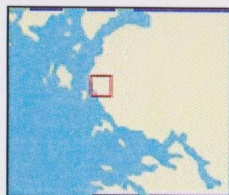


Jay Clifton
Variance Request
3802 Halibut Point Road

12/31/2015

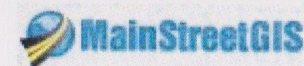
City of Sitka, Alaska - Web GIS Maps and Property Information



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.



MainStreetGIS, LLC
www.mainstreetgis.com

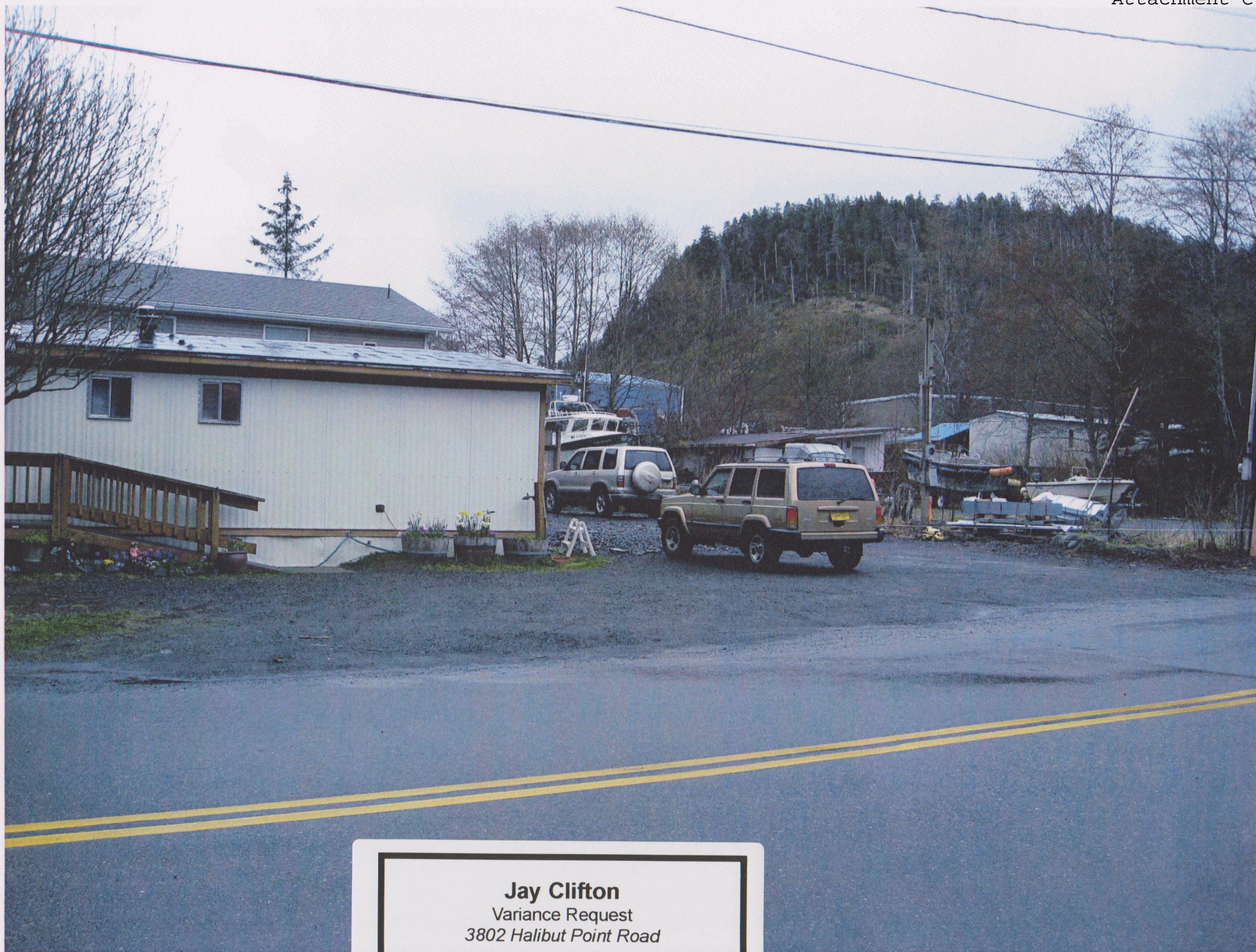
Jay Clifton
Variance Request
3802 Halibut Point Road



Jay Clifton
Variance Request
3802 Halibut Point Road



Jay Clifton
Variance Request
3802 Halibut Point Road



Jay Clifton
Variance Request
3802 Halibut Point Road

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 / 7380192

MAILING ADDRESS:

3802 H.P.R.

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' from 20')

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'} (10' to 8') for construction of new building to allow for better parking on side 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

Jay Clifton
Variance Request
3802 Halibut Point Road

RECEIVED DEC 30 2015

RECEIVED MAR 11 2016

☐ 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 out croppings, 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 _____



Jay Clifton
 Variance Request
 3802 Halibut Point Road

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 INTERGITY EXCEPT WHEN USING WELDED BASE PLATE CONNECTORS.
6. CROSS TIES MUST BE INCASED IN CONCRETE WHEN CONCRETE SLAB IS NOT USED

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:

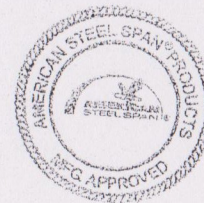
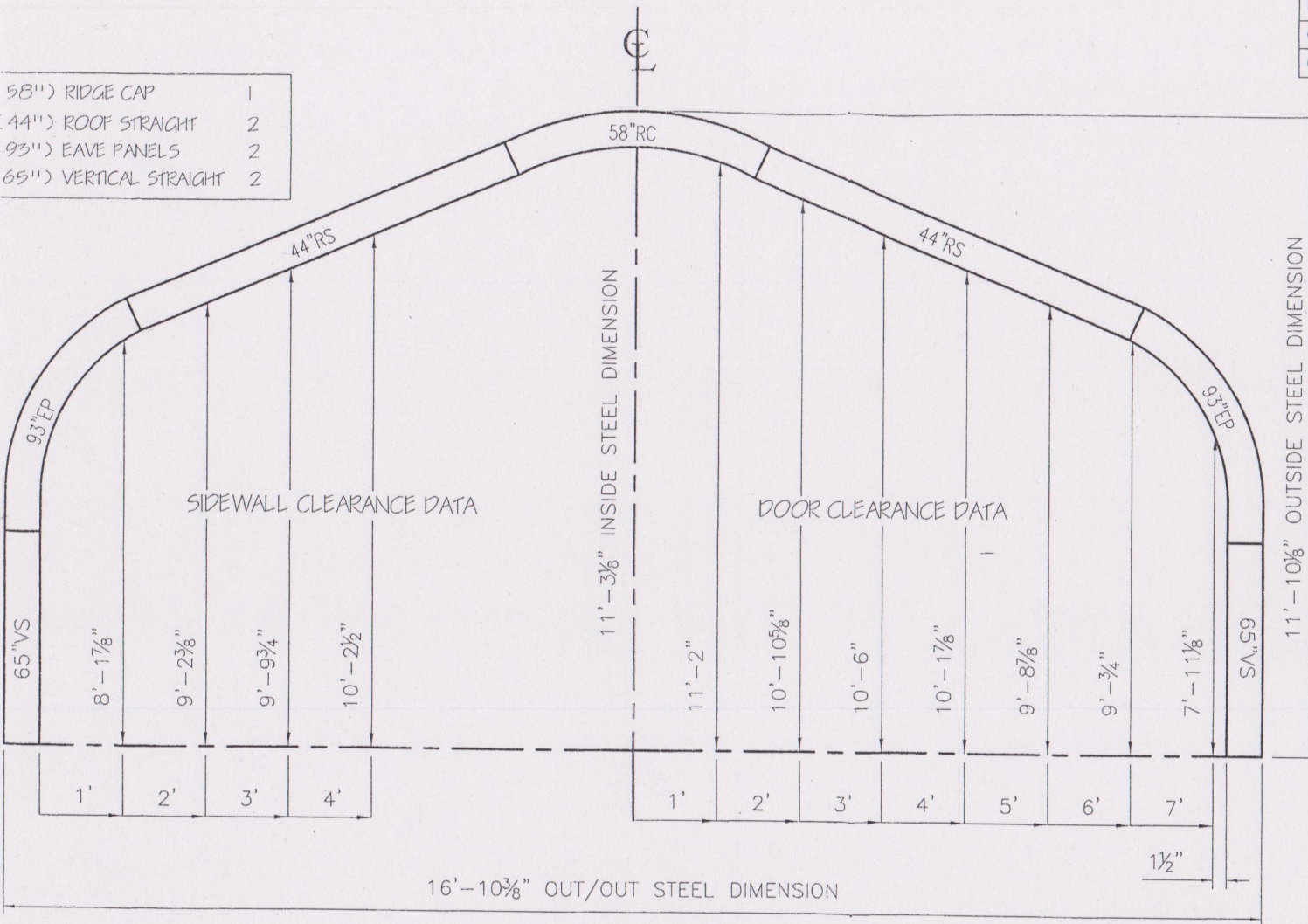
1. CONCRETE STRENGTH AT 28 DAYS TO BE 2500 PSI
2. REINFORCING STEEL TO BE DEFORMED BARS, GRADE 60
3. ALL MATERIALS SHALL CONFORM TO THE APPROPRIATE ASTM SPECIFICATIONS.

ARCH PROFILE

ONE ENDWALL SOLID & ONE ENDWALL WITH AN OPENING OR OVERHEAD DOOR

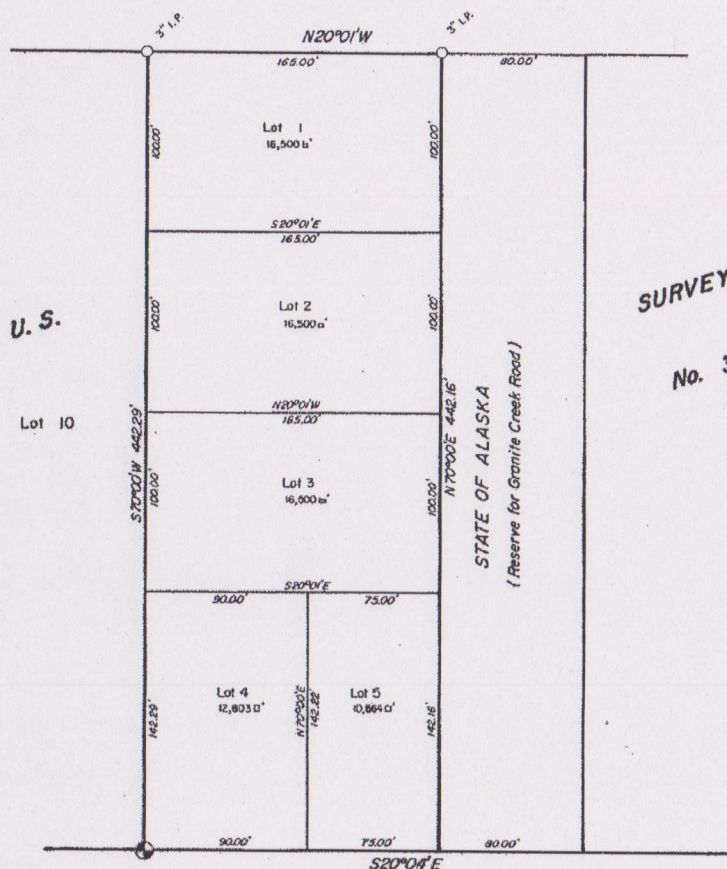
SCALE: NTS SHEET: 1 OF 7

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



Jay Clifton
Variance Request
3802 Halibut Point Road

Jay Clifton
3802 HPR



HALIBUT POINT STATE HWY.

CERTIFICATE

STATE OF ALASKA)
) s.s.
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:

JOHN & 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 Aug, 1975

Kenneth F. Olson
Assessor, City and Borough of Sitka

SURVEY
No. 3317

CERTIFICATION OF APPROVAL BY THE BOARD

I hereby certify that the Subdivision Plot shown hereon has been found to comply with the Subdivision Regulations of the City and Borough of Sitka, and that said Plot has been approved by the Board by Resolution No. 12, dated July 21, 1975, and that the Plot shown hereon has been approved for recording in the office of the District Magistrate, Ex-officio Recorder, Sitka, Alaska.

July 25, 1975 Date *Al. Branstetter*
Chairman, Platting Board

Barth Middleton
Secretary

CERTIFICATION OF APPROVAL BY THE ASSEMBLY

I hereby certify that the Subdivision Plot shown hereon has been found to comply with the Subdivision Regulations of the City and Borough of Sitka Assembly, and that said Plot has been approved by the Assembly as recorded in Minute Book 3, page 115, dated Aug. 12, 1975 and that the Plot shown hereon has been approved for recording in the office of the District Court, ex-officio recorder, Sitka, Alaska.

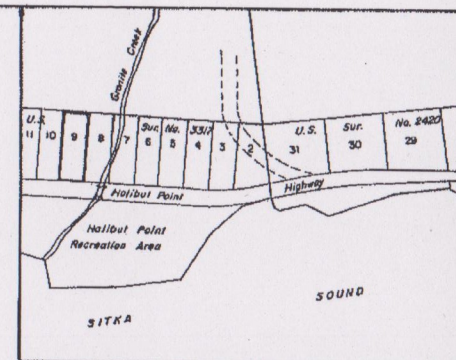
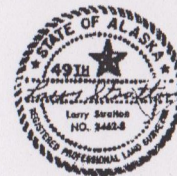
8/28/75 Date *John E. Dargatzis*
Mayor

Myrtle Flynn-Clock by *Barth 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 hereon actually exist as located, and that all dimensional and other details are correct.

9-15-75 Date *Larry Stratton*
R.L.S.



Vicinity Map

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.

Sept 2, 1975 Date *John J. Bahrt*
Owner

William Hill
Witness

NOTARY'S ACKNOWLEDGEMENT

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

This is to certify that on this 3rd day of September, 1975, before me, the undersigned, a Notary Public in and for the State of Alaska, personally appeared John J. Bahrt and Lillian Bahrt, 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 the year in this certificate named first above.

Barth Middleton

My Commission Expires 6/23/78

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

Jay Clifton
Variance Request
3802 Halibut Point Road

Plot File # 75-12

Drawn by #1



City & Borough of Sitka, Alaska

Selected Parcel: 3802 HALIBUT POINT ID: 25640000

Printed on 12/31/2015 from <http://www.mainstreetgis.com/ak/sitka/internal.asp>

This map is for informational purposes only. It is not for appraisal of, description of, or conveyance of property.



responsibility for the information contained herein.

Jay Clifton
Variance Request
3802 Halibut Point Road



City & Borough of Sitka, Alaska

Selected Parcel: 3802 HALIBUT POINT ID: 25640000

Printed on 12/31/2015 from <http://www.mainstreetmaps.com/ak/sitka/internal.asp>

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no legal responsibility for the information contained herein.

Jay Clifton
Variance Request
3802 Halibut Point Road

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 & NA~~
~~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

Jay Clifton
Variance Request
3802 Halibut Point Road

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

Date:
Receipt:
Cashier:
Received From:

12/30/2015
2016-00032601
Front Counter
JAY CLIFTON

1 OF SITKA

KA ALASKA 99835

PLAN - Planning Permits/Zo
ning
STI - Sales Tax 4th quarte
r CY

75.00

3.75

Receipt Total

78.75

Total Other

78.75

Total Remitted

78.75

Total Received

78.75

Total: \$ 78.75

12/30/15

PAID

DEC 30 2015

Customer Copy

CITY & BOROUGH OF SITKA
0-320-3201.002
JG

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

Jay Clifton
Variance Request
3802 Halibut Point Road

A
L
A
S
K
A**2016-000266-0**

Recording Dist: 103 - Sitka

3/10/2016 03:39 PM Pages: 1 of 4



PERSONAL 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 24th 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:

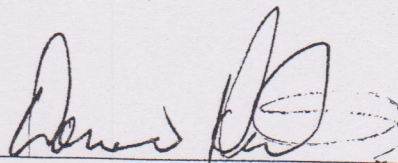
The foregoing instrument was acknowledged before me this 24 day of February, 2016, by Sherry Clifton, Co-Personal Representative of the Estate of Robert E. Kluting.

[Signature]
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)



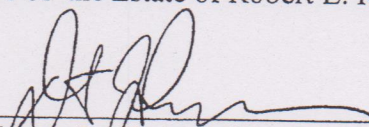
Donald Kluting, Co-Personal Representative of
the Estate of Robert E. Kluting

STATE OF ALASKA)

FIRST JUDICIAL DISTRICT)

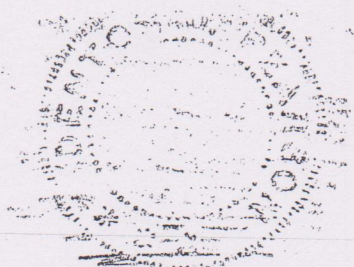
ss:

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

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

