PROJECT ADDRESS:

LEGAL DESCRIPTION: Lot: 5 Block:

Subdivision: Bahrt, US Survey 3317



SPECIFIC REQUEST:

(e.g. Reduction of front setback to 15')

1. Reduction of rear setback of 9" (10' to 9'3") for construction of new building to allow for walkway between existing house.
2. Reduction of rear setback of ~~12'~~ (10' to 8') for construction of new building to allow for better parking on ~~off~~ of Granite Creek Road.



REASON REQUEST IS BEING SUBMITTED:

(e.g. Existing porch is too small to provide adequate access)

1. Walkway
2. more space for parking on Granite Creek Road side



DIMENSIONS OF NEW CONSTRUCTION:

(Width, Length, Height above grade)

35' 17'3" 12'  
L - W - H

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REASON PROJECT CANNOT BE BUILT WITHIN EXISTING SETBACKS:

(List alternatives that would comply with setbacks and why they are unworkable)

WALKWAY & parking

UNUSUAL CHARACTERISTICS OF THE PARCEL:

(e.g. Lot Shape, Topography, Streams)

none

HARDSHIPS THAT WILL BE CAUSED IF THE REQUEST IS NOT GRANTED:

1. restricted walkway width
2. parking

DESCRIBE ANY FUTURE CONDITIONAL USE REQUESTS THAT MAY BE APPLIED FOR IN THE FUTURE:

(e.g. Bed and Breakfast)

none

ARE THE CONDITIONS THAT REQUIRE THE VARIANCE CAUSED BY THE APPLICANT?

Yes  No

An easy to read plot plan drawn to scale, MUST be attached to this application and contain the following:

1. Existing and proposed structures with their drives, dimensions and property offsets.
2. Roadway pavements, sidewalks and existing grading on the property and immediately adjacent to it.
3. Roadway frontage and parcel area.
4. Location of all physical features on the parcel such as drainage, hills or rock outcroppings, and tidelands.
5. Location and specifications of all water, sewer, electrical, cable, and telephone infrastructure on the property and immediately adjacent to the property. The applicant must verify, to the satisfaction of the Public Works Department, that utility lines and services are not under proposed structures.

\*\*A sample plot plan follows on the next page for your reference.\*\*

In applying for and signing this application, the property owner hereby grants permission to Municipal staff to access the property before and after the Planning Commission's review for the purposes of inspecting the proposed and/or approved structures.

Signature of APPLICANT:

Jay Clifton

Date:

12/30/15

Signature of OWNER:

(If different from the Applicant)

Sherry Clifton

Date:



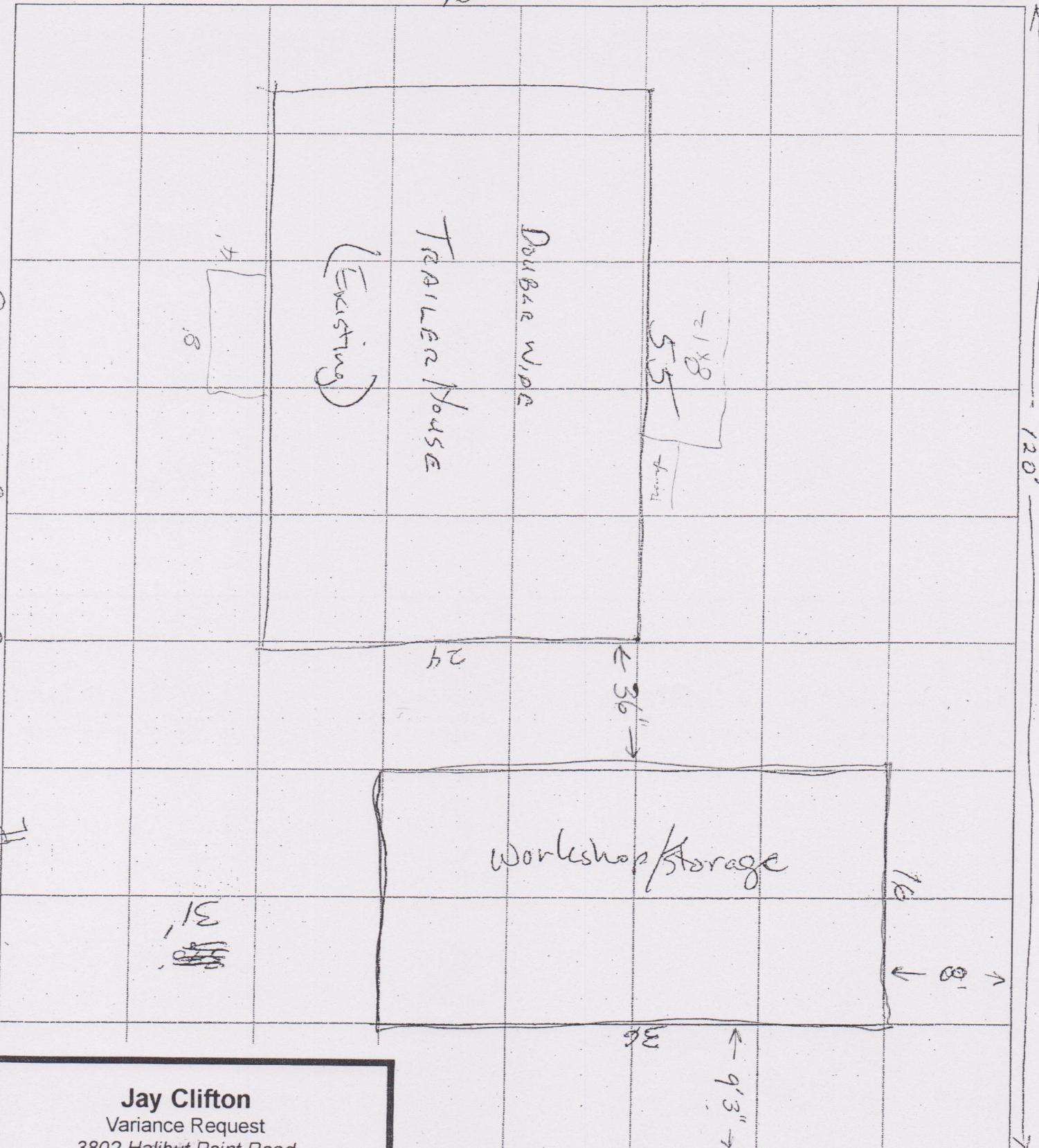
*H P.R.*  
**City and Borough of Sitka**  
**DEPARTMENT OF PUBLIC WORKS**

100 Lincoln Street, Sitka, Alaska 99835  
 (907) 747-1804 • Fax (907) 747-3158

PROJECT \_\_\_\_\_  
 LOCATION \_\_\_\_\_

DATE \_\_\_\_\_ BY \_\_\_\_\_  
 SCALE \_\_\_\_\_ SHEET \_\_\_\_\_ OF \_\_\_\_\_

75'



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MODEL: P16-12  
CUST. NAME: KINGS WILD FISH COMPANY  
ORDER NUMBER: 86511

## GENERAL NOTES:

1. NO LOADS OTHER THAN THOSE GIVEN UNDER "DESIGN DATA" BELOW BE IMPOSED ON THE "STRUCTURE".
2. THE FOUNDATION ON THE DRAWING IS A SUGGESTED SOLUTION ONLY. CHANGES MAY BE NECESSARY DUE TO LOCAL BUILDING REGULATIONS.
3. THE FOUNDATION SHALL BE FOUNDED ON NATURAL UNDISTURBED SOIL CAPABLE OF SAFELY SUSTAINING 1500 PSF. AND AT LEAST 12 IN. BELOW FINISHED GRADE.
4. SLAB ON GRADE SHALL BE PLACED ON SOIL CAPABLE OF SUSTAINING 500 PSF. WITHOUT APPROPRIATE SETTLEMENT.
5. BUILDING MUST BE GROUTED INTO TROUGH, INSIDE AND OUT TO MAINTAIN STRUCTURAL INTEGRITY EXCEPT WHEN USING WELDED BASE PLATE CONNECTORS.
6. CROSS TIES MUST BE INCASED IN CONCRETE WHEN CONCRETE SLAB IS NOT USED

24 1/2"

## ARCH DATA:

## DESIGN DATA:

STEEL GAGE: 22  
50 KSI MIN. YIELD  
GALVALUME SHEET STEEL  
LIVE LOAD: 69 PSF  
3-SECOND WIND SPEED: 150 MPH

## MATERIALS:

1. CONCRETE STRENGTH AT 28 DAYS TO BE 2500 PSI
2. REINFORCING STEEL TO BE DEFORMED BARS. GRADE 60
3. ALL MATERIALS SHALL CONFORM TO THE APPROPRIATE ASTM SPECIFICATIONS.

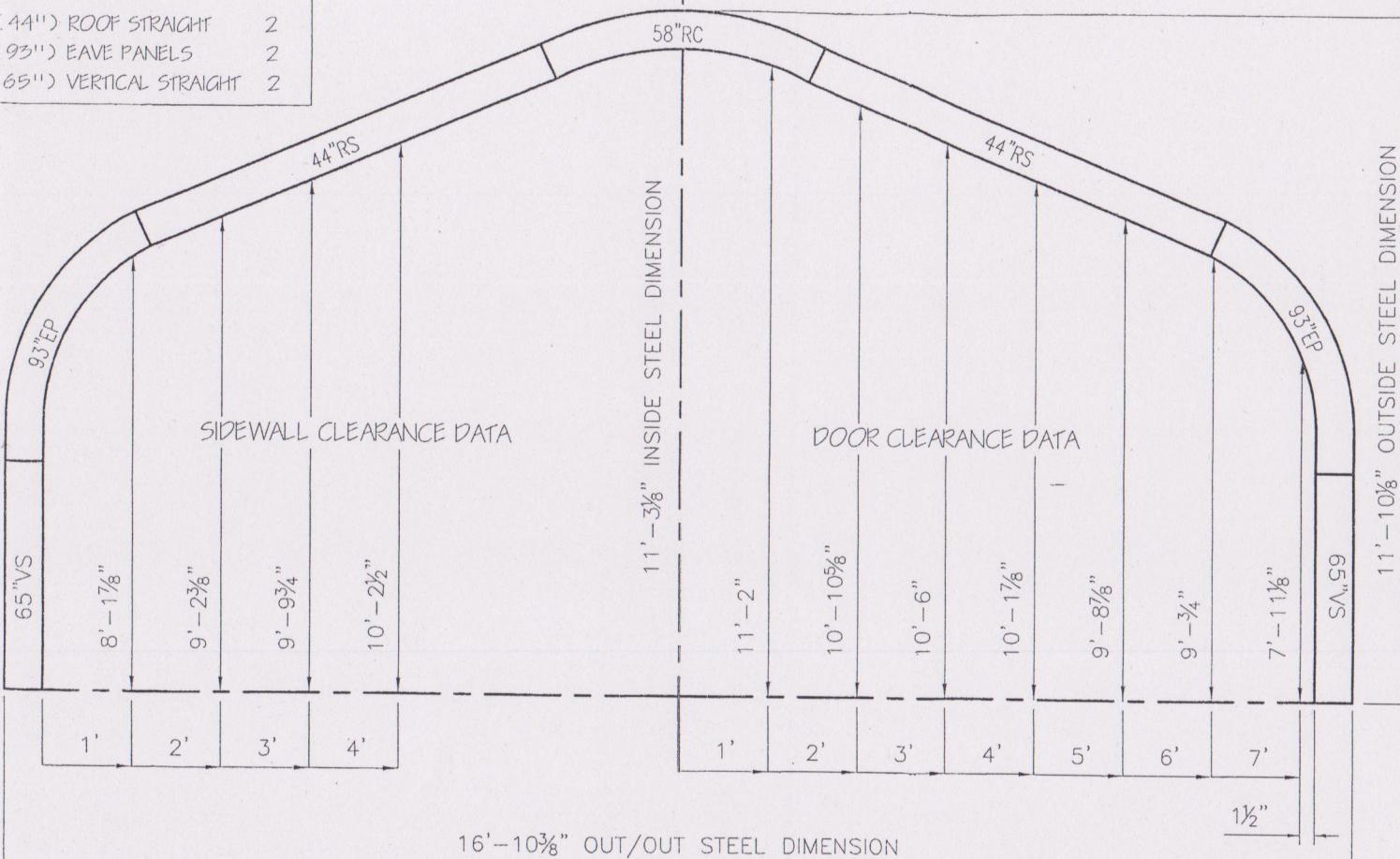
## ARCH PROFILE

ONE ENDWALL SOLID & ONE ENDWALL WITH AN OPENING OR OVERHEAD DOOR  
SCALE: NTS | SHEET: 1 OF 7

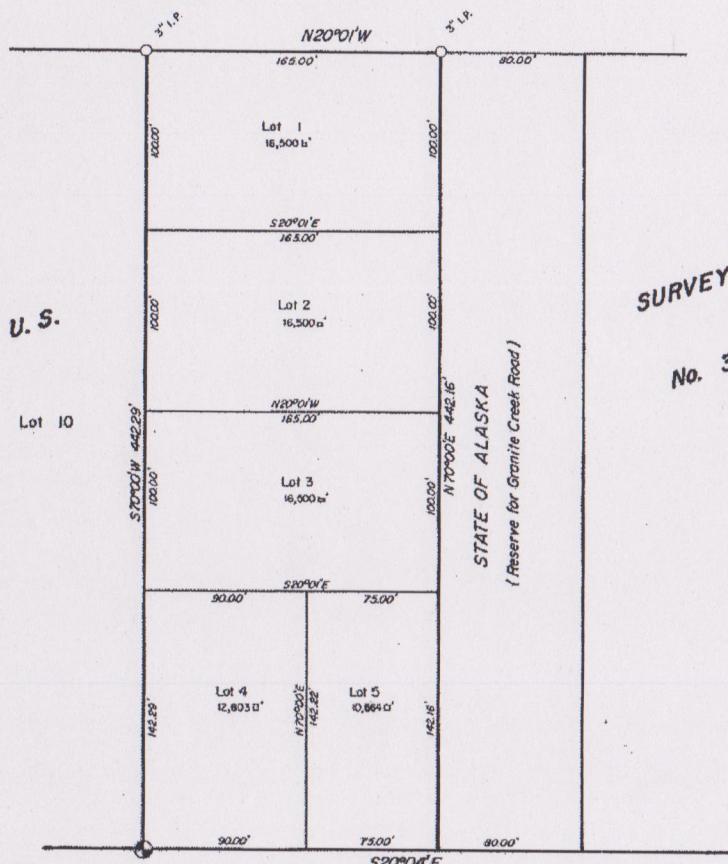


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58" RIDGE CAP	1
44" ROOF STRAIGHT	2
93" EAVE PANELS	2
65" VERTICAL STRAIGHT	2



Jay Clifton  
3802 HPR



HALIBUT POINT STATE HWY.

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CERTIFICATE

STATE OF ALASKA )  
First Judicial District )  
S.S.

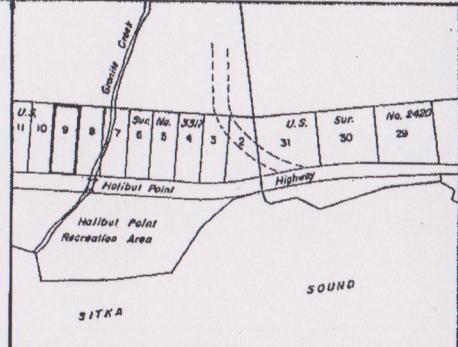
I, the undersigned, being duly appointed and qualified, and an acting  
assessor for the City and Borough of Sitka, hereby certify that, according to  
the records in my possession, the following described property is carried  
on the tax records of the City and Borough of Sitka in the name of:

JOHN B. LILLIAN BAHRT

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 1976 will be due on or before  
July 31, 1976.

DATED this 28 day of April, 1975

*Kenneth F. Ober*  
Assessor, City and Borough of Sitka



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.

*John B. Bahrt*  
Date

*John B. Bahrt*  
Owner

*Walter Hill*  
Witness

*Lillian Bahrt*  
Owner

CERTIFICATION OF APPROVAL BY THE BOARD

I hereby certify that the Subdivision Plat shown herein has been found  
to comply with the Subdivision Requirements of the City and Borough of  
Sitka Plotting Board, and that said Plat has been approved by the Board  
by Plat Resolution No. 15, dated July 21, 1975, and  
that the Plat shown herein has been approved for recording in the  
office of the District Magistrate, ex-officio Recorder, Sitka, Alaska.

July 25, 1975

*Al B. Ober*  
Chairman, Plotting Board

*Esther Middleton*  
Secretary

CERTIFICATION OF APPROVAL BY THE ASSEMBLY

I hereby certify that the Subdivision Plat shown herein has been found  
to comply with the Subdivision Requirements of the City and Borough of  
Sitka Assembly, and that said Plat has been approved by the Assembly  
as recorded in Minute Book 3, page 15, dated April 28, 1975  
and that the Plat shown herein has been approved for recording  
in the office of the District Court, ex-officio recorder, Sitka, Alaska.

8/28/75

*John E. Dugay*  
Mayor

Myrtle Flynn, Clerk by *Esther Middleton*  
City and Borough Clerk

SURVEYOR'S CERTIFICATE

I hereby certify that I am licensed to practice land surveying in  
Alaska and that this plot represents the survey made by me or  
under my direct supervision, and the monuments shown thereon  
actually exist as located, and that all dimensional and other  
details are correct.

9-15-75

*Larry Stratton*  
R.L.S.



RECEIVED  
SITKA REC'D.  
9-16-75  
9:14 A.M.

Plot File # 75-12

BAHRT SUBDIVISION	
CITY & BOROUGH OF SITKA, ALASKA	
A SUBDIVISION OF LOT 9, U.S.S. 3317	
Dated: July 20, 1975	Scale: 1" = 50'
LARRY STRATTON - CIVIL ENGINEER	
SITKA, ALASKA	
Survey by L. Stratton	Drawn by L. Stratton
DRAFTED BY	



## City & Borough of Sitka, Alaska

Selected Parcel: 3802 HALIBUT POINT ID: 25640000

Printed on 12/31/2015 from <http://www.mainstreetgis.com/complete/index.html>

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responsibility for the information contained herein.



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Selected Parcel: 3802 HALIBUT POINT ID: 25640000

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Parcel ID: 25624000  
ALASKA, STATE OF  
HALIBUT POINT REC AREA  
ALASKA, STATE OF  
3700 HALIBUT POINT RD  
SITKA AK 99835

Parcel ID: 25635001  
DANIEL/DEBRA COX  
COX, DANIEL, G. & DEBRA, M.  
106-A GRANITE CREEK RD  
SITKA AK 99835

Parcel ID: 25635002  
DANIEL/DEBRA COX  
COX, DANIEL, G. & DEBRA  
106-A GRANITE CREEK RD  
SITKA AK 99835

Parcel ID: 25635003  
SATRE-ELERDING PARTNERSHIP  
SATRE-ELERDING PARTNERSHIP  
P.O. BOX 892  
WARD COVE AK 99928-0892

Parcel ID: 25637000  
WHITE HOUSE, LLC  
WHITE HOUSE, LLC  
117 GRANITE CREEK RD, STE 201  
SITKA AK 99835

Parcel ID: 25638000  
DANIEL/DEBRA COX  
COX, DANIEL/DEBRA  
106-A GRANITE CREEK RD  
SITKA AK 99835

Parcel ID: 25639000  
JOHN/FRANCES BAHRT  
BAHRT, JOHN, F./FRANCES, K.  
P.O. BOX 1654  
SITKA AK 99835-1654

Parcel ID: 25640000  
ROBERT/PHYLLIS KLUTING  
KLUTING, ROBERT, E./PHYLLIS, J.  
3802 HALIBUT POINT RD  
SITKA AK 99835

Parcel ID: 25645000  
CHARLES/NANCY MCGRAW  
MCGRAW, CHARLES/NANCY  
P.O. BOX 718  
SITKA AK 99835-0718

Parcel ID: 25647000  
CHARLES/NANCY MCGRAW  
MCGRAW, CHARLES/NANCY  
P.O. BOX 718  
SITKA AK 99835-0718

Parcel ID: 25648000  
TODD/JULIE WHITE  
WHITE, TODD/JULIE  
125 GRANITE CREEK  
SITKA AK 99835

P&Z Mailing  
April 8, 2016

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

Date: 12/30/2015  
Receipt: 2016-00032601  
Cashier: Front Counter  
Received From: JAY CLIFTON

PLAN - Planning Permits/Zo ning	
STI - Sales Tax 4th quarte r CY	75.00
Receipt Total	3.75
Total Other	78.75
Total Remitted	78.75
Total Received	78.75
Total:	\$ 78.75

I OF SITKA

KA ALASKA 99835

12/30/15

**PAID**

DEC 30 2015

Customer Copy

CITY & BOROUGH OF SITKA  
0-320-3201.002

IG

Variance.....	<u>75.00</u>
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.....	<u>3.75</u>
 TOTAL.....	 <u>78.75</u>

Thank you

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A  
L  
A  
S  
K  
A**2016-000266-0**Recording Dist: 103 - Sitka  
3/10/2016 03:39 PM Pages: 1 of 4PERSONAL REPRESENTATIVE'S DEED

The Grantors, Sherry Clifton, of 3802 Halibut Point Road, Sitka, AK 99835, and Donald Kluting, P.O. Box 6482, Sitka, AK 99835, in their capacities as Co-Personal Representatives of the Estate of Robert E. Kluting in Case No. 1SI-14-9 PR in the Superior Court for the State of Alaska, First Judicial District at Sitka, acting for Robert E. Kluting as an individual and as the survivor of the marital community of Robert E. Kluting and Phyllis J. Kluting, both of whom formerly had as their address 3802 Halibut Point Road, Sitka, AK 99835, for valuable consideration, convey and grant to the Grantee, Sherry Clifton, a married person, whose address is 3802 Halibut Point Road, Sitka, AK 99835, all right, title and interest in the following described real estate:

Lot Five (5) of the Bahrt Subdivision, a subdivision of Lot Nine (9), U.S. Survey 3317, according to Plat No. 75-12, recorded on September 16, 1975, in the Sitka Recording District, First Judicial District, State of Alaska;

DATED this 24<sup>th</sup> day of February, 2016.

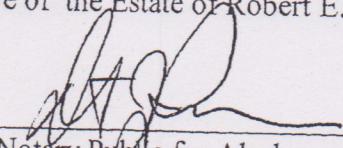
Sherry Clifton  
Sherry Clifton, Co-Personal Representative of  
the Estate of Robert E. Kluting

STATE OF ALASKA )

FIRST JUDICIAL DISTRICT )

) ss:  
)

The foregoing instrument was acknowledged before me this 24 day of February, 2016,  
by Sherry Clifton, Co-Personal Representative of the Estate of Robert E. Kluting.

  
Notary Public for Alaska  
My commission expires: 02-02-2020

Personal Representative's Deed  
Estate of Kluting  
Page 1

Panhandle Law Center, LLC  
Denton J. Pearson, Attorney  
713-B Sawmill Creek Boulevard  
Sitka, Alaska 99835  
(907) 752-5001 (phone) (907) 747-4977 (fax)



Donald Kluting, Co-Personal Representative of  
the Estate of Robert E. Kluting

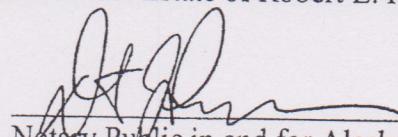
STATE OF ALASKA

)

FIRST JUDICIAL DISTRICT

) SS:  
)

The foregoing instrument was acknowledged before me this 26 day of February, 2016,  
by Donald Kluting, Co-Personal Representative of the Estate of Robert E. Kluting.



Notary Public in and for Alaska  
My commission expires: 02-02-2020

After Recording Return to:

Sherry Clifton  
3802 Halibut Point Road  
Sitka, AK 99835

KLD1PRD1.wpd.c:\cliftons

Personal Representative's Deed  
Estate of Kluting  
Page 2

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Denton J. Pearson, Attorney  
713-B Sawmill Creek Boulevard  
Sitka, Alaska 99835  
(907) 752-5001 (phone) (907) 747-4977 (fax)

