



CITY AND BOROUGH OF SITKA

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT

GENERAL APPLICATION FORM

- 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: Subdivide Lot #2 Charlie Joseph
Subd. into two(2) lots for the purpose of a zero
lot line.

PROPERTY INFORMATION:

CURRENT ZONING: WVD PROPOSED ZONING (if applicable): _____

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

APPLICANT INFORMATION:

PROPERTY OWNER: Jay W Stevens

PROPERTY OWNER ADDRESS: _____

STREET ADDRESS OF PROPERTY: 746 Alice Loop Rd

APPLICANT'S NAME: Kris Karsenky on behalf of Jay Stevens

MAILING ADDRESS: 312 Charteris St. Sitka AK 99835

EMAIL ADDRESS: sitkaconstruction@gmail.com DAYTIME PHONE: 907-957-0662

PROPERTY LEGAL DESCRIPTION:

TAX ID: 1-9014-002 LOT: 2 BLOCK: _____ TRACT: _____

SUBDIVISION: Charlie Joseph Subdivision US SURVEY: 39246

Last Name

Date Submitted

Project Address

REQUIRED 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
- ☒ Copy of Deed (find in purchase documents or at Alaska Recorder's Office website)
- ☒ Copy of current plat (find in purchase documents or at Alaska Recorder's Office website)
- ☒ Site photos showing all angles of structures, property lines, street access, and parking – emailed to planning@cityofsitka.org or printed in color on 8.5" x 11" paper
- ☒ Proof of filing fee payment

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.)

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



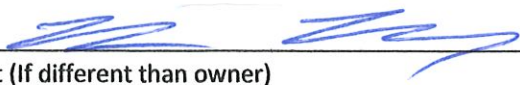
01-31-2019
Date

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)



1/31/19
Date

Last Name

Date Submitted

Project Address



CITY AND BOROUGH OF SITKA

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
SUPPLEMENTAL APPLICATION FORM
PLAT APPLICATION

RECEIVED JAN 16 2019

APPLICATION FOR

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

Zero lot line app -

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

- SITE/DIMENSIONS/TOPOGRAPHY: The lot as it sits is approx 10,500 sq ft
almost flat. Dimensions are round about 110 x 95 +/-
- EXISTING UTILITIES AND UTILITY ROUTES: There are two utility easements
one that runs the width of the property on the ^{West} ~~East~~/SW ^{West} side. Also
a small easement on the north/northeast side for a light pole.
- PROPOSED UTILITIES AND UTILITY ROUTES: Utilities to run from the
street on the W/SW side of the lot to the center of the 2nd lot line
- ACCESS, ROADS, TRANSPORTATION, AND MOBILITY: Access to/from both sides
of the property from the loop road.
- IMPACT OF PROPOSAL ON ANY EXISTING EASEMENTS: None that we are aware of.
- PUBLIC HEALTH, SAFETY, AND WELFARE: No impact on any neighboring
property as to air or light quality. Plenty of access for emergency
vehicles.
- ACCESS TO LIGHT AND AIR: Ample access to light and air to be
maintained, no impact on neighboring properties.

- ORDERLY AND EFFICIENT LAYOUT AND DEVELOPMENT: Will be maintained. All layout and setbacks of structures to be permitted and allowed by city code. Per city code.
- DESCRIBE ALL EXISTING STRUCTURES, THEIR USE, AND PROXIMITY TO PROPOSED PROPERTY LINES:
No existing structures are present.
- EXISTENCE OF ANY ENCROACHMENTS: No encroachments.
- AVAILABILITY OF REQUIRED PARKING: Ample off street parking will be provided.
- SUMMARY OF PROPOSED EASEMENT AGREEMENTS OR COVENANTS: We would like to propose a minor subdivision/zero lot line of the lot. Creating approx equal lot sizes.

ANY ADDITIONAL COMMENTS We want to create a zero lot line structure that best uses the lot, while providing both a practical, usable structure and a structure that fits into the overall feel and look of the neighborhood.

Applicant

Kris Karvinsky

Date

1/16/19

Last Name

Date Submitted

Project Address

**WARRANTY DEED**

THE GRANTOR SHEE ATIKÁ HOLDINGS ALICE ISLAND, LLC, a Limited Liability Company organized under the laws of Alaska, 315 Lincoln Street, Suite 300, Sitka, AK 99835, for and in consideration of \$1.00 and other good and valuable consideration, in hand paid, the receipt and sufficiency of which are acknowledged by GRANTOR, does hereby convey and warrant to the GRANTEE Jay Warren Stevens, the address of which is 295 Martha Drive, Winchester, OR 97495, the following described real estate (the "Property"), as is, where is, in its present condition and subject to all defects, known and unknown, and situated in the Sitka Recording District, First Judicial District, State of Alaska and legally described as follows:

LOT TWO (2), Charlie Joseph Subdivision, according to the plat thereof filed October 23, 2017, as Plat Number 2017-16, Sitka Recording District, First Judicial District, State of Alaska.

Grantor makes no representation or warranty, express or implied, as to fitness, use, merchantability, quality of construction, workmanship, or otherwise except as is expressly set forth in this Deed.

The conveyance by Grantor under this Deed is also expressly made subject to all matters described in this Deed, whether or not such matters were created by, through or under Grantor, as follows:

- (1) The provisions and reservations contained in Patent # 50-86-0124 from the United States of America, recorded April 1, 1986, at Volume 73, pages 215 - 220, Sitka Recording District, First Judicial District, State of Alaska.

WARRANTY DEED - 1

(2) The provisions and reservations contained in Patent # 50-86-0125 from the United States of America, recorded May 7, 1986, at Volume 73, pages 693 - 697, Sitka Recording District, First Judicial District, State of Alaska.

(3) Unpatented mining claims; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, water claims, and rights of use, limitations on right use, or of title, as to water and/or tidelands (including without limitation the marine waters and tidelands adjacent to the property).

(4) Covenants, conditions, restrictions, easements, rights of access, assessments and all other matters set forth within Plat 2001-20, filed December 12, 2001, Sitka Recording District, First Judicial District, State of Alaska.

(5) Covenants, conditions, restrictions, easements, rights of access, assessments and all other matters set forth within Plat 2007-23, filed October 22, 2007, Sitka Recording District, First Judicial District, State of Alaska.

(6) Covenants, conditions, restrictions, easements, rights of access, assessments and all other matters set forth within Plat 2017-16, filed October 23, 2017, Sitka Recording District, First Judicial District, State of Alaska.

(7) Limitations, conditions, provisions, restrictions, terms and effects related to the fact that the Property is proximate to the Sitka Airport, that the public has rights to utilize the airspace above the Property without compensation, that aircraft operations may generate considerable noise and odors, and that applicable law, policy and regulations restrict the height of structures upon the Property and the uses to which the Property or portions thereof may be put.

(8) Limitations, conditions, provisions, restrictions, terms and effects related to the fact that the Property is proximate to the Sitka municipal sewage plant and that its operations may generate considerable noise and odors, and that applicable law, policy and regulations may restrict the uses to which the Property or portions thereof may be put.

(9) Limitations, conditions, provisions, restrictions, terms and effects related to the fact that the Property is proximate to the Sealing Cove Marina and that its operations may generate considerable noise and odors, and that applicable law, policy and regulations may restrict the uses to which the Property or portions thereof may be put.

(10) Limitations, conditions, provisions, restrictions, terms and effects related to the

WARRANTY DEED - 2



2 of 5

2018-000956-0

fact that the Property is zoned Waterfront District and is proximate to tidewater and that activities and uses of similarly zoned lands in the vicinity, and/or activities and uses of such tidewater and/or adjacent shore lands may generate considerable noise and odors, and that applicable law, policy and regulations may restrict the uses to which the Property or portions thereof may be put.

(11) Limitations, conditions, provisions, restrictions, terms and effects related to the fact that materials containing asbestos and other hazardous substances have been previously found upon the Property, and that additional materials containing asbestos or other hazardous substances may continue to exist upon the Property.

(12) Taxes or assessments (i) that as of the date of this Deed are a lien upon the Property regardless of whether or not such taxes or assessments are presently due and payable, or (ii) that accrue or arise in any fashion after the date of this Deed or (iii) that are payable after the Date of this Deed.

(13) Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of the Property or by making inquiry of any person in possession thereof.

(14) Easements, claims of easements or encumbrances which are not shown by the public record.

(15) Limitations, conditions, provisions, restrictions, terms and effects of Revised Statutes 2477 including without limitation, any right or claim of right of the state or federal government and/or the public in and to the Property for right of way (whether or not such rights are shown by recordings of maps in public records by the State of Alaska showing the general location of these rights of way).

(16) Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by public records.

(17) Limitations, conditions, provisions, restrictions, terms and effects of the Alaska Native Claims Settlement Act, 43 U.S.C. 1601 et seq., including without limitation, all rights of ways and easements.

(18) Covenants, Conditions and Restrictions which do not contain express provisions for forfeiture or reversion of title in the event of violation, but omitting any covenants or restrictions if any, based upon race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Title 42, Section 3607 of the United States Code or (b) relates to

WARRANTY DEED - 3



3 of 5

2018-000956-0

handicap but does not discriminate against handicapped persons, as provided in the following instruments:

Entitled: Declaration and Establishment of Conditions, Reservations and Restrictions

Executed By: Shee Atiká Holdings Alice Island, LLC

Recorded: September 14, 2017

Document No.: 20107-000985-0

(19) Rights of the public and/or governmental agencies in and to any portion of the above-described real property lying within any roads, streets or highways.

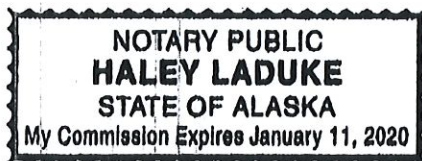
DATED this 13th day of August, 2018.

SHEE ATIKÁ HOLDINGS ALICE ISLAND, LLC

By: Ptarmica McConnell
Ptarmica McConnell, Chief Operating Officer

State of Alaska)
) ss.
First Judicial District)

THIS IS TO CERTIFY that on this 13 day of August, 2018, before me, the undersigned, a Notary Public in and for the State of Alaska, duly commissioned and sworn, personally appeared PTARMICA MCCONNELL, the Chief Operating Officer of Shee Atiká Holdings Alice Island, LLC, a limited liability company organized and existing under the laws of the State of Alaska, to me known and known to me to be the Chief Operating Officer of said limited liability company, and acknowledged to me that she signed the foregoing instrument freely and voluntarily for and on behalf of said limited liability company by authority of its Operating Agreement for the uses and purposes therein mentioned.



Haley Laduke
Notary Public
My Commission Expires: 1/11/2020

WARRANTY DEED - 4



When Recorded, Return To:

Jay Warren Stevens
295 Martha Drive
Winchester, OR 97495

WARRANTY DEED - 5



Parcel ID: 1-9000-001
SHEE ATIKA HOLDINGS ALICE
ISLAND, LLC
315 Lincoln St 300
Sitka AK 99835

Parcel ID: 1-9012-010
HELEM GORDON K
HELEM CAROLE R
1314 Sawmill Creek Rd
sitka AK 99835

Parcel ID: 1-9012-011
PETERSON TRAVIS R.
PETERSON JENNIFER J.
PO Box 2312
Sitka AK 99835-2312

Parcel ID: 1-9012-012
HAAVIG PAUL
745 Alice Lp
Sitka AK 99835

Parcel ID: 1-9012-013
HELEM REVOCABLE TRUST, GERALD
& MARY
PO Box 1811
Sitka AK 99835-1811

Parcel ID: 1-9012-014
PRATT CAPRICE D.
PRATT RONALD J.
753 Alice Lp
Sitka AK 998359450

Parcel ID: 1-9012-015
RADZIUKINAS ERIC G.
RADZIUKINAS JYNAL C.
757 Alice Lp
Sitka AK 998359450

Parcel ID: 1-9014-001
LEACH JOHN M.
LEACH ANDREA M.
1830 Edgecumbe Dr
Sitka AK 99835

Parcel ID: 1-9014-002
SHEE ATIKA HOLDINGS ALICE
ISLAND, LLC
315 Lincoln St Ste 300
Sitka AK 99835

Parcel ID: 1-9014-003
SHEE ATIKA HOLDINGS ALICE
ISLAND, LLC
315 Lincoln St Ste 300
Sitka AK 99835

Parcel ID: 1-9014-004
CJS PROPERTY LLC
P.O. Box 718
Sitka AK 99835

Parcel ID: 1-9022-000
SEALING COVE PROPERTIES, LLC
107 Toivo Cir
Sitka AK 99835