

# 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: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

### PROPERTY INFORMATION:

CURRENT ZONING: \_\_\_\_\_ PROPOSED ZONING (if applicable): \_\_\_\_\_

CURRENT LAND USE(S): \_\_\_\_\_ PROPOSED LAND USES (if changing): \_\_\_\_\_

\_\_\_\_\_

### APPLICANT INFORMATION:

PROPERTY OWNER: \_\_\_\_\_

PROPERTY OWNER ADDRESS: \_\_\_\_\_

STREET ADDRESS OF PROPERTY: \_\_\_\_\_

APPLICANT'S NAME: \_\_\_\_\_

MAILING ADDRESS: \_\_\_\_\_

EMAIL ADDRESS: \_\_\_\_\_ DAYTIME PHONE: \_\_\_\_\_

\_\_\_\_\_

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

\_\_\_\_\_  
Date

\_\_\_\_\_  
Owner

\_\_\_\_\_  
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.

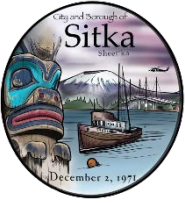
\_\_\_\_\_  
Applicant (If different than owner)

\_\_\_\_\_  
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:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
- **EXISTING UTILITIES AND UTILITY ROUTES:** \_\_\_\_\_  
\_\_\_\_\_
- **PROPOSED UTILITIES AND UTILITY ROUTES:** \_\_\_\_\_  
\_\_\_\_\_
- **ACCESS, ROADS, TRANSPORTATION, AND MOBILITY:** \_\_\_\_\_  
\_\_\_\_\_
- **IMPACT OF PROPOSAL ON ANY EXISTING EASEMENTS:** \_\_\_\_\_  
\_\_\_\_\_
- **PUBLIC HEALTH, SAFETY, AND WELFARE:** \_\_\_\_\_  
\_\_\_\_\_
- **ACCESS TO LIGHT AND AIR:** \_\_\_\_\_  
\_\_\_\_\_

• ORDERLY AND EFFICIENT LAYOUT AND DEVELOPMENT: \_\_\_\_\_

\_\_\_\_\_

• DESCRIBE ALL EXISTING STRUCTURES, THEIR USE, AND PROXIMITY TO PROPOSED PROPERTY LINES:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

• EXISTENCE OF ANY ENCROACHMENTS: \_\_\_\_\_

\_\_\_\_\_

• AVAILABILITY OF REQUIRED PARKING: \_\_\_\_\_

\_\_\_\_\_

• SUMMARY OF PROPOSED EASEMENT AGREEMENTS OR COVENANTS: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**ANY ADDITIONAL COMMENTS** \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_  
Applicant

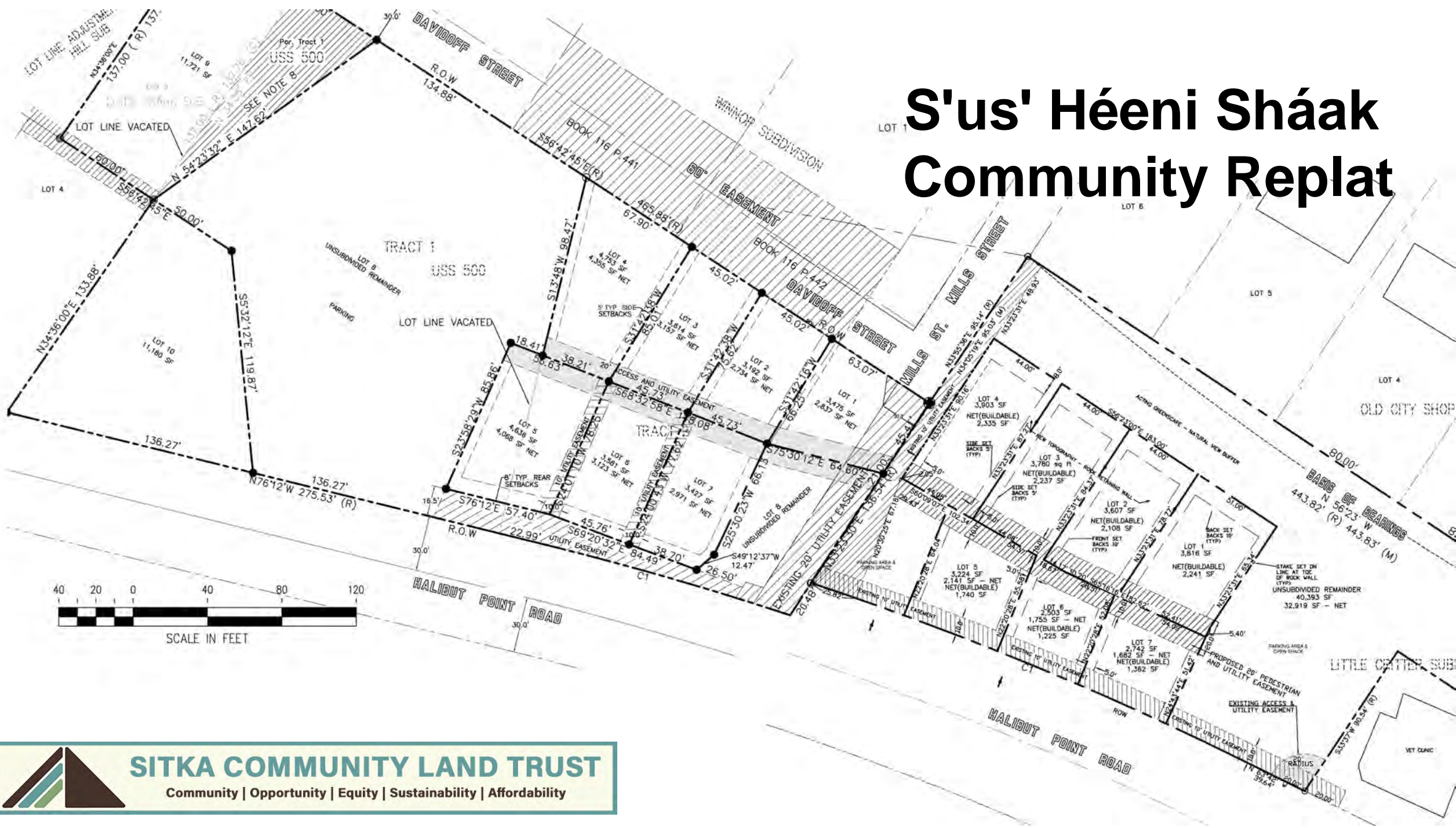
\_\_\_\_\_  
Date

\_\_\_\_\_  
Last Name

\_\_\_\_\_  
Date Submitted

\_\_\_\_\_  
Project Address

# S'us' Héeni Sháak Community Replat





# 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 Feb 9, 2023 OWNER Co-Executive Director for Sitka Community Land Trust  
(SIGNATURE)

## NOTARY'S ACKNOWLEDGMENT

US OF AMERICA  
STATE OF ALASKA  
CITY & BOROUGH OF SITKA

THIS IS TO CERTIFY THAT ON THIS 9<sup>th</sup> day of February, 2023, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED Co-Executive Director for the Sitka Community Land Trust TO ME KNOWN TO BE THE IDENTICAL INDIVIDUAL(S) MENTIONED AND WHO EXECUTED THE WITHIN PLAT AND HE ACKNOWLEDGED TO ME THAT HE 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 10/9/2025

NOTARY PUBLIC  
CORAL GRENNA  
STATE OF ALASKA  
MY COMMISSION EXPIRES 10/9/25

NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA

## CERTIFICATE 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 THE TAX RECORDS OF THE CITY & BOROUGH OF SITKA, IN THE NAME OF Sitka Community Land Trust and Hard Rock Construction, LLC 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 2023 WILL BE DUE ON OR BEFORE AUGUST 31, 2023, DATED THIS 16 DAY OF February.

ASSESSOR: CITY AND BOROUGH OF SITKA

## CERTIFICATE OF APPROVAL BY THE BOARD

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREIN 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. P 20-08, DATED Dec 20, 2022, AND THAT THE PLAT SHOWN HEREIN HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT MAGISTRATE, EX-OFFICIO RECORDER, SITKA, ALASKA.

DATE 2-14-23  
CHAIRMAN, PLATTING BOARD  
SECRETARY

## 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: Sitka Community Land Trust and Hard Rock Construction, LLC 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 10<sup>th</sup> DAY OF February, 2023, AT SITKA, ALASKA.

FINANCE DIRECTOR  
CITY & BOROUGH OF SITKA

## 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 UNDER SERIAL NUMBER 2023-000091-0, DATED Dec 20, 2022, AND THAT THE PLAT SHOWN HEREIN HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT COURT, EX-OFFICIO RECORDER, SITKA, ALASKA.

DATE 2-14-23  
MAYOR  
CITY AND BOROUGH CLERK

# 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 2/13/23 OWNER Hard Rock Construction, LLC  
(SIGNATURE)

## NOTARY'S ACKNOWLEDGMENT

US OF AMERICA  
STATE OF ALASKA  
CITY & BOROUGH OF SITKA

THIS IS TO CERTIFY THAT ON THIS 18 day of February, 2023, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED Samuel Smith, Manager, Hard Rock Construction, LLC TO ME KNOWN TO BE THE IDENTICAL INDIVIDUAL(S) MENTIONED AND WHO EXECUTED THE WITHIN PLAT AND HE ACKNOWLEDGED TO ME THAT HE 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 June 17, 2023

NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA

NOTARY PUBLIC  
AMY ANSLIE  
STATE OF ALASKA  
MY COMMISSION EXPIRES June 17, 2023

## LEGEND

- SECONDARY MINIMUM (RECOVERED)
- SECONDARY MINIMUM (VISUALLY LOCATED ONLY)
- SECONDARY MINIMUM (SET)
- (R) RECORDED DATA
- (C) COMPUTED DATA
- (M) MEASURED DATA

## VICINITY MAP SCALE 1"=1,000'

## NOTES

- 1) THE PURPOSE OF THIS PLAT IS TO CREATE 9 NEW LOTS WITHIN USS 500 AND ADJUST THE LOT LINE BETWEEN USS 500 AND LOT 3, CLYDE FRANKS SUBDIVISION, INCREASING THE SIZE OF LOT 3 BY APPROXIMATELY 1,382 SF.
- 2) MINIMUM SETBACK REQUIREMENTS HAVE BEEN ALTERED TO ALLOW FOR 10' FRONT SETBACKS AND 5' SIDE SETBACKS FOR LOTS 1-7. LOTS 1-4 ARE SUBJECT TO A 0' REAR SETBACK AND LOTS 5-7 ARE SUBJECT TO AN 8' REAR SETBACK. MAXIMUM BUILDING COVERAGE IS INCREASED FOR LOTS 1-7 TO 60% BUILDING COVERAGE.
- 3) THE MUNICIPALITY IS PARTY TO ALL EASEMENTS AND PLAT NOTES. THEY SHALL NOT BE MODIFIED WITHOUT APPROVAL OF THE PLATTING BOARD. THERE SHALL BE NO ENCROACHMENTS ON CITY ASSETS OR EASEMENTS.
- 4) A MAINTENANCE AGREEMENT FOR THE PEDESTRIAN AND UTILITY EASEMENT IS FILED IN THE SITKA RECORDING DISTRICT OFFICE UNDER SERIAL NO. 2023-000091-0.
- 5) A MAINTENANCE AGREEMENT FOR THE UTILITY EASEMENT BETWEEN LOTS 5 AND 6 IS FILED IN THE SITKA RECORDING DISTRICT UNDER SERIAL NO. 2023-000091-0.
- 6) A MAINTENANCE AGREEMENT FOR THE UTILITY EASEMENT BETWEEN LOTS 6 AND 7 IS FILED IN THE SITKA RECORDING DISTRICT UNDER SERIAL NO. 2023-000091-0.
- 7) CODE'S, COVENANTS AND RESTRICTIONS APPLY TO LOTS 1-8 ONLY AND ARE FILED IN THE SITKA RECORDING DISTRICT OFFICE UNDER SERIAL NO. 2018-000076-0.
- 8) THAT PORTION OF TRACT 1, USS 500 BEING A PART OF THE NEWLY CREATED LOT 9 (EXPANDED LOT 3) ON THIS SUBDIVISION IS SUBJECT TO A BUILD HEIGHT RESTRICTION. NO STRUCTURE SHALL BE PLACED ON THIS PORTION (ONLY) OF LOT 9 WHICH WOULD RISE ABOVE 133 FT FROM SEA LEVEL (MILLW=0.0') - THE SAME HEIGHT AS THE EXISTING NORTHWESTERLY MOST PROPERTY CORNER. ALSO, THE SETBACK ALONG THE ORIGINAL LOT 3 SOUTHEAST LOT BOUNDARY REMAINS IN EFFECT. THE EXPANDED AREA WILL NOT INFLUENCE THE LOCATION OF THE SETBACK LINE ALONG THIS BOUNDARY.

## SITKA RECORDING DISTRICT

## Su'S Heeni Shaak Subdivision

TRACTS 1 AND 2 USS 500 AND  
LOT 3 CLYDE FRANKS SUBDIVISION

SITKA COMMUNITY LAND TRUST

**NORTH 57\***  
**LAND SURVEYING LLC**  
(907) 747-6700 215-F SMITH STREET, SITKA, AK  
MAILING ADDRESS - 2007 CASCADE CREEK ROAD,  
SITKA, AK 99835  
EMAIL: north57landsurveying@yahoo.com

BY	DATE	REV.	DESCRIPTION OF CHANGE



DESIGNED & DRAWN  
DRAWN JCH/ACB  
CHECKED:SD  
DATE OF PLAT: Dec 28, 2022  
SCALE: 1" = 40'  
DRAWING NAME: 40038(06).indd  
PROJECT NO. 40038-06

## SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A REGISTERED SURVEYOR, LICENSED IN THE STATE OF ALASKA, AND THAT IN Dec 2022 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.

DATE Feb 3, 2023  
KELLY J. O'NEILL  
133282



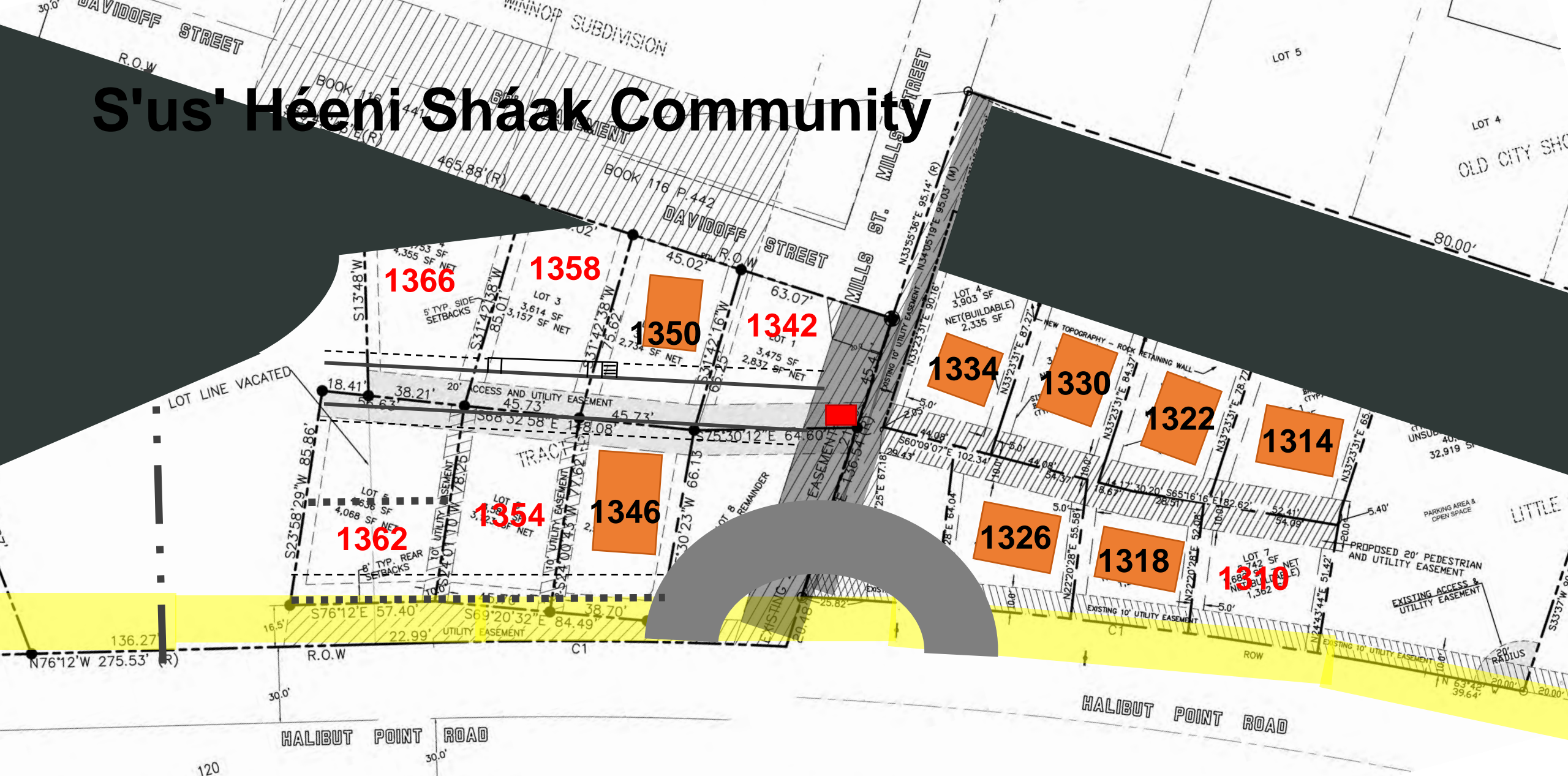
# S'us' Héeni Sháak Community



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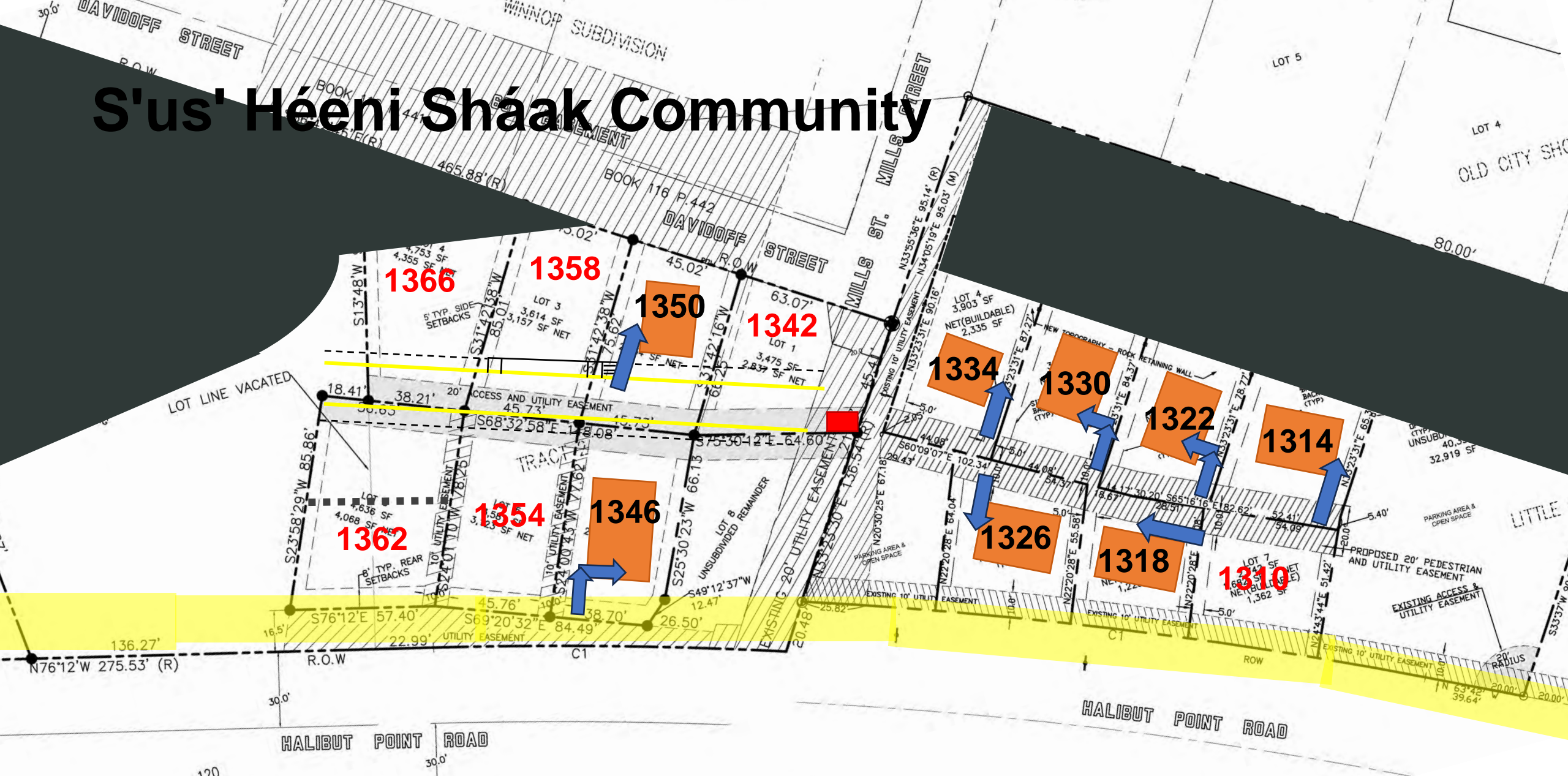


# S'us' Héeni Sháak Community





# S'us' Héeni Sháak Community



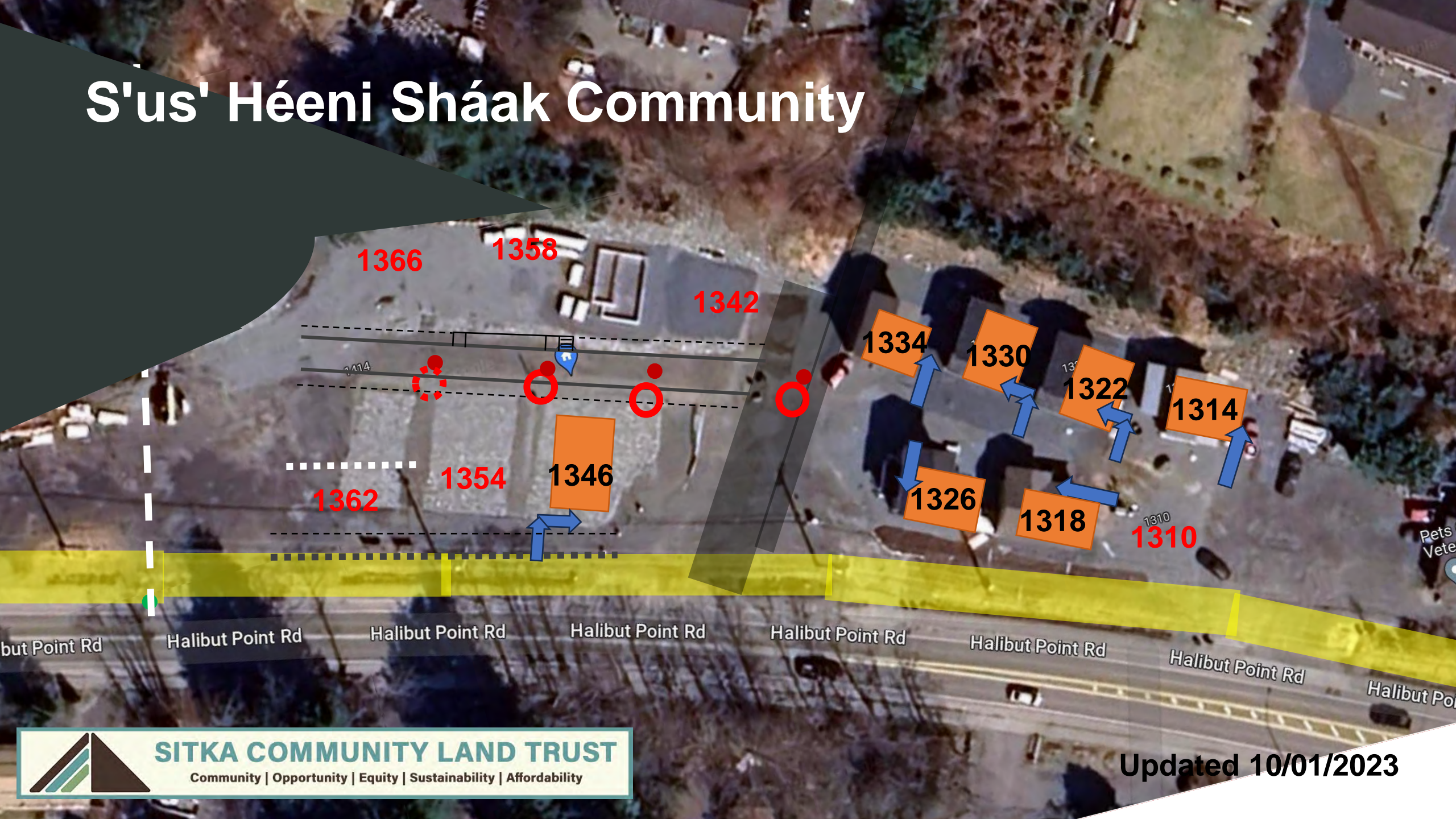
**SITKA COMMUNITY LAND TRUST**

Community | Opportunity | Equity | Sustainability | Affordability

Updated 10/01/2023

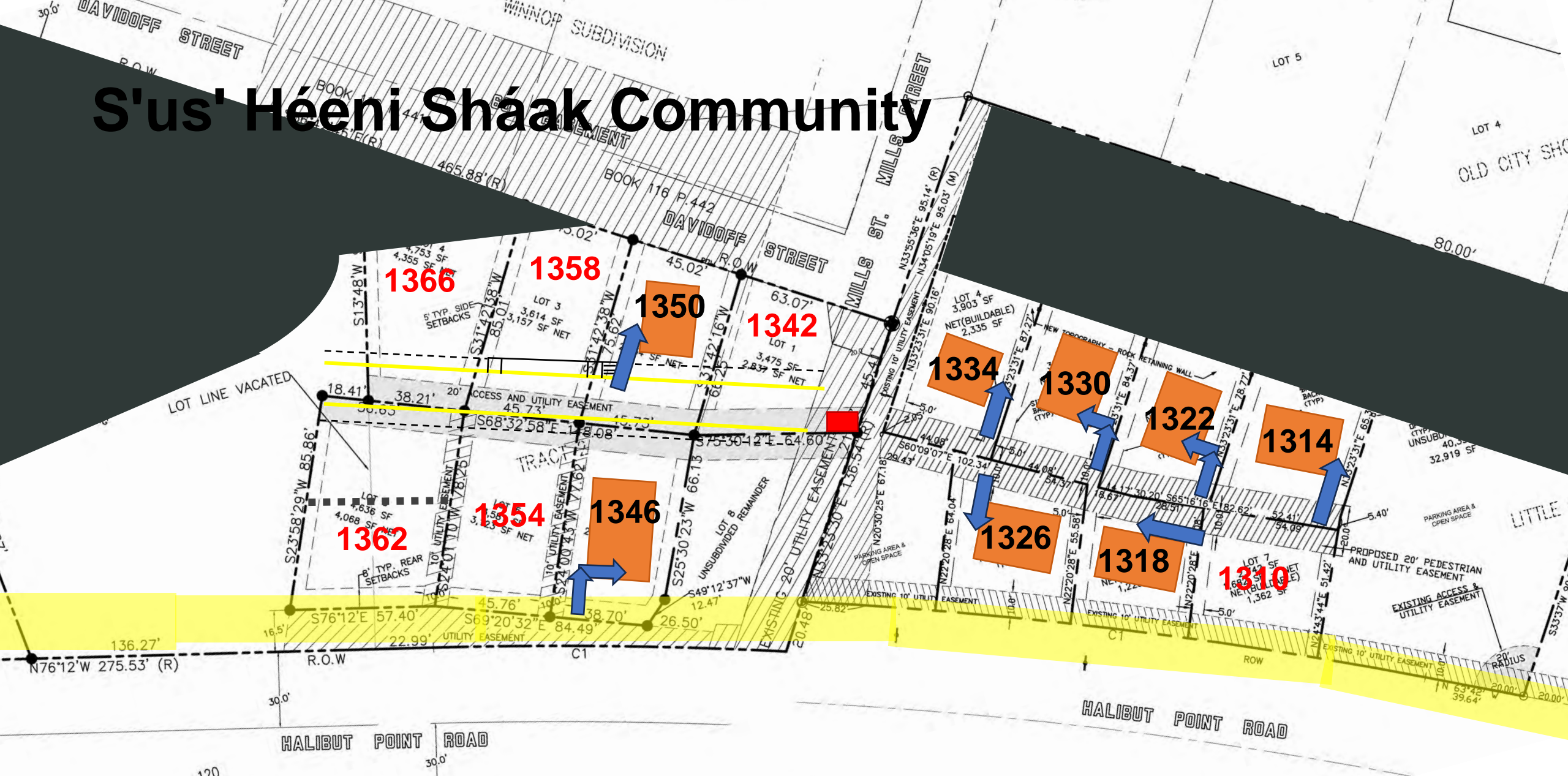


# S'us' Héeni Sháak Community





# S'us' Héeni Sháak Community



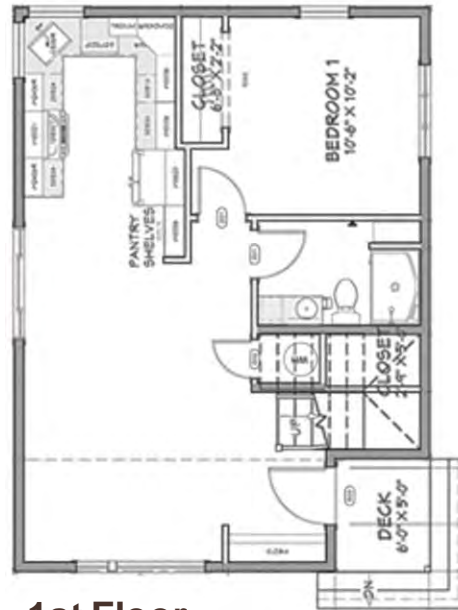
**SITKA COMMUNITY LAND TRUST**

Community | Opportunity | Equity | Sustainability | Affordability

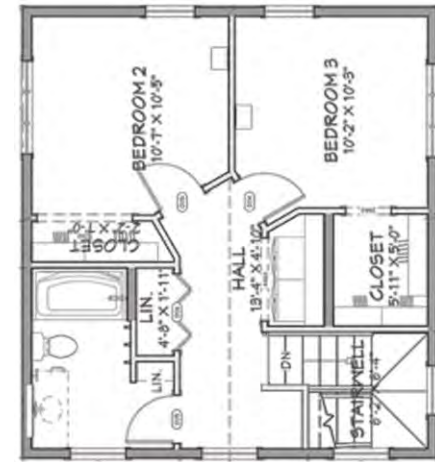
Updated 10/01/2023



3 bedroom  
2 bath  
2 story  
1,100 square feet



1st Floor



2nd Floor



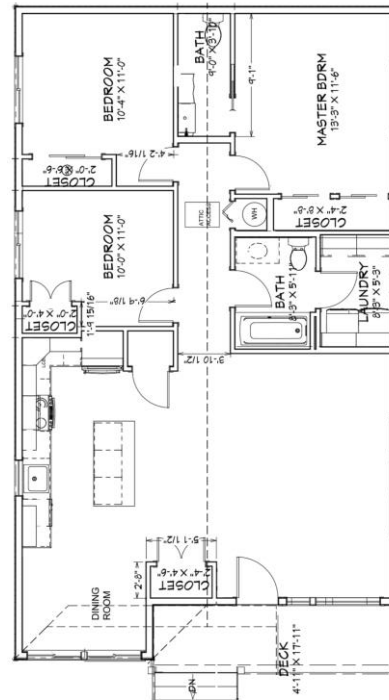
Cedar Layout

2 story

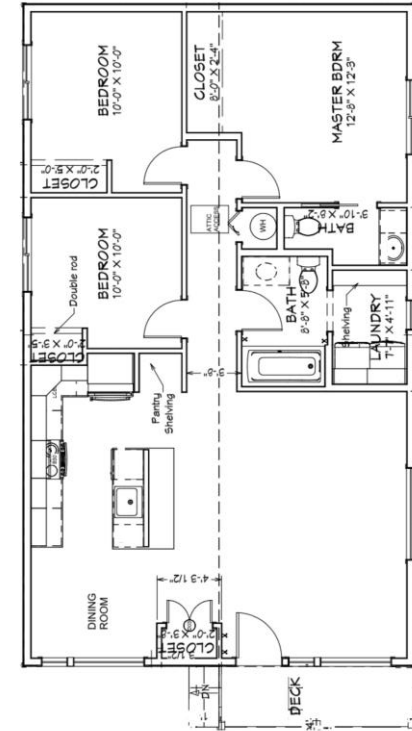
3bedroom/2bath

3 bedroom  
1 ½ bath  
1 story  
1,272 square feet

version 1

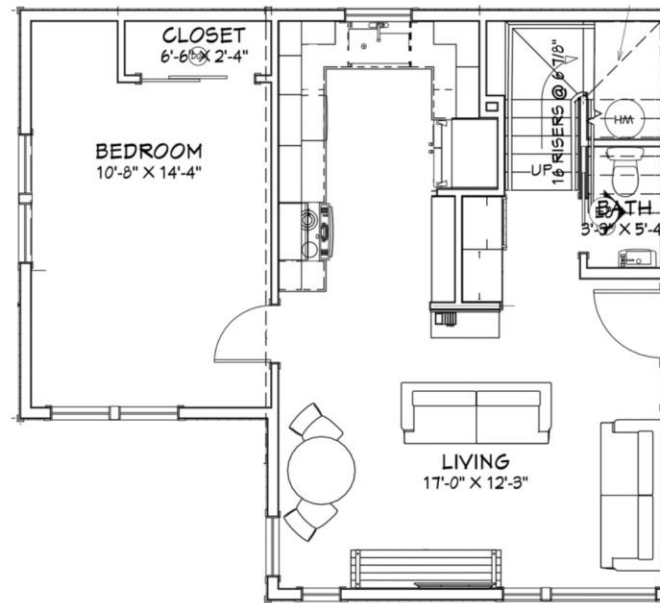


version 2

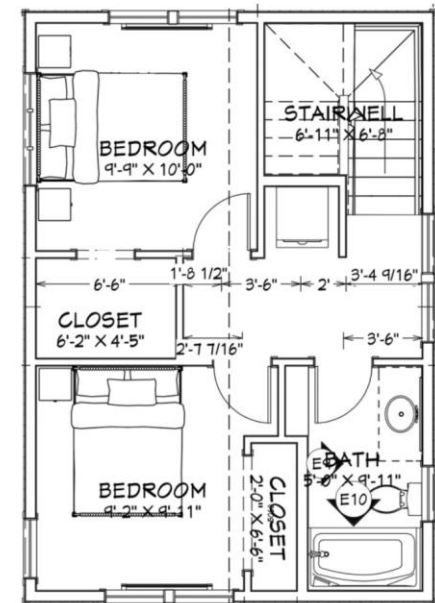


**Elderberry 1 story 3bedroom/1.5bath**

3 bedroom  
1 1/2 bath  
2 story  
1,134 square feet



1st Floor



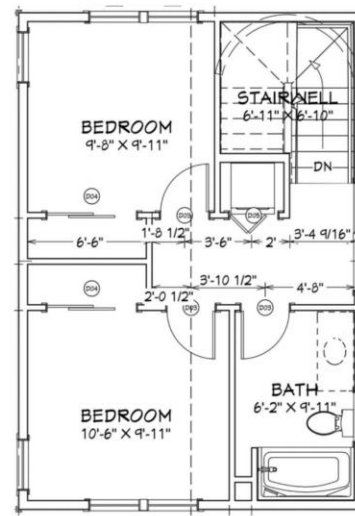
2nd Floor



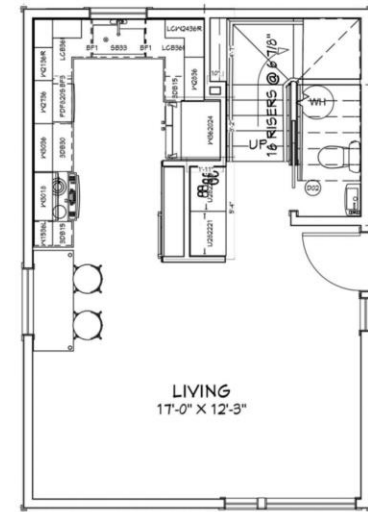
**Spruce Layout    2 story    3bedroom/1.5bath**



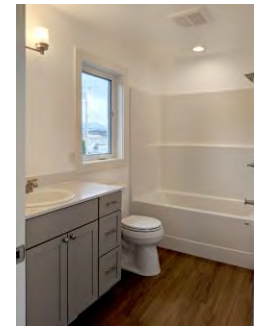
2 bedroom  
1 1/2 bath  
2 story  
936 square feet



1st Floor

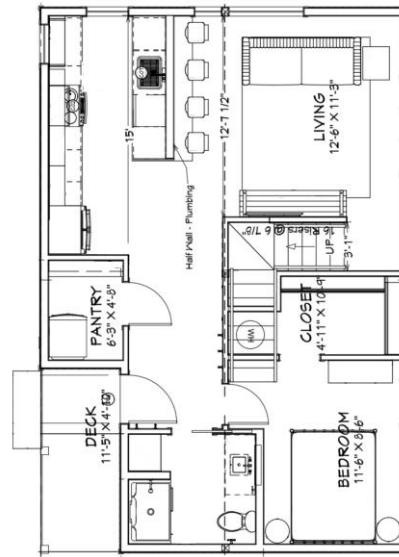


2nd Floor

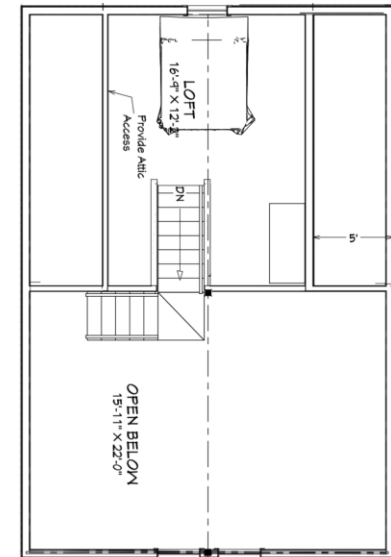


**Hemlock Layout    2 story    2bedroom/1.5bath**

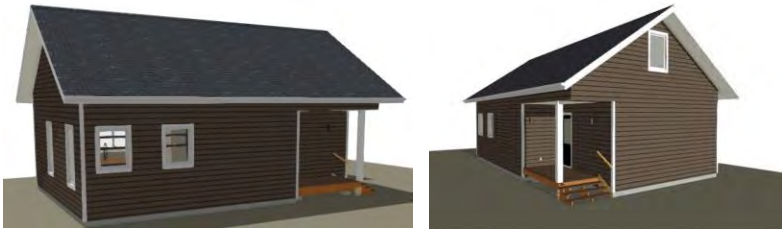
2 bedroom  
1 bath  
1 story with loft  
724 square feet



1st Floor

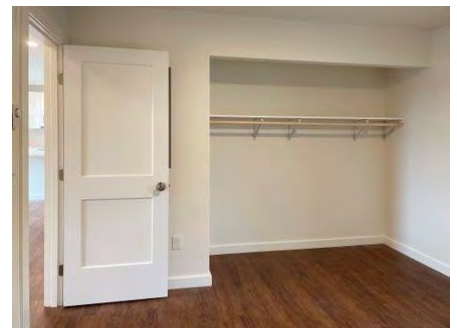
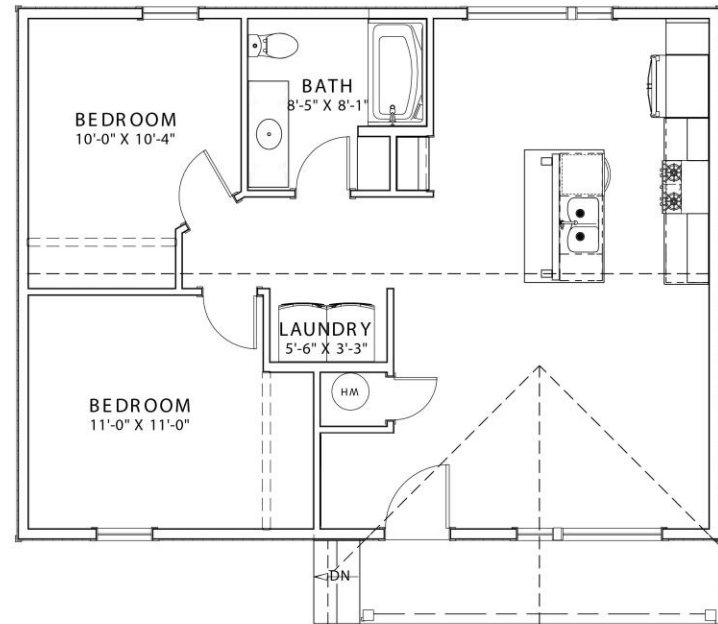


2nd Floor



**Cottonwood    1 story + loft    2bedroom/1bath**

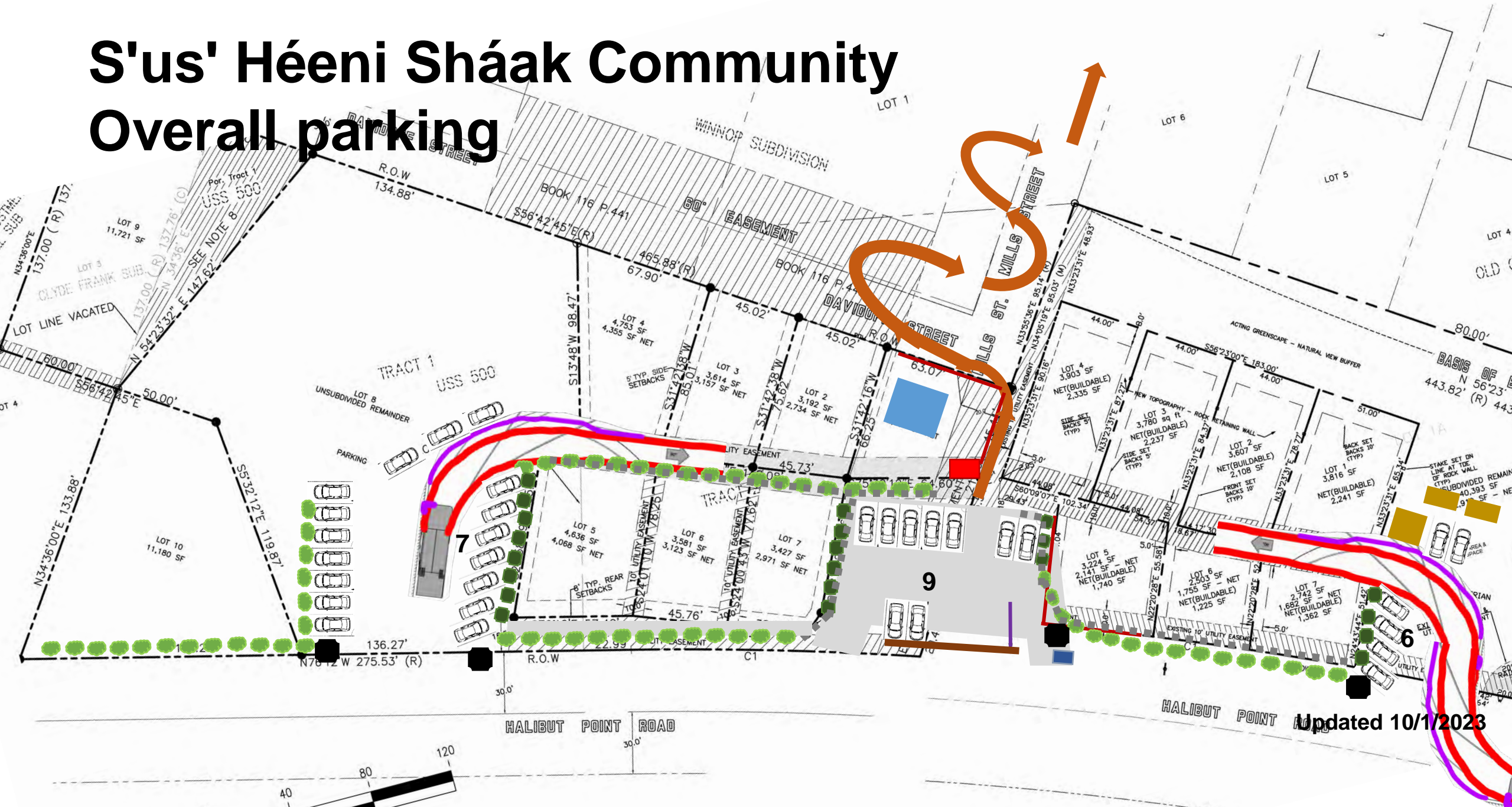
2 bedroom  
1 bath  
1 story  
825 square feet



**Alder Layout    1 story    2bedroom/1bath**



# S'us' Héeni Sháak Community Overall parking



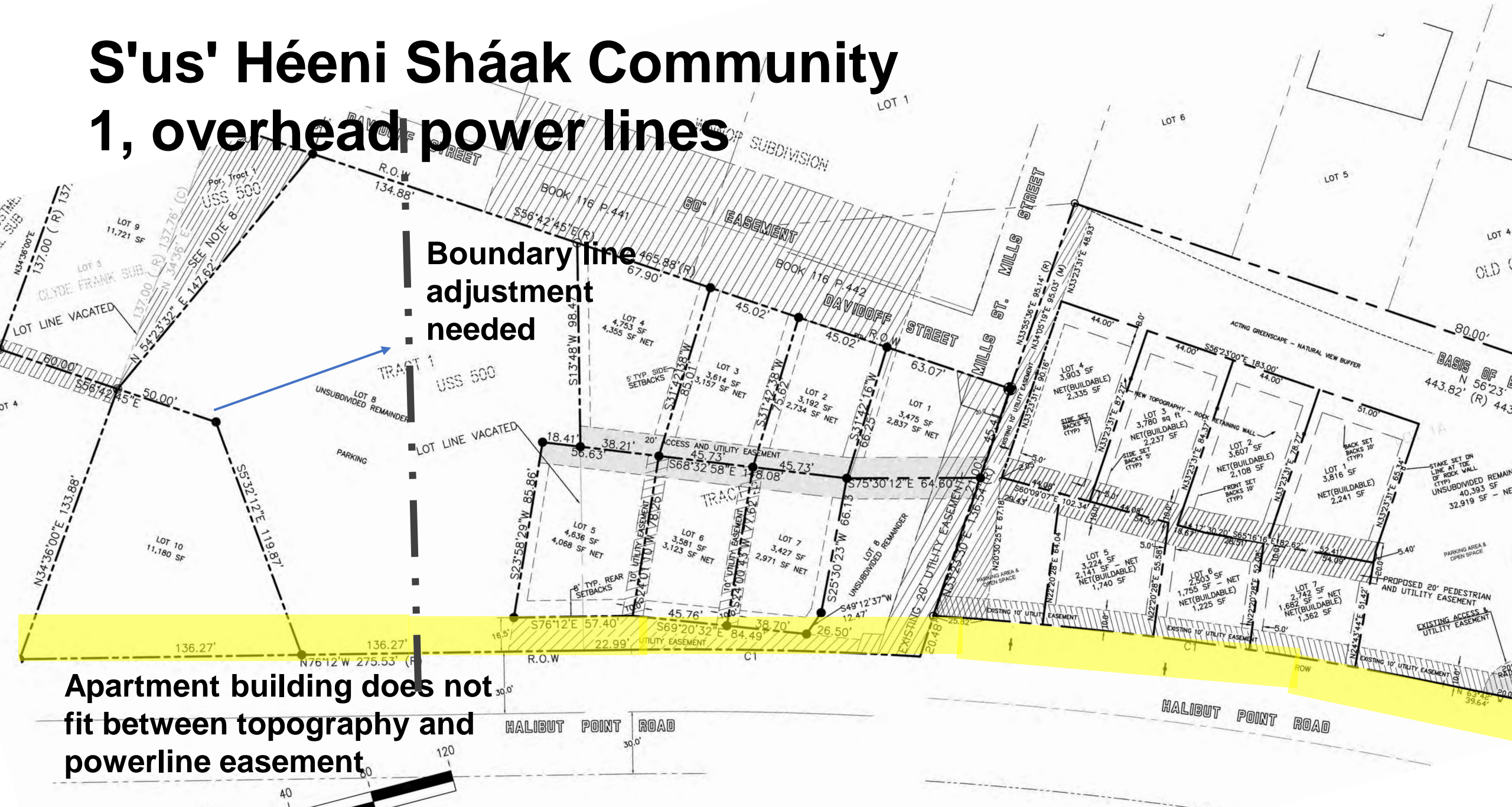
Updated 10/1/2023



# S'us' Héeni Sháak Community 1, overhead power lines

# Boundary line adjustment needed

# Apartment building does not fit between topography and powerline easement





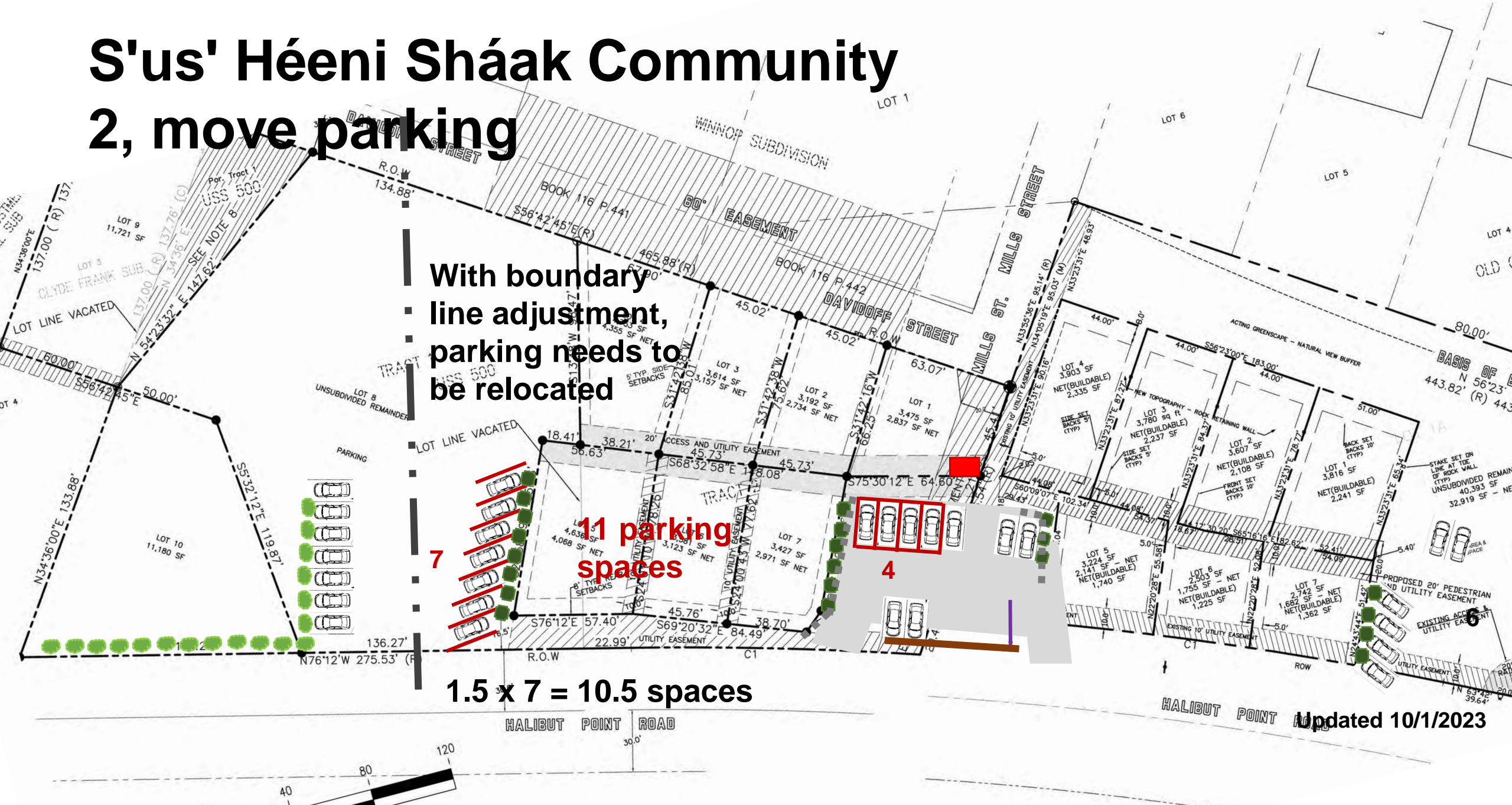
# S'us' Héeni Sháak Community

## 2, move parking

With boundary  
line adjustment,  
parking needs to  
be relocated

11 parking  
spaces

$1.5 \times 7 = 10.5$  spaces





# S'us' Héeni Sháak Community

## 3, move community area



Updated 10/1/2023



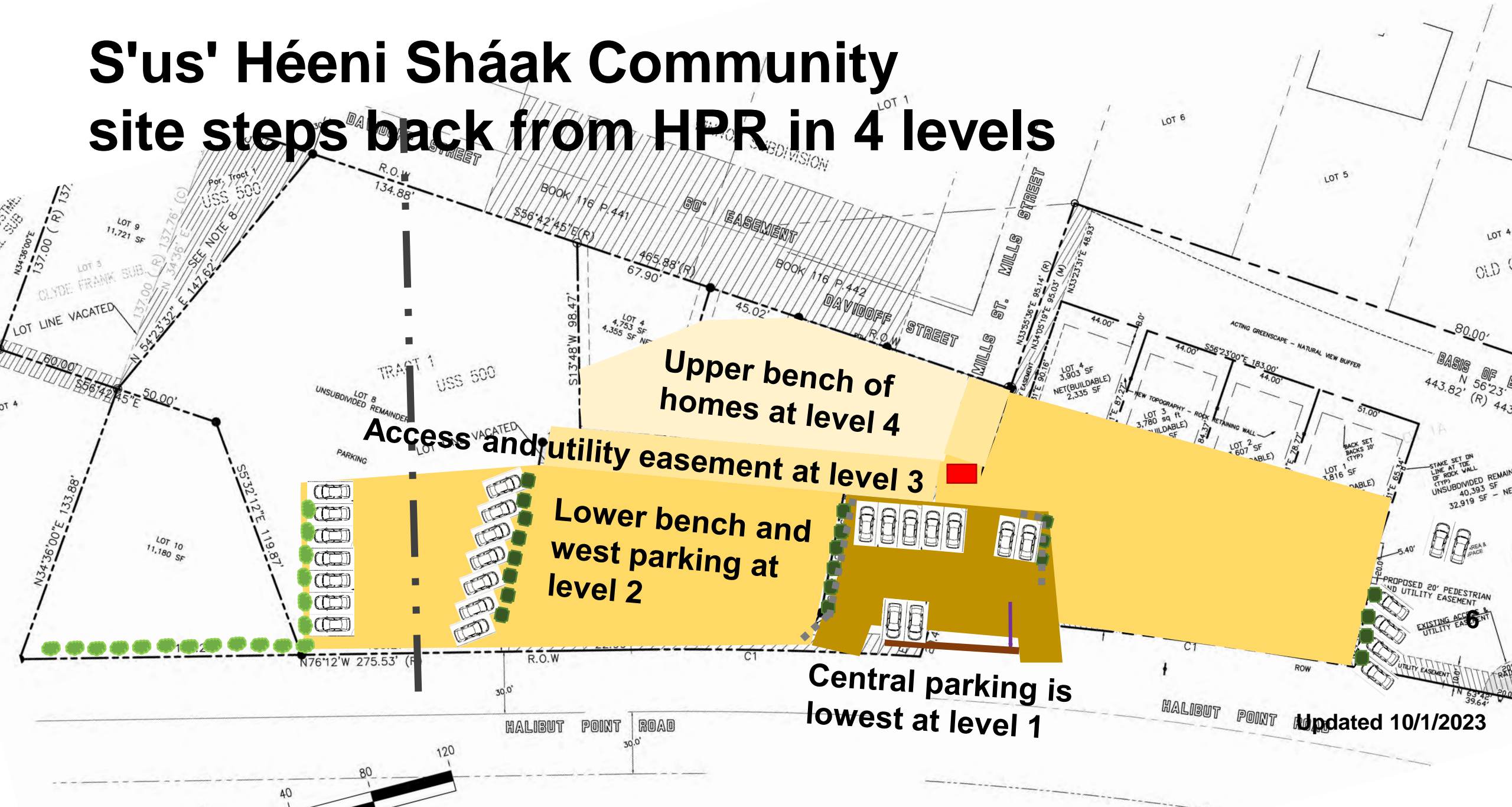
# S'us' Héeni Sháak Community 4, subdivide Lot 5 to keep 7 homes

**With Lot 1 as  
community area...**

**...Split the largest buildable lot in the neighborhood**

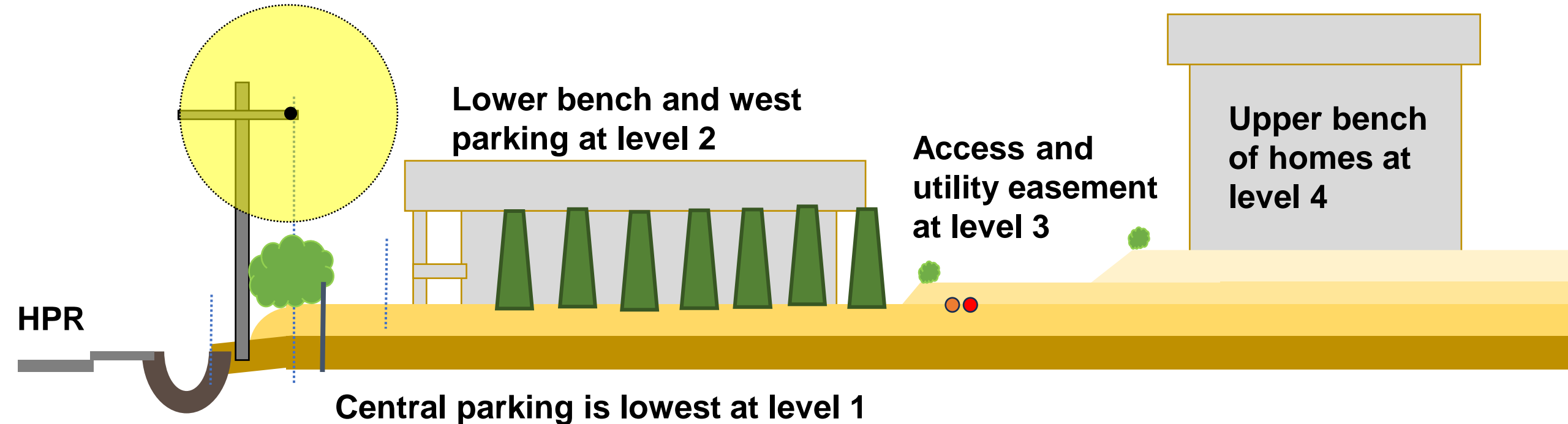
**Updated 10/1/2023**

# S'us' Héeni Sháak Community site steps back from HPR in 4 levels





# S'us' Héeni Sháak Community site steps back from HPR in 4 levels



# S'us' Héeni Sháak Community 5, redefine orientation to lower bench homes

Subdivided Lot 5  
homes front doors  
face towards west  
parking

Front  
for  
Lot 5

Lot 5b

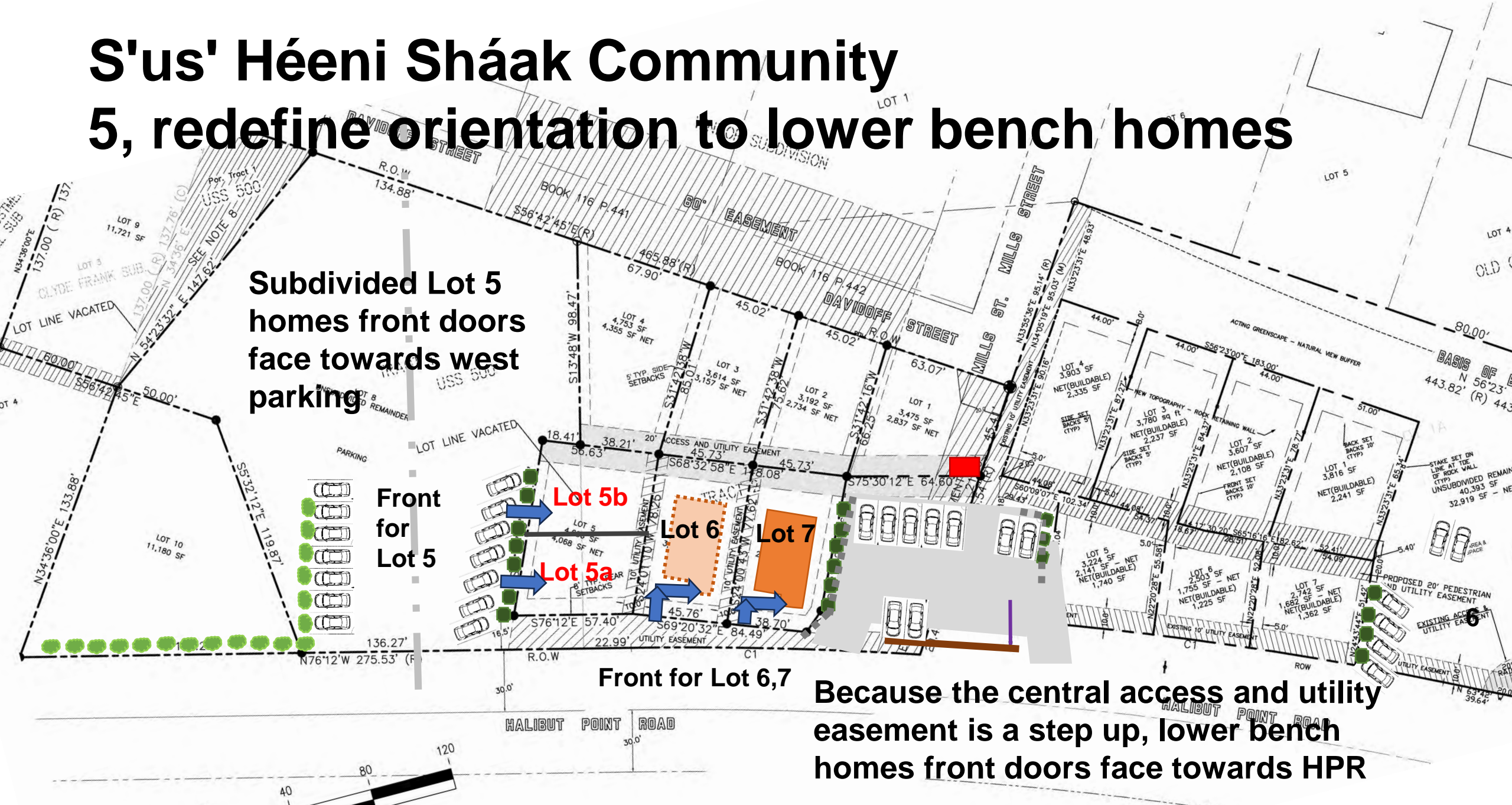
Lot 5a

Lot 6

Lot 7

Front for Lot 6,7

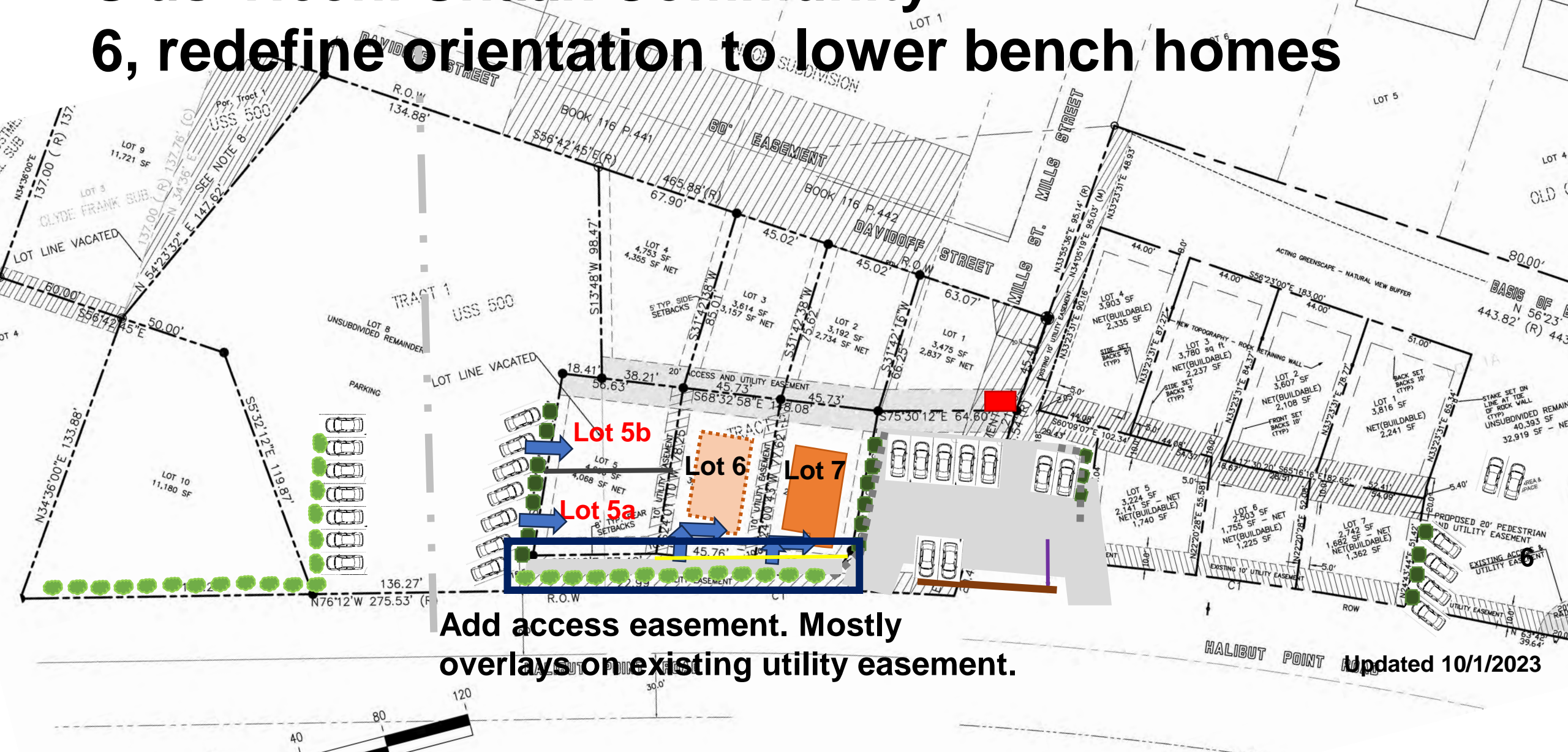
Because the central access and utility  
easement is a step up, lower bench  
homes front doors face towards HPR





# S'us' Héeni Sháak Community

## 6, redefine orientation to lower bench homes

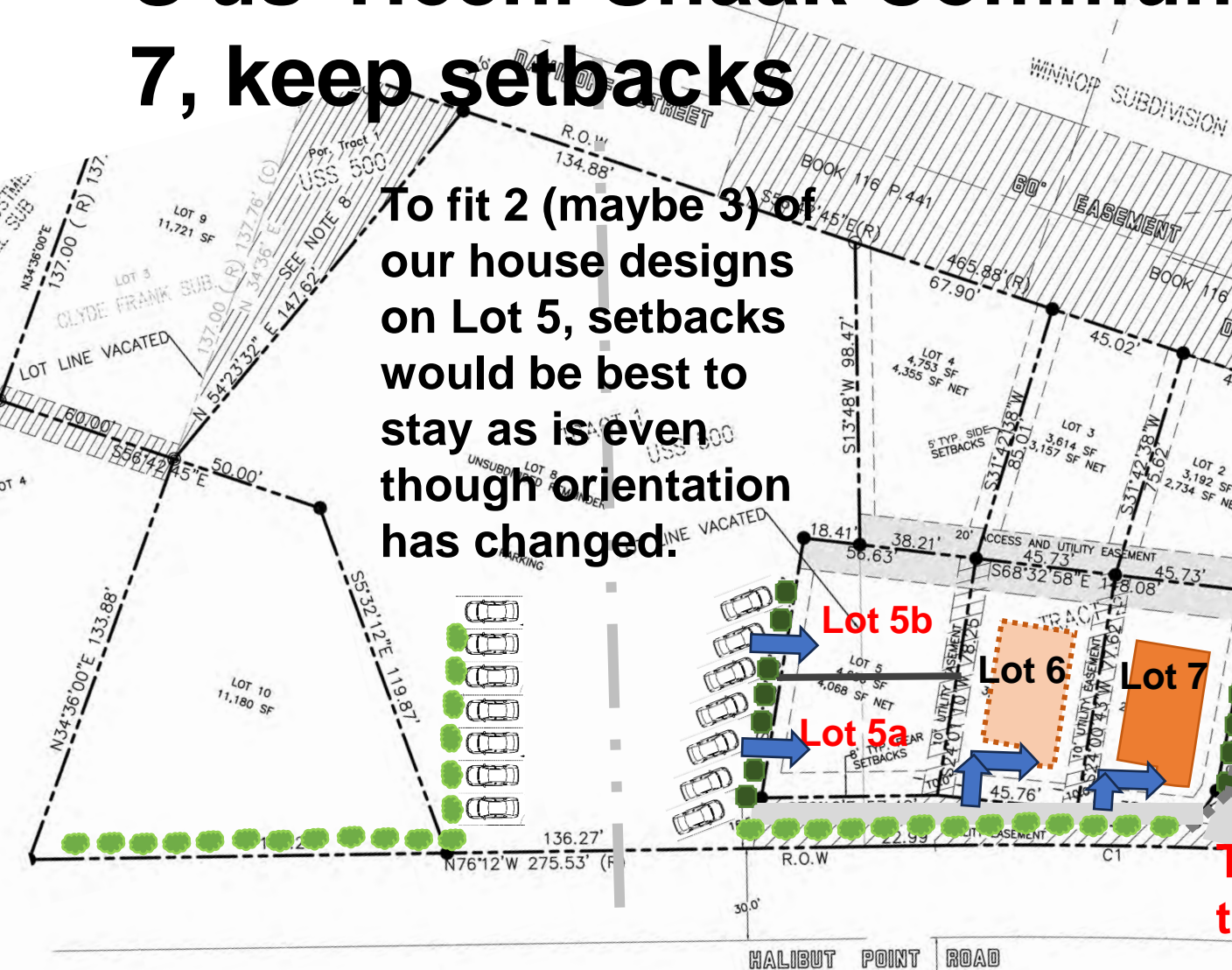




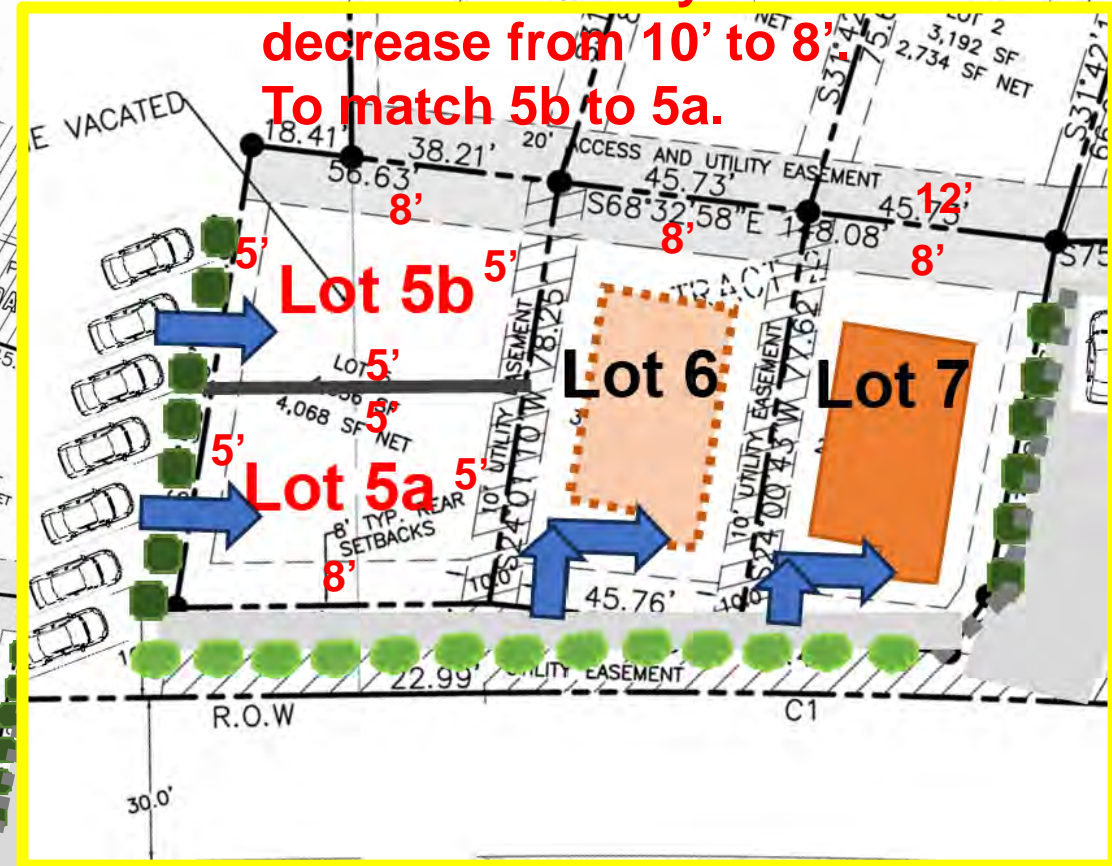
# S'us' Héeni Sháak Community

## 7, keep setbacks

To fit 2 (maybe 3) of our house designs on Lot 5, setbacks would be best to stay as is even though orientation has changed.



Only request is setback along access and utility easement decrease from 10' to 8'. To match 5b to 5a.



To maintain to 20' access easement through the center, the uphill lots would be supply 12'.

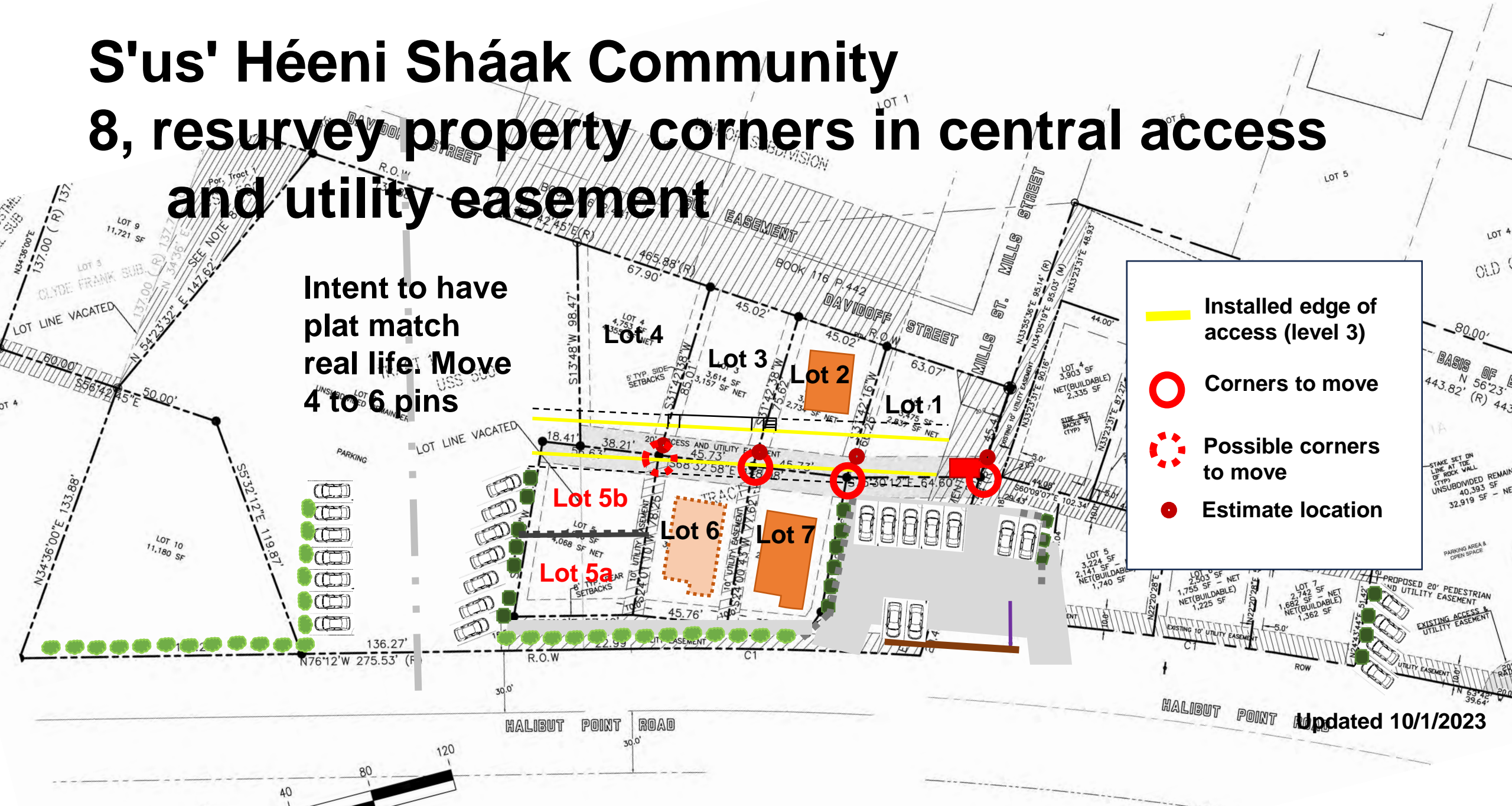
Updated 10/1/2023



# S'us' Héeni Sháak Community 8, resurvey property corners in central access and utility easement

Intent to have  
plat match  
real life. Move  
4 to 6 pins

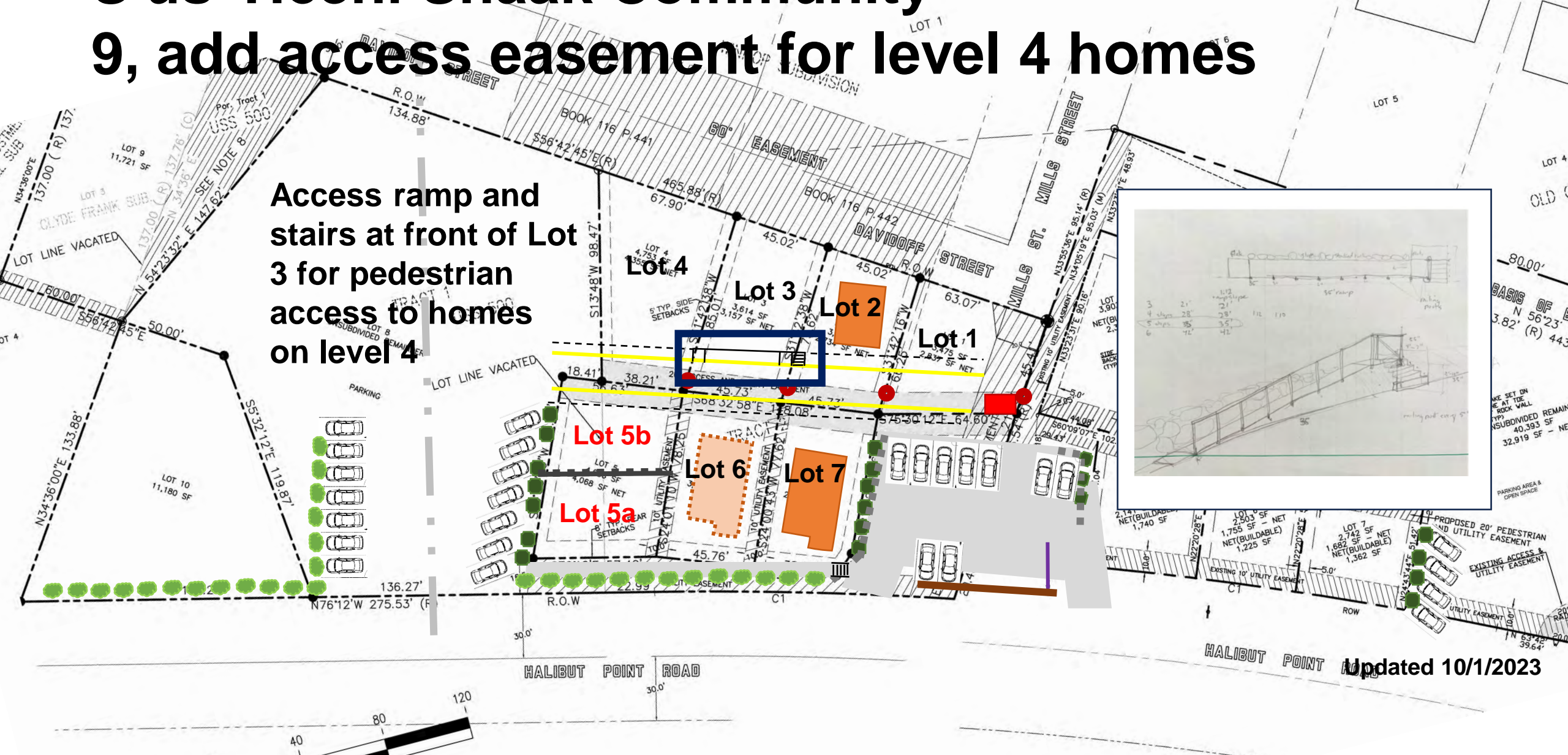
- Installed edge of access (level 3)
- Corners to move
- ⊕ Possible corners to move
- Estimate location





# S'us' Héeni Sháak Community 9, add access easement for level 4 homes

Access ramp and stairs at front of Lot 3 for pedestrian access to homes on level 4





# S'us' Héeni Sháak Community

# 10, add access easement for trail

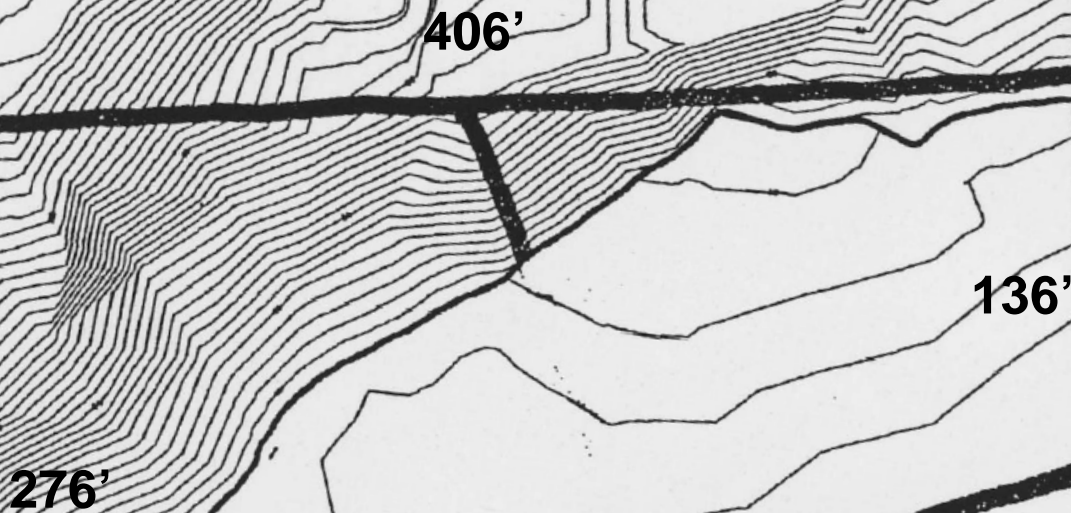
# Trail Works Neighborhood Connector Trail up the Mills Street Easement



**Updated 10/1/2023**



# Site/Dimensions/Topography



**SF Source: assessing department property cards. 39,000 SF + 52,402 SF**



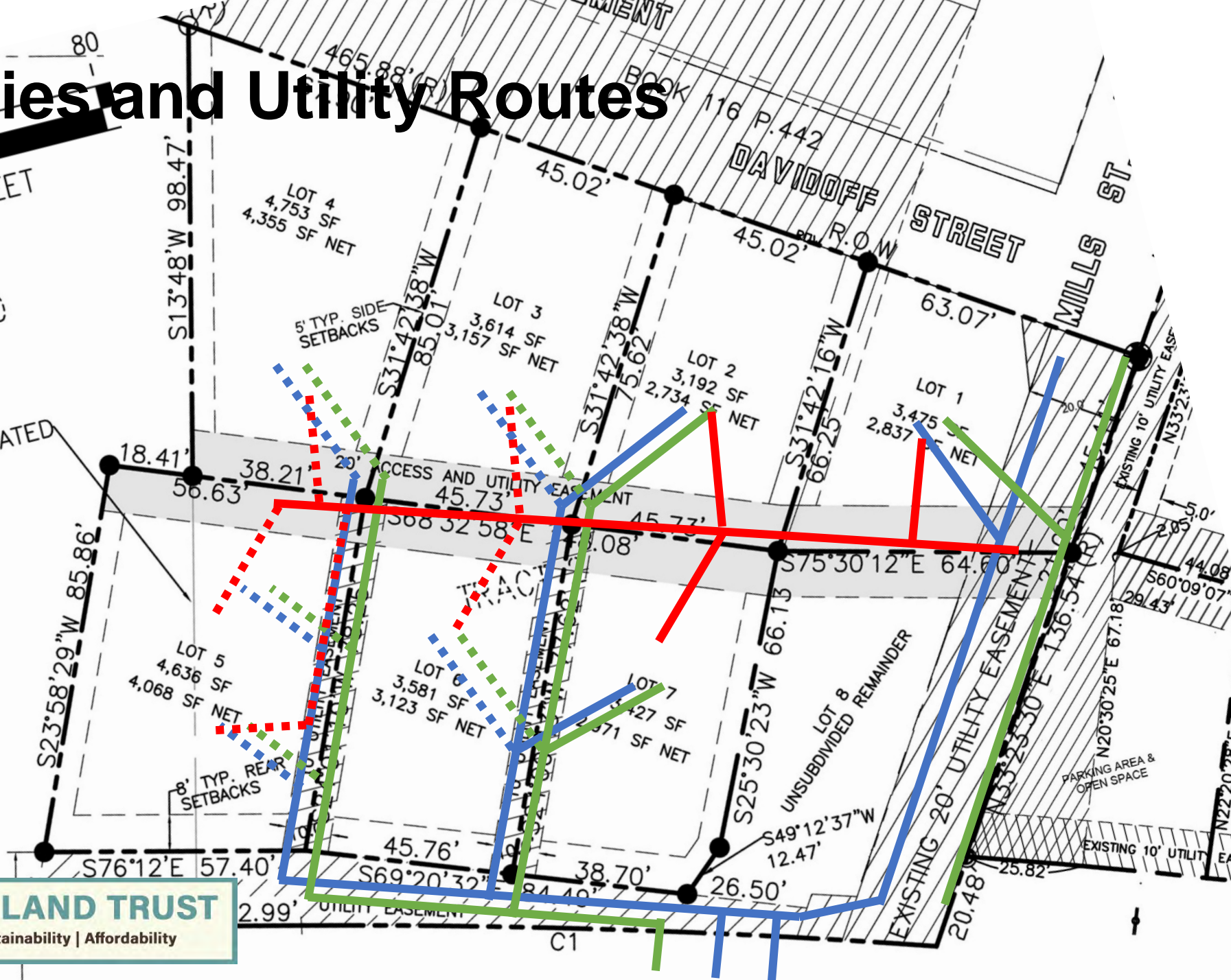
# Existing Utilities and Utility Routes



TRACT 1

USS 500

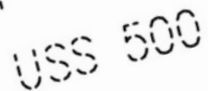
- Water line installed
- Water line planned
- Wastewater installed
- Wastewater planned
- Electric line installed
- Electric line planned



**SITKA COMMUNITY LAND TRUST**

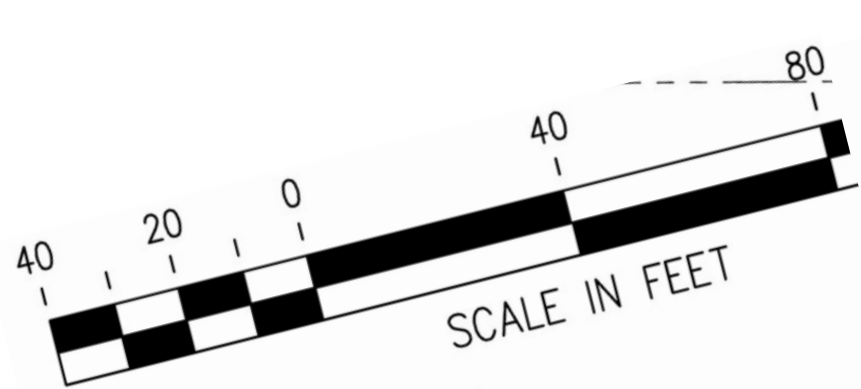
Community | Opportunity | Equity | Sustainability | Affordability





# Water

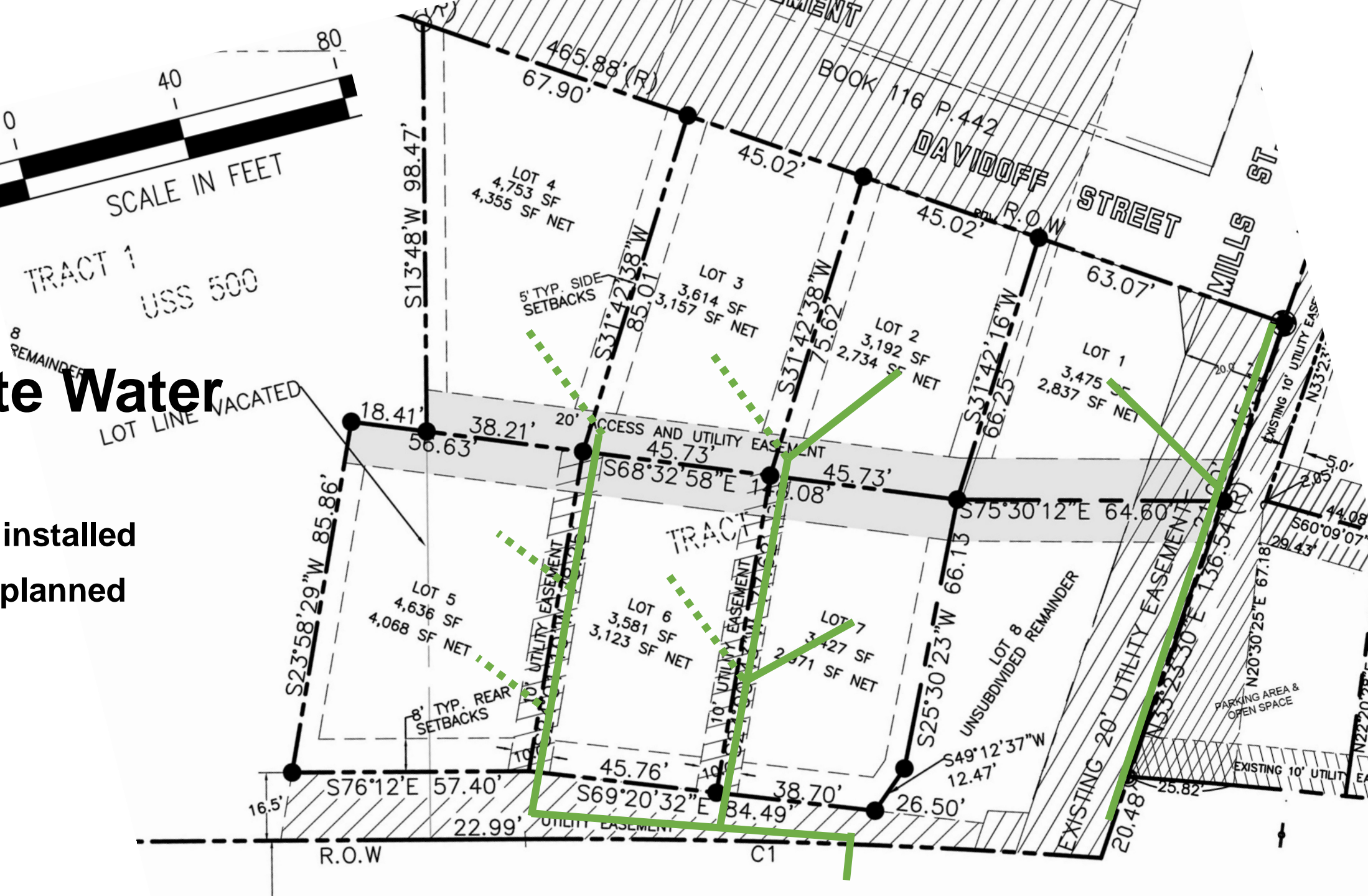
planned



# Waste Water

**installed**

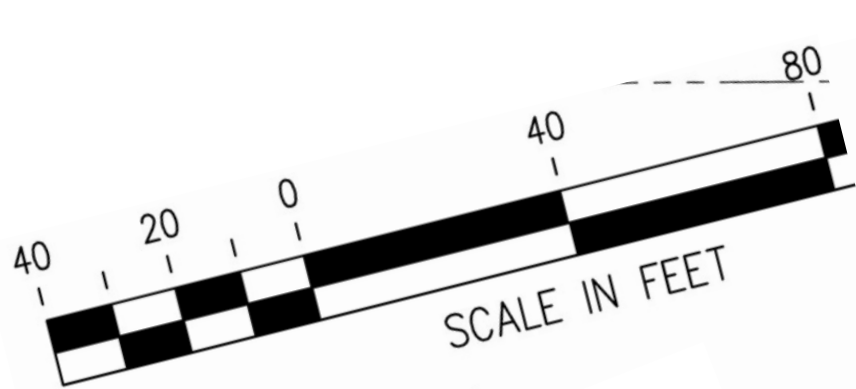
planned



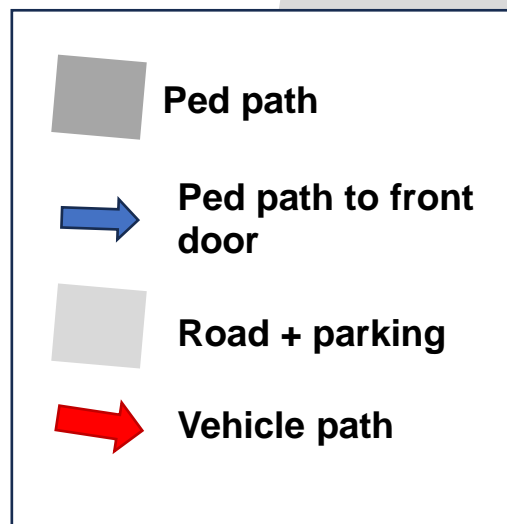




**planned**



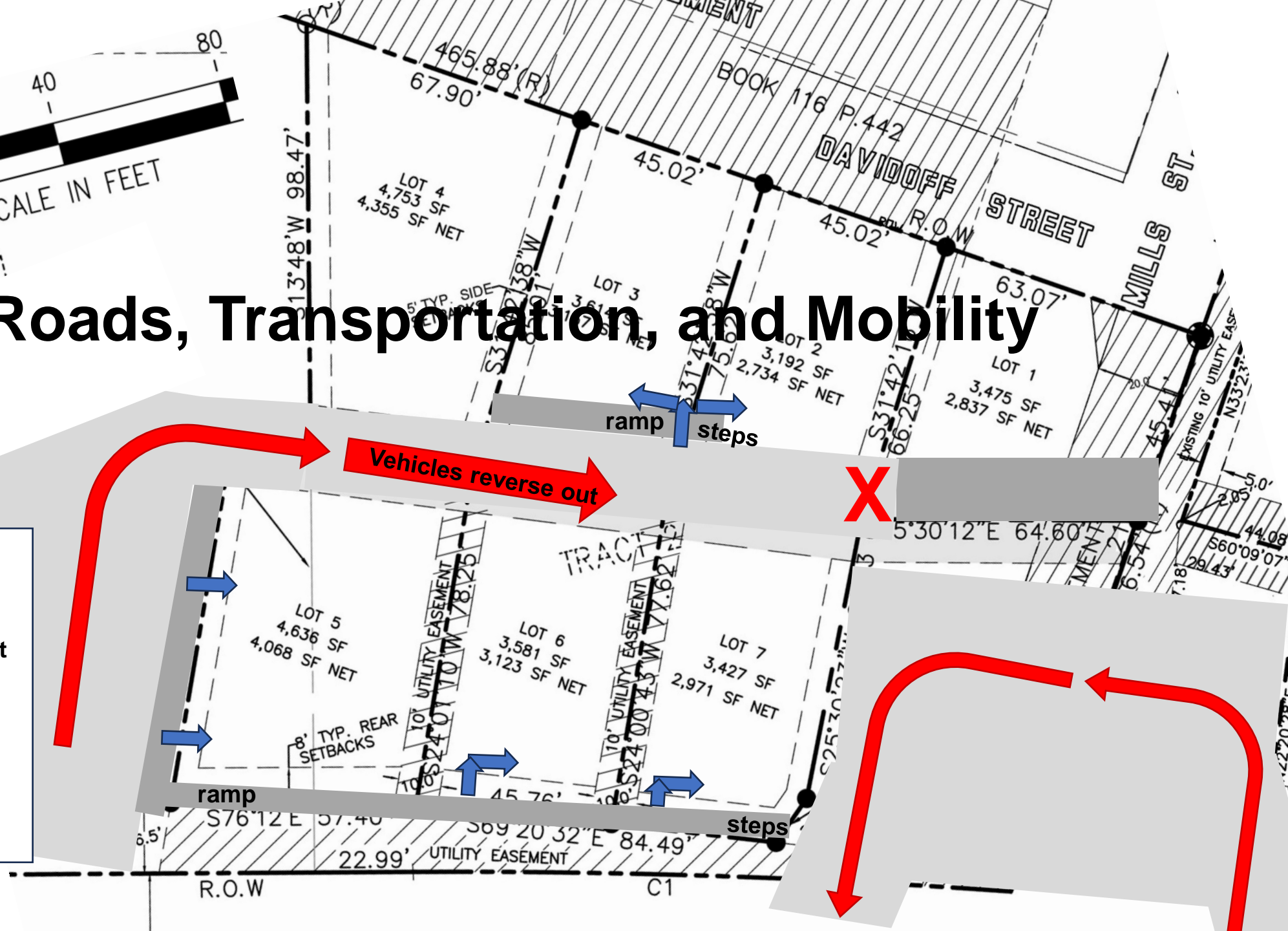
# Access, Roads, Transportation, and Mobility



## Ped path to front door

## Road + parking

## Vehicle path



MILLS ST

**Vehicles reverse out**

**ramp**

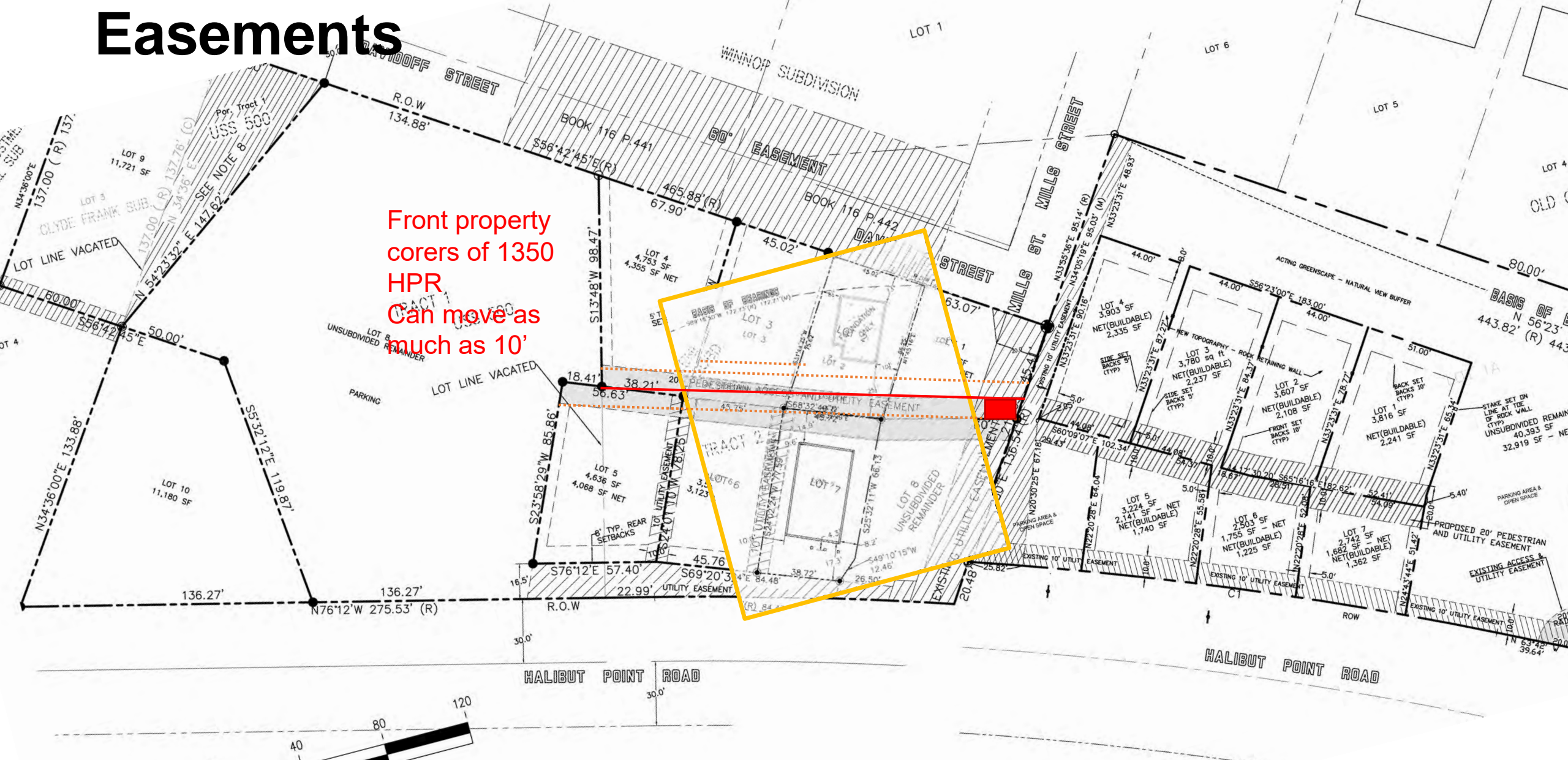
## steps

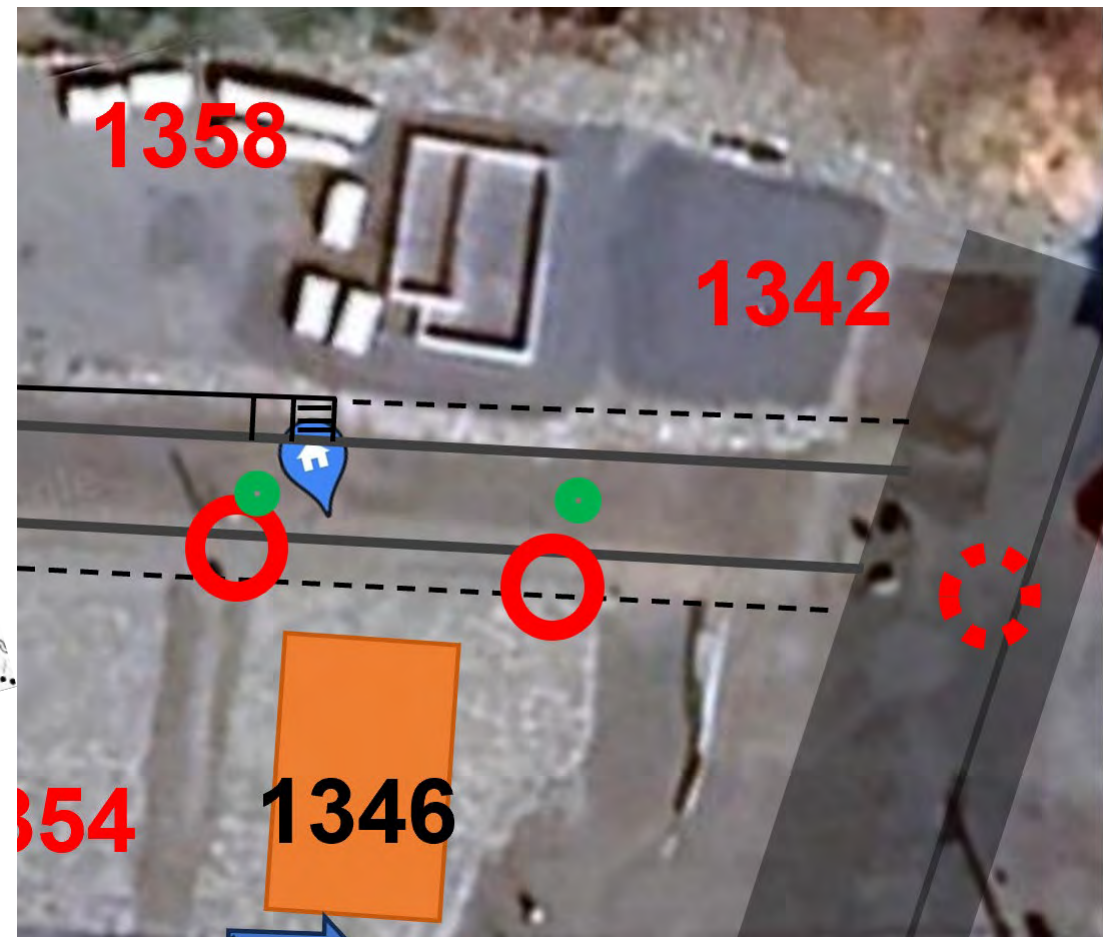
**ramp**

## steps



# Impact of Proposal on any Existing Easements

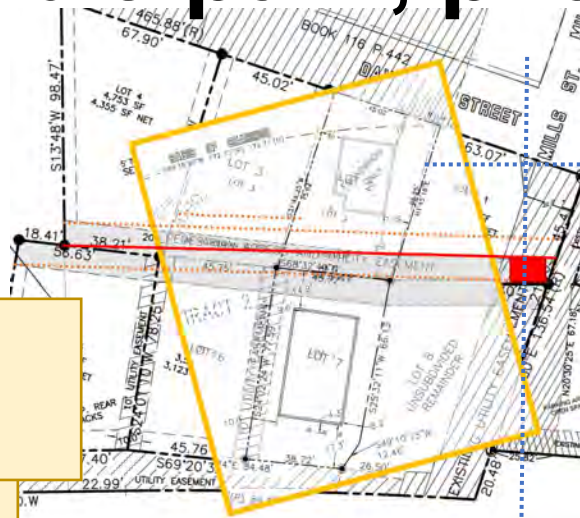






# S'us' Héeni Sháak Community

## Drivable path, phase 2 homes



20'

5'

Single track  
Sidewalk looking  
concrete path in  
gravel

5' – 10'

5' – 14'

8'

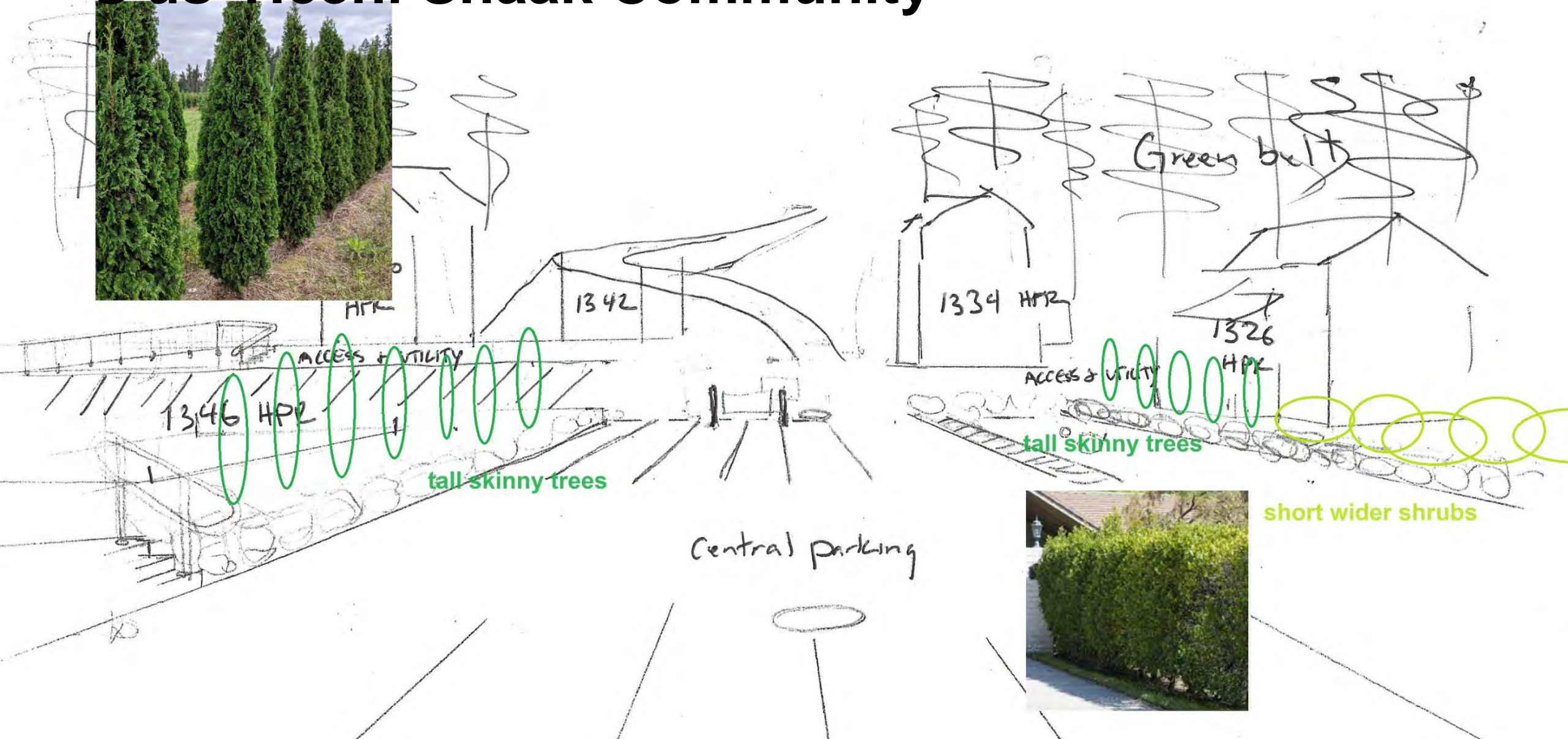
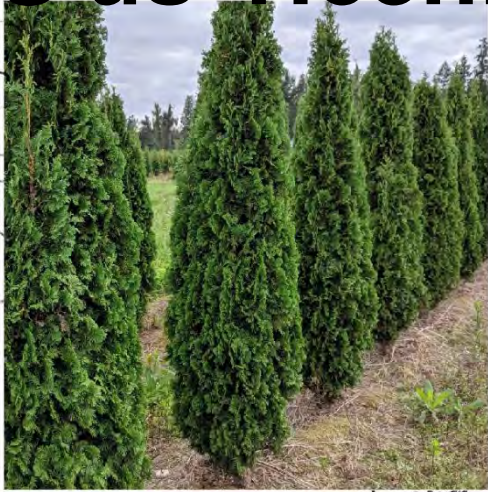
12'

15'

Tv  
electric  
telephone

Stair steps  
7" rise  
11" tread  
63% grade

# S'us' Héeni Sháak Community





# Subdivide 1362

PARKING

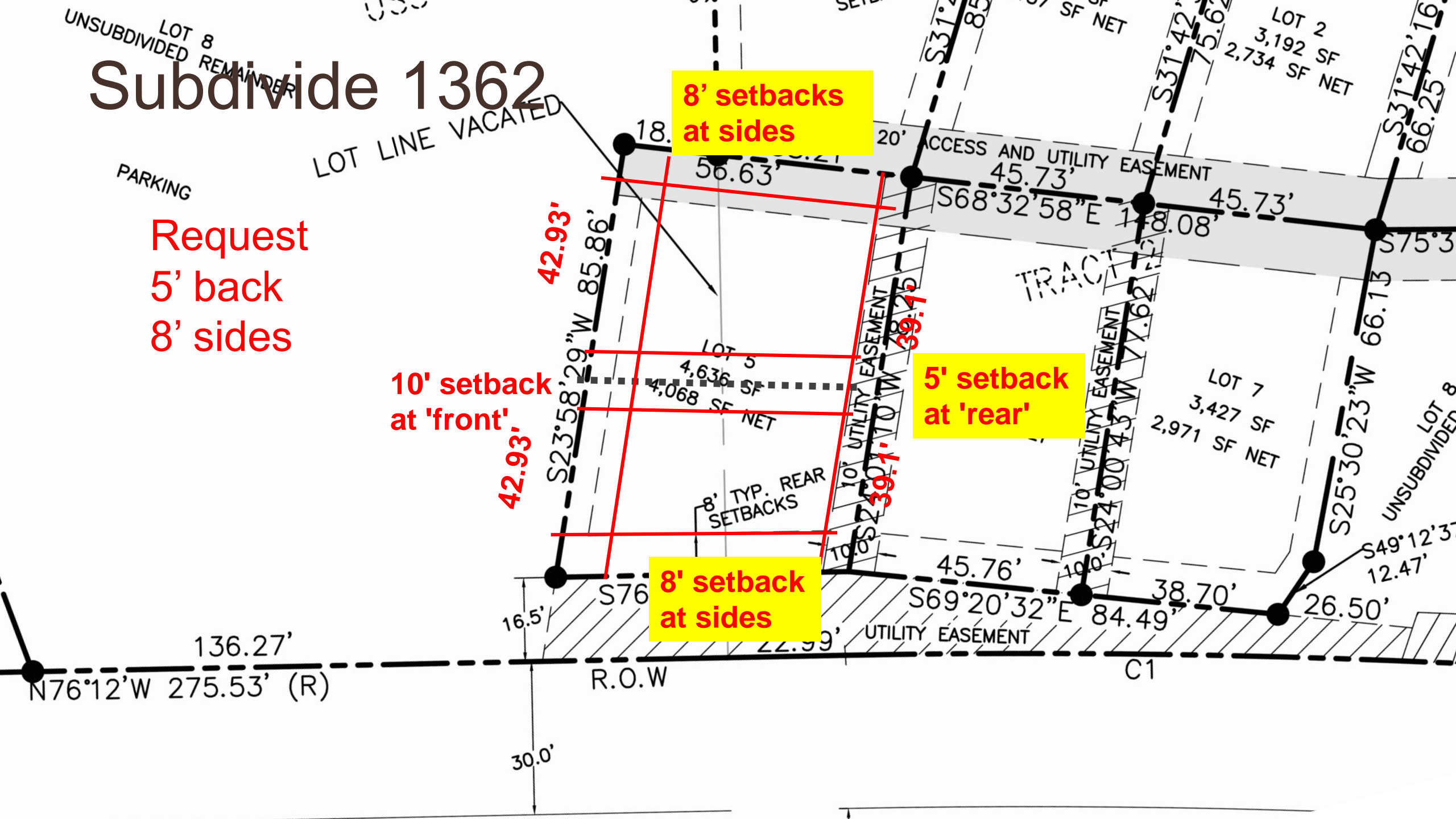
Request  
5' back  
8' sides

10' setback  
at 'front'

8' setbacks  
at sides

5' setback  
at 'rear'

8' setback  
at sides



# 3 Layouts fit on subdivided Lot 5

## Small Homes

Ranging from 1 – 2 floors

2 – 3 bedrooms

1 – 2 bathrooms

- Cedar
- Spruce
- Hemlock
- Elderberry
- Alder
- Cottonwood



Cedar



Spruce



Hemlock



Elderberry



Alder



Cottonwood