



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: Requesting a 5 lot Hybrid Subdivision on
lots 11C and 11D William Paul Subdivision. Subdividing 2 lots into
5 lots.

PROPERTY INFORMATION:

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

CURRENT LAND USE(S): Vacant land PROPOSED LAND USES (if changing): _____

APPLICANT INFORMATION:

PROPERTY OWNER: Shee Atika Inc.

PROPERTY OWNER ADDRESS: 315 Lincoln St. Ste 300 Sitka

STREET ADDRESS OF PROPERTY: 430 + 470 Alice Loop Road

APPLICANT'S NAME: Shee Atika Inc.

MAILING ADDRESS: 315 Lincoln St. Ste 300 Sitka

EMAIL ADDRESS: Ken. SheeAtika@gmail.com DAYTIME PHONE: _____

PROPERTY LEGAL DESCRIPTION:

TAX ID: 19020002 + 19020003 LOT: 11C + 11D BLOCK: _____ TRACT: _____

SUBDIVISION: William Paul Subdivision US SURVEY: _____

Shee Atika Inc.
Last Name

7-25-19
Date Submitted

430 + 470 Alice Loop
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

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.

Shea Atika Inc.
Applicant (if different than owner)

Date

Shea Atika Inc.
Last Name

7-25-19
Date Submitted

430 + 470 Alice Loop
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: Site is flat. See plat for dimensions

- EXISTING UTILITIES AND UTILITY ROUTES: yes- shown on preliminary plat

- PROPOSED UTILITIES AND UTILITY ROUTES: yes- Also shown on preliminary plat

- ACCESS, ROADS, TRANSPORTATION, AND MOBILITY: As shown and noted on

preliminary plat. Direct access from Alice Loop

- IMPACT OF PROPOSAL ON ANY EXISTING EASEMENTS: Adding one lot to existing

access and utility easement

- PUBLIC HEALTH, SAFETY, AND WELFARE: ??? Good

- ACCESS TO LIGHT AND AIR: ??? yes

Shee Atika Inc.

Last Name

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• ORDERLY AND EFFICIENT LAYOUT AND DEVELOPMENT: yes - See plat

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

None

• EXISTENCE OF ANY ENCROACHMENTS: None

• AVAILABILITY OF REQUIRED PARKING: yes - plenty available on all lots

• SUMMARY OF PROPOSED EASEMENT AGREEMENTS OR COVENANTS: See plat. Agreements
are written after preliminary plat approval, then signed and
recorded prior to final plat.

ANY ADDITIONAL COMMENTS Reconfiguring existing lots to create
more lots of smaller size to better accomodate the public need.

Shree Atika Inc. North 57 Land Surveying
Applicant

7-25-19
Date

Shree Atika Inc.
Last Name

7-25-19
Date Submitted

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