

To: City and Borough of Sitka  
100 Lincoln St.  
Sitka, AK 99835

Subject: Tract A11 Whitcomb Height Subdivision Land Purchase Proposal

Date:

Dear Mr. Bevan,

Pioneer Land Development LLC (Pioneer) would like to formally express its interest to purchasing a portion of Tract A11 Whitcomb Heights Subdivision encompassing approximately 41,000 square feet near the corner of Cushing Street and Kramer Avenue. Attached is a sketch illustrating our area of interest.

Pioneer was created by local Sitkans and longtime Sitka enthusiasts with a goal to develop building lots at a reasonable price.

A preliminary site suitability assessment indicates that the subject land is a viable fit for our development plan. The subject land is located in a low landslide risk zone and is suspected to include a small area of wetlands. Site improvements including grading, drainage and utilities will be addressed in the subdivision phase of our endeavor.

We would like to open up discussions of the purchase and begin the process as soon as possible.

Please let us know what additional steps will be required in order to purchase this parcel of land.

Your attention to this matter is greatly appreciated.

Sincerely,

Jill Hirai  
Member  
Pioneer Land Development LLC  
PO Box 1906  
Sitka, AK 999835  
907-752-0999  
jillhirai@me.com



# CITY AND BOROUGH OF SITKA

## PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT LAND MANAGEMENT APPLICATION FORM

1. Review guidelines and procedural information.
2. Fill form out completely. No request will be considered without a completed form.
3. Submit all supporting documents and proof of payment.

### APPLICATION FOR:

TIDELAND

LEASE

LAND

PURCHASE

**BRIEF DESCRIPTION OF REQUEST:** Pioneer Land Development LLC would like to purchase a portion (approx. 41,000<sup>sq</sup>) of property within Tract A11 of the Whitecomb Heights Subdivision (Plat #83-17) for development purposes.

### PROPERTY INFORMATION:

CURRENT ZONING: R-1 MH? ARE YOU THE UPLAND PROPERTY OWNER? NO

CURRENT LAND USE(S): None PROPOSED LAND USES (if changing): \_\_\_\_\_

### APPLICANT INFORMATION:

PROPERTY OWNER: City and Borough of Sitka

PROPERTY OWNER ADDRESS: 100 Lincoln St.

STREET ADDRESS OF PROPERTY: NHN Kramer Avenue

APPLICANT'S NAME: Pioneer Land Development LLC

MAILING ADDRESS: PO Box 1906 Sitka, AK 99835

EMAIL ADDRESS: jillhirai@me.com DAYTIME PHONE: 907-752-0999

### PROPERTY LEGAL DESCRIPTION:

TAX ID: \_\_\_\_\_ LOT: A11 BLOCK: \_\_\_\_\_ TRACT: A11

SUBDIVISION: Whitecomb Heights Subdivision US SURVEY: \_\_\_\_\_

### OFFICE USE ONLY

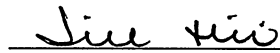
COMPLETED APPLICATION		SITE PLAN	
NARRATIVE		CURRENT PLAT	
FEE		OWNERSHIP	

**REQUIRED SUPPLEMENTAL INFORMATION:**

- ☒ Completed application form
- ☒ Narrative
- ☒ Site Plan showing all existing and proposed structures with dimensions and location of utilities
- ☐ Proof of filing fee payment
- ☒ Proof of ownership (If claiming upland preference)
- ☒ Copy of current plat

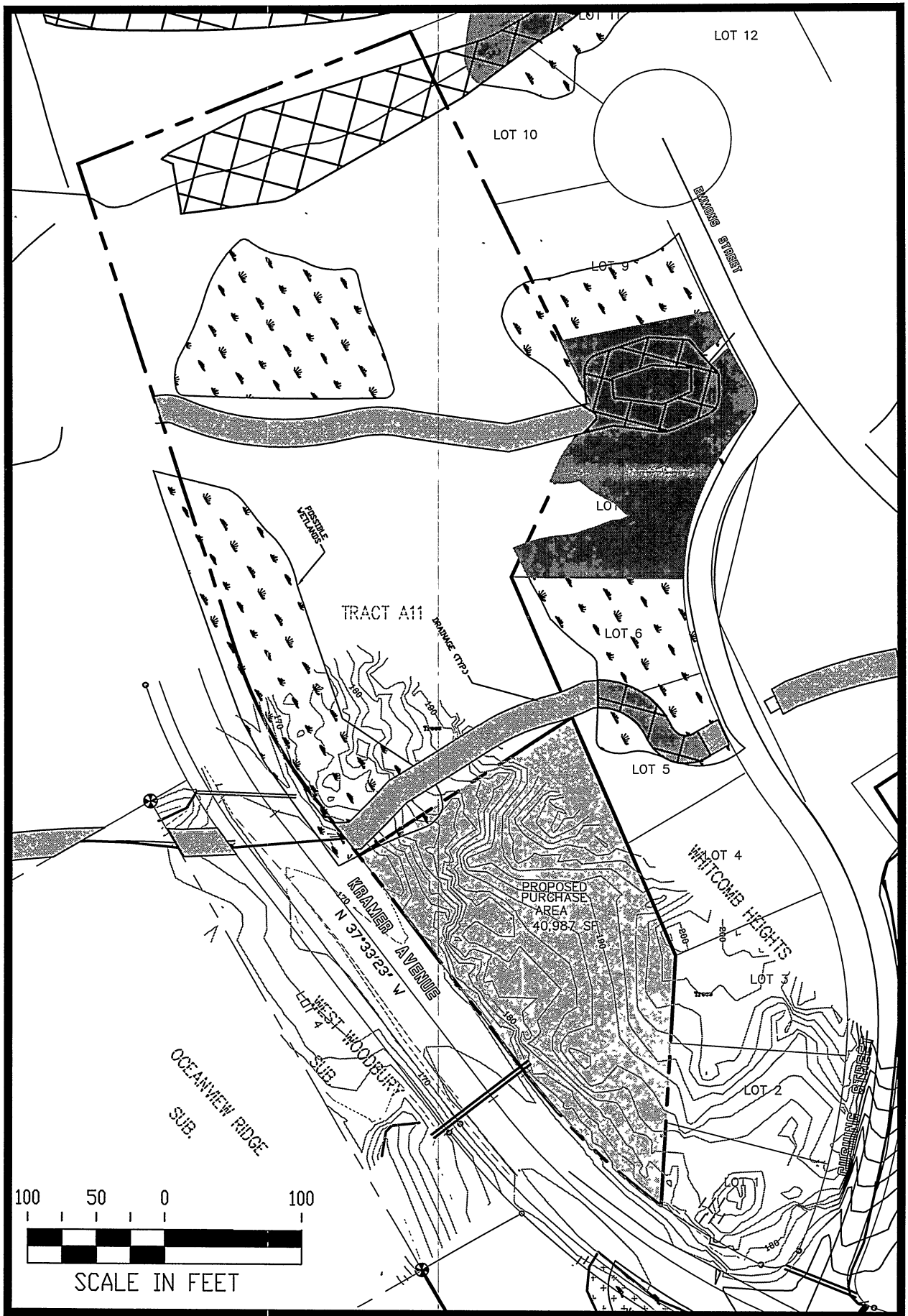
**CERTIFICATION:**

I hereby 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. I understand that public notice will be mailed to neighboring property owners and published in the Daily Sitka Sentinel. I further authorize municipal staff to access the property to conduct site visits as necessary.



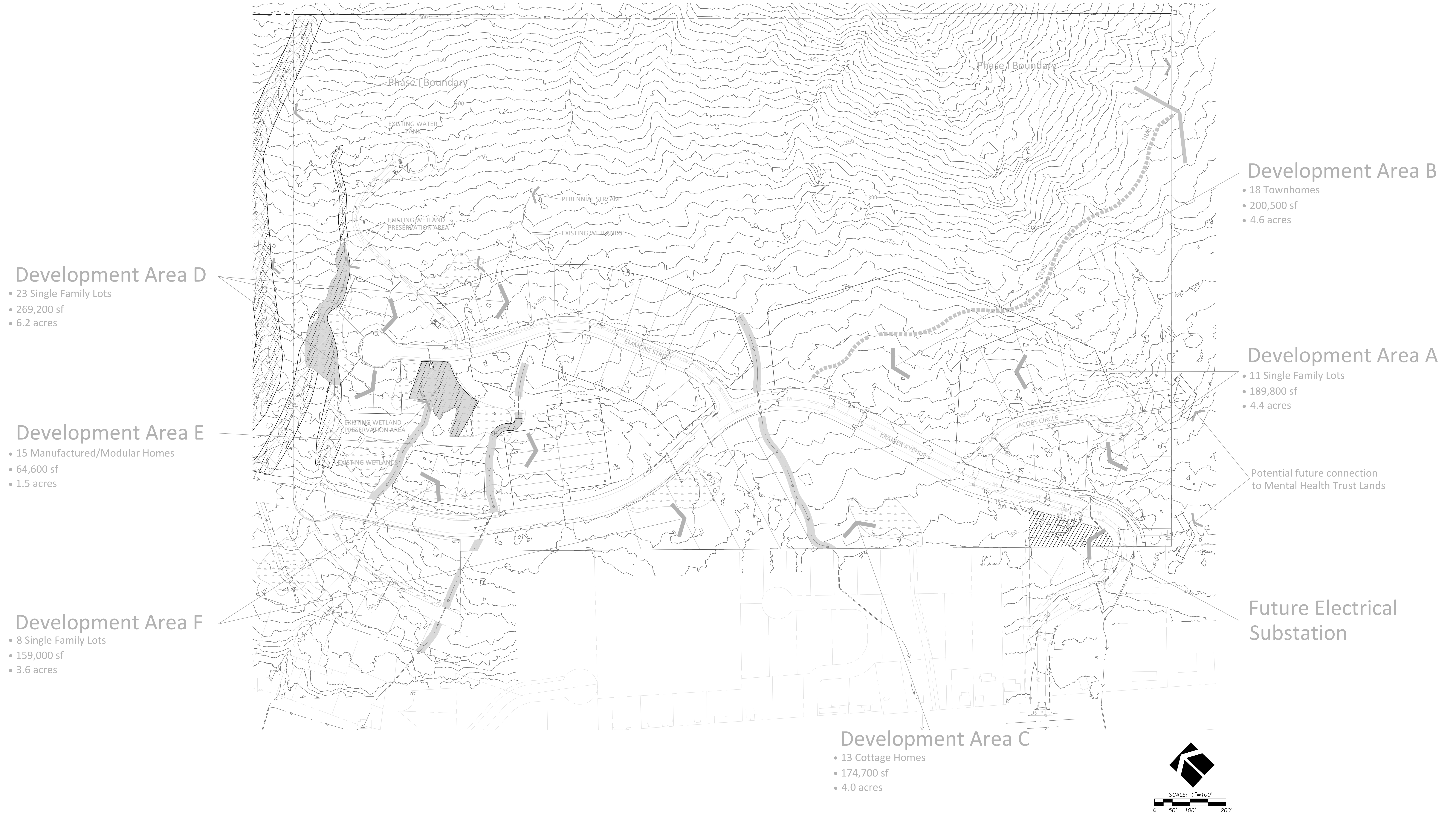
Applicant

Date









# Whitcomb Heights Subdivision, Phase 1 Development Plan

## City and Borough of Sitka, Alaska



