


MEMORANDUM

CITY & BOROUGH OF JUNEAU

155 South Seward Street, Juneau, Alaska 99801

DATE: September 20, 2012

TO: Planning Commission 

FROM: Nicole Jones, Planner
Community Development Department

FILE NO.: USE2012 0016

PROPOSAL: Conditional Use permit application for a new 13,000 square foot commercial building containing retail, food vending, and an indoor shooting range.

GENERAL INFORMATION

Applicant: Juneau Mercantile and Armory

Property Owner: Valley Centre Development, LLC

Property Address: 1720 Crest Street, Juneau, AK 99801

Legal Description: Valley Centre Greenbelt Block L Lot 9A, 10, and 11

Parcel Code Numbers: 5-B15-0-109-005-0, 006-0, 007-0

Site Size: 27,972 square feet (0.64 acres)

Zoning: General Commercial

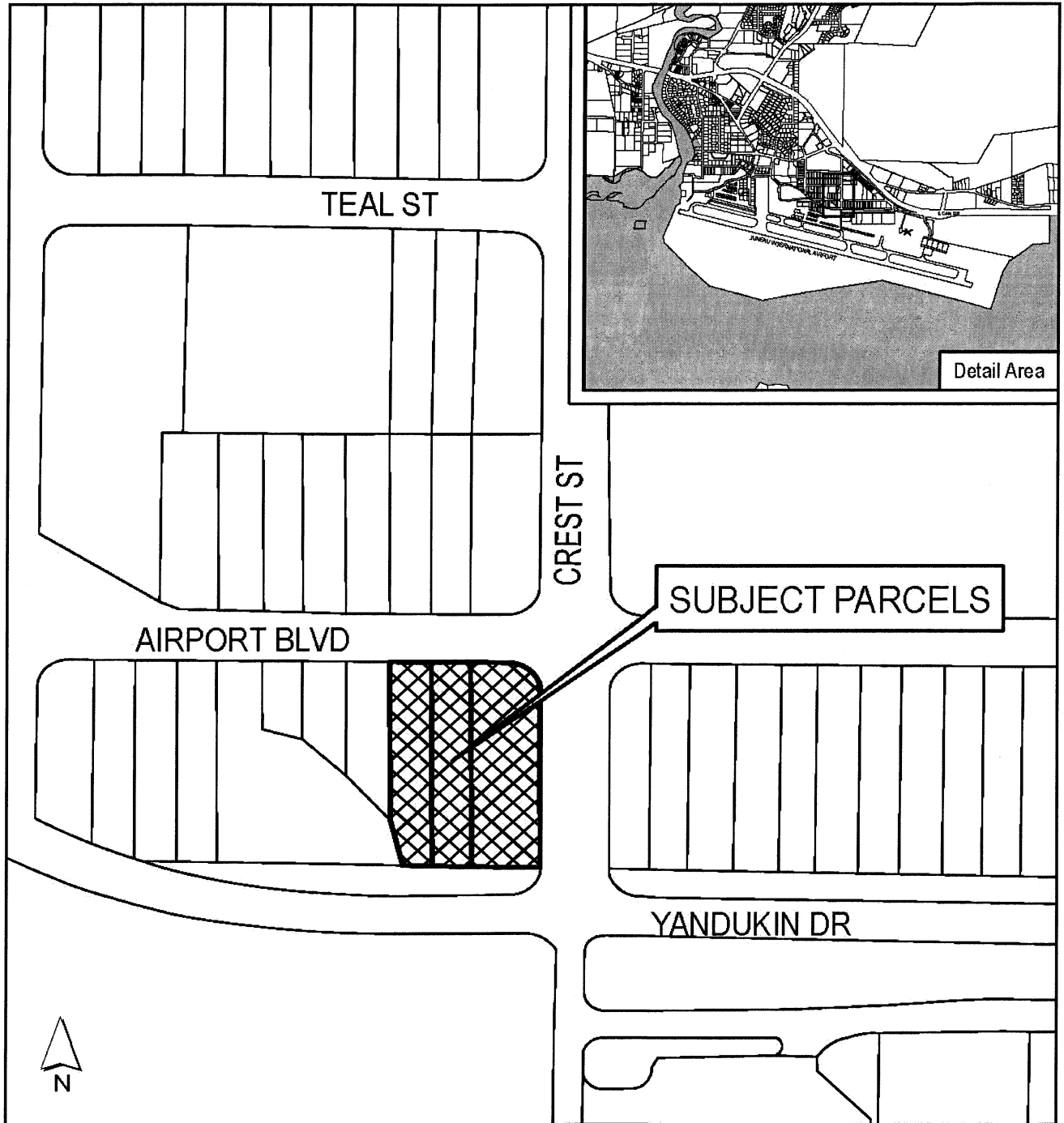
Utilities: Public Water & Public Sewer

Access: Crest Street and Airport Boulevard

Existing Land Use: Vacant

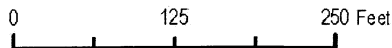
Surrounding Land Use:

North	-	General Commercial (GC); commercial use
South	-	Yandukin Drive then Industrial (I); Airport
East	-	Industrial (I); CBJ owned Greenbelt
West	-	Industrial (I); Southeast Mining Supply



VALLEY CENTRE GREENBELT
VICINITY

-THIS IS NOT A SURVEY-
Property lines are approximate



ATTACHMENTS

Attachment A	Applicant's Submittals
Attachment B	Juneau Wetlands Management Plan pg. 8
Attachment C	Valley Centre Greenbelt Subdivision Plat #96-6
Attachment D	Abutter's Notice

PROJECT DESCRIPTION

The applicant requests a Conditional Use permit for the development of a 13,000 square foot commercial building that houses an indoor shooting range, retail, food vending, training, and offices (Applicant's Submittals—Attachment A).

BACKGROUND

The proposed project is planned to span three parcels in the General Commercial zoning district. This lot is located on a corner bordered by three rights-of-way: Crest Street, Airport Boulevard, and Yandukin Drive. This lot has been largely vacant.

Over the years applicants have inquired about the feasibility of developing these lots, but it has continued to remain vacant. Within the last two years an applicant (not the property owner) proposed to develop the site into a used car sales lot, drive-through espresso stand, and airport parking. They decided to withdraw the application due to expenses relating to on-site drainage and inability to gain access off of Yandukin Drive.

While this site has not been developed, the site has had site prep done with fill of categorized wetlands prior to the adoption of the Juneau Wetlands Management Plan. According to the Juneau Wetlands Management Plan this site has Category C wetlands (See Juneau Wetlands Management Plan—Attachment B). This site is directly adjacent to Jordan Creek; in 1996 a greenbelt was established to encompass the 50 foot setback of Jordan Creek (See Plat #96-6—Attachment C).

ANALYSIS

Project Site – The proposed project spans three parcels on the corner of Yandukin Drive, Crest Street, and Airport Boulevard. The total area of the three parcels is 27, 972 square feet. These lots are currently vacant; however, some work had been done to fill wetlands and grade the site. A recommended condition of approval would be that the applicant completes a minor lot consolidation so that the proposed structure does not cross property lines.

Project Design – The proposal is for a two story structure with a basement. The footprint of the structure would be approximately 5,000 square feet. The basement would house the principal

attraction of the use; an indoor shooting range. The indoor shooting range will be primarily accessed by stairs from the main floor; the applicant is also proposing to install an elevator which would be available for patrons in addition to the movement of freight. The basement will be divided in half with 5 shooting lanes on each divided half of the basement. The applicant explains that each lane will have a shooter and a trained staff person assisting the shooter (See Applicant's narrative—Attachment A).

In addition to the indoor shooting range the applicant is proposing a retail component, training room, offices, and a food vending area. The second story portion of the structure will have additional retail and offices and will be open to the main floor.

The structure is situated on the lot so that the entrance faces Crest Street and access is available from Crest Street and Airport Boulevard. The applicant has arranged the site to allow café seating that is enclosed, but on the exterior of the structure. The site also has a substantial covered entry way.

The applicant has not identified hours of operation, but suggests that this use will be open year round meeting a Juneau need that is currently unmet.

Staff solicited comments from Community Development Building Division, CBJ Streets, CBJ General Engineering, CBJ Assessor's Office, Fire Department, CBJ Lands and Resources, CBJ Parks and Recreation, and CBJ Public Works.

Comments Received:

Charlie Ford, Building Codes Official, CBJ Community Development Department
The Building Department has no issues with this project at this time.

Dan Jager, Fire Marshall, Capital City Fire & Rescue
There are no fire department issues for this project.

Dave Crabtree, Utilities Superintendent, CBJ Public Works
No real concerns except for the point John brings up below. In the past we have experienced billing issues with Utility Turn On's and such for buildings that span over more than one lot. It would be ideal to see them combine the lots into one single lot if that is a reasonable request.

John Sahnou, Appraiser III, CBJ Assessor's Office
This project has improvements that span 3 parcels. There has been lengthy discussion in the past as to the potential problems for assessment created by this approach. Why is not a requirement of this permit that the lots be consolidated into a single parcel?

Jeannie Johnson, Airport Manager, Juneau International Airport
The Airport has no objection.

I just want to make certain that this developer understands there will be the need to work through FAA for a 7460-1 if they plan to use a crane. The land is very close to the airport and there might be an issue of penetrating airspace during construction.

The location is within the noise contours of the Airport. If it was residential it wouldn't be allowed. Because it is commercial I just want to make certain the developer understands they are next to an Airport and there will be noise.

Ron King, Chief Regulatory Surveyor, CBJ General Engineering
General Engineering has no issues with the Conditional Use permit; our concerns will be addressed with the building permit.

Brent Fischer, Director, CBJ Parks and Recreation
Parks and Recreation has no concerns with this project.

Staff recommended conditions:

- Prior to a Certificate of Occupancy for this structure, a minor lot consolidation shall be recorded consolidating Lots 9A, 10, and 11 of the Valley Centre Greenbelt Block L.

Traffic – The applicant’s intent of this use is to primarily be targeted to the tourist industry; therefore, the majority of users will arrive to the site via a shuttle or bus. The site plan has provided a dedicated loading zone that will also be used as van parking (See Applicant’s submittals— Attachment A). Because the size of this commercial use is relatively small, a Traffic Impact Analysis is not required.

Parking and Circulation –The different components were broken down into: retail and an indoor shooting range. The retail areas were calculated per CBJ §49.40.210(a) with one space required for every 300 square feet of gross floor area.

The parking calculation for the indoor shooting range was calculated based on capacity. The parking table provided in CBJ §49.40.210(a) did not have a use similar to an indoor shooting range, the closest use was a bowling alley where 3 parking spaces are required per alley. This parking requirement seemed unreasonable since there would at maximum be two people per lane with five lanes. The proposal currently is to develop one side of the basement with 5 lanes, then at some point in the future develop the other side of the basement in to 5 more shooting lanes. It was determined that the each lane’s capacity would be 2 people with a total parking requirement for the shooting range to be 10 parking spaces. The parking requirement for this site was determined to be 36 spaces.

Shooting Range:	10 spaces
Retail:	26 spaces
Total:	36 with 2 Accessible spaces

Noise – The noise generated from this use is expected at this location is expected to be minimal for this zoning district. The indoor shooting range will be completely enclosed so no noise is expected to occur past the walls of the building. Noise at this site will mostly be a result of people coming and going from the building. As disclosed by the Airport Manager, Jeannie Johnson, this area is a high noise area. Due to the proximity of this site to the airport, noise is not expected to be a concern.

Public Health or Safety – The applicant states in their written narrative that the indoor shooting range “...is specifically designed to provide a safe, convenient, and interesting introduction to shooting sports for beginners and an equally safe and convenient training...”. Additionally, the applicant states that the design of the structure will, “...have state of the art bullet traps, wire-retrievable targets, complete sound-proofing and the most secure ammunition storage facility in the city” (See Applicant’s submittals—Attachment A).

Based on drawings submitted and inter-departmental review there has been no evidence presented that this proposed use will endanger public health or safety.

Habitat – This site has categorized wetlands as identified in the Juneau Wetlands Management (See page 8 of the Juneau Wetlands Management Plan—Attachment B). The fill that was placed on the site was done prior to the adoption of the Juneau Wetlands Management Plan. This site is near Jordan Creek with the western property line at the 50 foot setback from Ordinary High Water as measured during a site visit in 2011. However, this site is not located in a Special Flood Hazard and there are no mapped eagle nests.

Property Value or Neighborhood Harmony – The project proposal is designed to improve a vacant lot with a commercial use. The CBJ Assessor’s Division did not express any concern with property value with an approval of this indoor shooting range and the proposed accessory uses.

Additionally, as of the date of this memorandum there have been no comments from adjacent property owners that have been received regarding this project proposal.

Conformity with Adopted Plans – CBJ §49.25.300 Table of Permissible Uses allows indoor shooting ranges in Rural Reserve (RR), General Commercial (GC), and Industrial (I) zoning districts. The proposed project is located within the General Commercial zoning district which allows an indoor shooting range with the issuance of a Conditional Use permit.

The 2008 CBJ Comprehensive Plan identifies a need for Tourism and Visitor facilities and services in the following policy:

Policy 5.4. It is the policy of the CBJ to encourage tourism, convention and other visitor-related activities through the development of appropriate facilities and services, while protecting Juneau’s natural, cultural and economic attractions for local residents and visitors alike, and to participate in the accommodation of the future growth of tourism in a

manner that addresses both community and industry concerns.

The 2008 CBJ Comprehensive Plan also encourages commercial and industrial development that is year-round:

Policy 5.8. It is the policy of the CBJ to encourage the location and growth of locally-based basic sector industries that provide year-round, full-time employment and provide tax revenues that support public services.

FINDINGS

CBJ §49.15.330 (e)(1), Review of Director's Determinations, states that the Planning Commission shall review the Director's report to consider:

1. Whether the application is complete;
2. Whether the proposed use is appropriate according to the Table of Permissible Uses;
and,
3. Whether the development as proposed will comply with the other requirements of this chapter.

The Commission shall adopt the Director's determination on the three items above unless it finds, by a preponderance of the evidence, that the Director's determination was in error, and states its reasoning for each finding with particularity.

CBJ §49.15.330 (f), Commission Determinations, states that even if the Commission adopts the Director's determination, it may nonetheless deny or condition the permit if it concludes, based upon its own independent review of the information submitted at the public hearing, that the development will more probably than not:

1. Materially endanger the public health or safety;
2. Substantially decrease the value of or be out of harmony with property in the neighboring area;
or,
3. Not be in general conformity with the comprehensive plan, thoroughfare plan, or other officially adopted plans.

Per CBJ §49.15.330 (e) & (f), Review of Director's & Commission's Determinations, the Director makes the following findings on the proposed development:

1. Is the application for the requested conditional use permit complete?

Yes. We find the application contains the information necessary to conduct full review of the proposed operations. The application submittal by the applicant, including the appropriate fees, substantially conforms to the requirements of CBJ Chapter 49.15.

2. Is the proposed use appropriate according to the Table of Permissible Uses?

Yes. The requested permit is appropriate according to the Table of Permissible Uses. The permit is listed at CBJ §49.25.300, Section 6.150 for the General Commercial zoning district.

3. *Will the proposed development comply with the other requirements of this chapter?*

Yes. The proposed development complies with the other requirements of this chapter. Public notice of this project was provided in the September 14, 2012 and September 24, 2012 issues of the Juneau Empire's "Your Municipality" section, and a Notice of Public Hearing was mailed to all property owners within 500 feet of the subject parcel. Moreover, a Public Notice Sign was posted on the subject parcel, visible from the public Right of Way.

4. *Will the proposed development materially endanger the public health or safety?*

No. As discussed above, this proposed use will not endanger the public health or safety.

5. *Will the proposed development substantially decrease the value of or be out of harmony with property in the neighboring area?*

No. Based on comments received during inter-department review and discussed in this report, this project will not substantially decrease the value or be out of harmony with property in the neighboring area.

6. *Will the proposed development be in general conformity with the land use plan, thoroughfare plan, or other officially adopted plans?*

Yes. Based on the analysis above, this project is in general conformity with Title 49 Land Use code and the 2008 CBJ Comprehensive Plan.

Per CBJ §49.70.900 (b)(3), General Provisions, the Director makes the following Juneau Coastal Management Program consistency determination:

7. *Will the proposed development comply with the Juneau Coastal Management Program?*

Yes. As identified in the Juneau Wetlands Management Plan, this parcel has categorized wetlands that have been previously filled. The site has been completely filled and graded; therefore, this proposal will comply with the Juneau Coastal Management Program.

RECOMMENDATION

It is recommended that the Planning Commission adopt the Director's analysis and findings and grant the requested Conditional Use permit. The permit would allow the development of 13,000 square

foot commercial building with retail, training, offices, food vending, and an indoor shooting range.

Staff recommended conditions:

1. Prior to a Certificate of Occupancy for this structure, a minor lot consolidation shall be recorded consolidating Lots 9A, 10, and 11 of the Valley Centre Greenbelt Block L.

DEVELOPMENT PERMIT APPLICATION

Project Number	CITY and BOROUGH of JUNEAU	Date Received: <u>8/22/12</u>
Project Name (City Staff to Assign Name)		

PROJECT / APPLICANT	Project Description Multi-use retail firearms vending, training, and recreational shooting range		
	PROPERTY LOCATION		
	Street Address	1720 Crest Street	City/Zip
			Juneau, 99801
	Legal Description(s) of Parcel(s) (Subdivision, Survey, Block, Tract, Lot) Valley Centre Bl L L 9A, 10, & 11		
	Assessor's Parcel Number(s) 5B1501090050, 0060, & 0070		
	LANDOWNER/ LESSEE		
	Property Owner's Name	Valley Centre Dev. LLC	Contact Person: Sydney J. Smith
	Mailing Address	P.O. Box 032494	Home Phone: 789-9578
	E-mail Address		Work Phone: Fax Number: Other Contact Phone Number(s):
LANDOWNER/ LESSEE CONSENT ****Required for Planning Permits, not needed on Building/ Engineering Permits****			
I am (we are) the owner(s) or lessee(s) of the property subject to this application and I (we) consent as follows: A. This application for a land use or activity review for development on my (our) property is made with my complete understanding and permission. B. I (we) grant permission for officials and employees of the City and Borough of Juneau to inspect my property as needed for purposes of this application.			
X	<u>Sydney J. Smith</u> Landowner/Lessee Signature	<u>8/20/12</u> Date	
X	<u>Sydney J. Smith</u> Landowner/Lessee Signature	<u>8/20/12</u> Date	
NOTICE: The City and Borough of Juneau staff may need access to the subject property during regular business hours and will attempt to contact the landowner in addition to the formal consent given above. Further, members of the Planning Commission may visit the property before the scheduled public hearing date.			
APPLICANT If the same as OWNER, write "SAME" and sign and date at X below			
Applicant's Name	Juneau Mercantile and Armory	Contact Person: Dan Miller <u>Loan</u>	
Mailing Address	PO Box 211151, Auke Bay, AK 99821	Home Phone: <u>Sloans wans</u>	
E-mail Address	<u>@hotmail.com</u>	Work Phone: 723-2298 Fax Number: <u>523-3272</u>	
		Other Contact Phone Number(s): dmiller@gci.net	
X	<u>[Signature]</u> Applicant's Signature	<u>8-22-12</u> Date of Application	

-----OFFICE USE ONLY BELOW THIS LINE-----

STAFF APPROVALS	<input checked="" type="checkbox"/>	Permit Type	***SIGN	Date Received	Application Number(s)
		Building/Grading Permit			
		City/State Project Review and City Land Action			
		Inquiry Case (Fee In Lieu, Letter of ZC, Use Not Listed)			
		Mining Case (Small, Large, Rural, Extraction, Exploration)			
		Sign Approval (If more than one, fill in all applicable permit #'s)			
		Subdivision (Minor, Major, PUD, St. Vacation, St. Name Change)			
	<input checked="" type="checkbox"/>	Use Approval (Allowable, Conditional, Cottage Housing, Mobile Home Parks, Accessory Apartment)		<u>8/22/12</u>	<u>use 12-016</u>
		Variance Case (De Minimis and all other Variance case types)			
		Wetlands Permits			
	Zone Change Application				
	Other (Describe)				
***Public Notice Sign Form filled out and in the file.					
Comments:				Permit Intake Initials <u>ESF</u>	

ALLOWABLE/CONDITIONAL USE PERMIT APPLICATION

Project Number	Project Name (15 characters)	Case Number <i>USE 12-016</i>	Date Received <i>8/22/12</i>
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TYPE OF ALLOWABLE OR CONDITIONAL USE PERMIT REQUESTED

- Accessory Apartment*** (AAP) Driveway in Right-of-Way (ADW)
 Use Listed in §49.25.300 (USE)
 (Table of Permissible Uses)

Please list the Table of Permissible Uses Category: 2.200 and 6.150

***An Accessory Apartment Application will also be required.

DESCRIBE THE PROJECT FOR WHICH AN ALLOWABLE OR CONDITIONAL USE APPROVAL IS NEEDED.

Build new 13,000 GSF two story building with lofts containing retail vending space, a shooting range, coffee shop, training space and offices.

IS THIS A MODIFICATION OF AN EXISTING APPROVAL?

NO YES - Case # _____

CURRENT USE OF LAND OR BUILDING(S):

Vacant

PROPOSED USE OF LAND OR BUILDING(S):

Retail and shooting range with accessory uses

UTILITIES PROPOSED:

WATER: Public On Site

SEWER: Public On Site

SITE AND BUILDING SPECIFICS:

Total Area of Lot 27,972 square feet

Total Area of Existing Structure(s) 0 square feet

Total Area of Proposed Structure(s) 13,000 GSF square feet

EXTERNAL LIGHTING:

Existing to remain No Yes - Provide fixture information, cutoff sheets, and location of lighting fixtures

Proposed No Yes - Provide fixture information, cutoff sheets, and location of lighting fixtures

PROJECT NARRATIVE AND SUBMITTAL CHECKLIST:

- | | |
|---|---|
| <input checked="" type="checkbox"/> Site Plan | <input checked="" type="checkbox"/> Existing and proposed parking areas (including dimensions) and proposed traffic circulation |
| <input checked="" type="checkbox"/> Floor Plan of proposed buildings | <input type="checkbox"/> Existing Physical Features of the site (drainage, habitat, hazard areas, etc.) |
| <input checked="" type="checkbox"/> Elevation view of existing and proposed buildings | |
| <input checked="" type="checkbox"/> Proposed Vegetative Cover <u>10% = 2,797</u> | |

For more information regarding the permitting process and the submittals required for a complete application, please see the reverse side.

If you need any assistance filling out this form, please contact the Permit Center at 586-0770.

ALLOWABLE/CONDITIONAL USE FEES

	Fees	Check No.	Receipt	Date
Application Fees	\$ <u>750</u>	_____	_____	_____
Admin. of Guarantee	\$ _____	_____	_____	_____
Adjustment	\$ _____	_____	_____	_____
Pub. Not. Sign Fee	\$ <u>50</u>	_____	_____	_____
Pub. Not. Sign Deposit	\$ <u>100</u>	_____	_____	_____
Total Fee	\$ <u>900</u>	<u>025711</u>	<u>0813002</u>	<u>8/22/12</u>

NOTE: MUST BE ACCOMPANIED BY DEVELOPMENT PERMIT APPLICATION FORM

TO BE COMPLETED BY THE APPLICANT

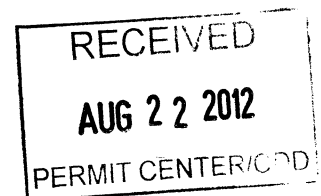
Narrative for Juneau Mercantile and Armory

This application is for a unique retail facility that will serve residents and visitors alike. The building is specifically designed to provide a safe, convenient, and interesting introduction to shooting sports for beginners and an equally safe and convenient training and practice venue for amateur and professional shooters. The key elements, of course, are the shooting lanes in the basement floor. This concrete enclosure will have state of the art bullet traps, wire-retrievable targets, complete sound-proofing and the most secure ammunition storage facility in the city.

Shooting as a profession, as a pastime and as a sport is ubiquitous all over Alaska and Juneau is no different. There are other shooting facilities in Juneau that include the Hank Harmon Rifle Range, which is outdoors; the Juneau Gun Club's trap range; and the indoor range at Montana Creek which is limited to pistols and small caliber rifles. None of these provide an indoor, year-round, fully staffed social setting combined with the opportunity for training, shooting, and conversing about firearms and the shooting sports.

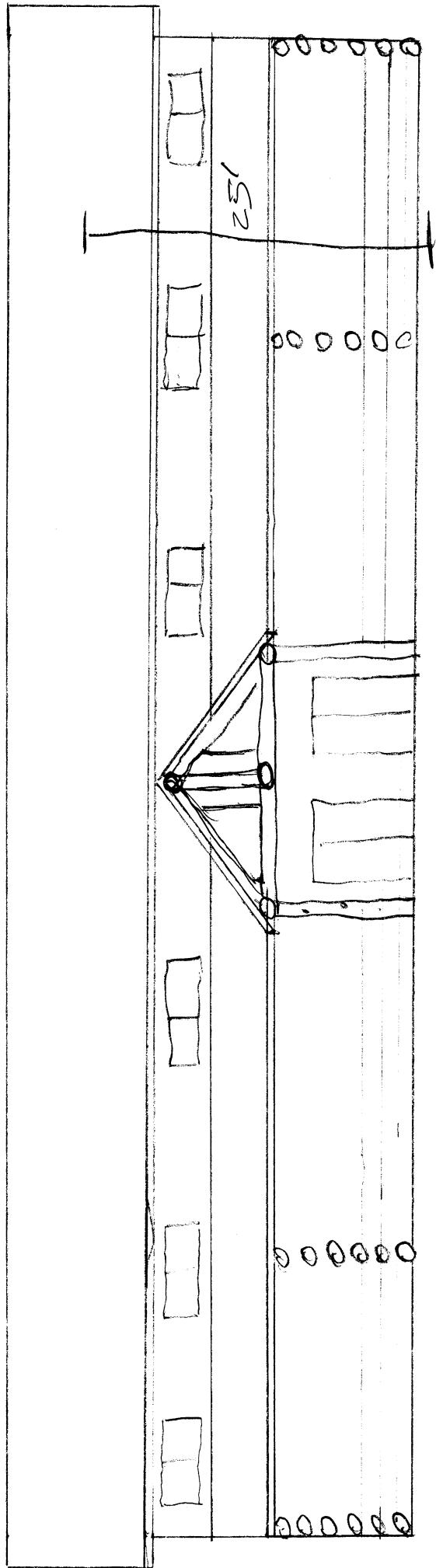
This will be a commercial facility but it will fill a social niche that is empty in Juneau at the present time. As might be expected, one of the most significant economic engines will be revenue from visitors, including cruise ship passengers and crew, who want to see what it is like to handle and fire a wide variety of firearms. Bus service to the downtown tourist locations will be provided. Other forms of revenue will come from sales of firearms, souvenirs, and refreshments on site.

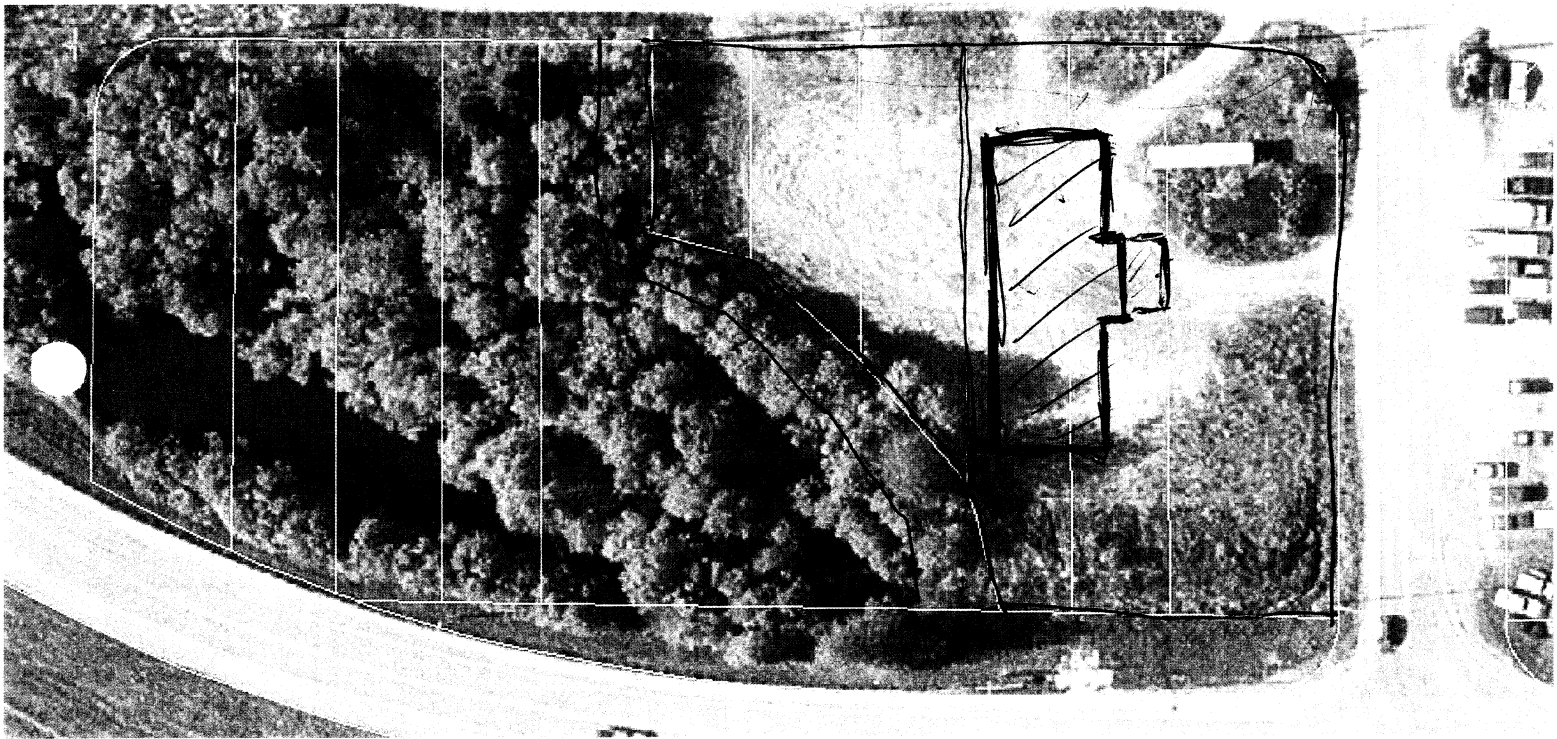
The building will occupy a 5,000 square foot footprint. The lower storey will be a concrete-enclosed, below ground, containment for the shooting lanes and ammunition storage. The main floor will be a log cabin-style Great Room similar to iconic lodges and road houses in Alaska. The main floor will contain a souvenir vending space; displays of firearms and ammunition for sale; a coffee shop with tables; a lounge area with fireplace; and an instructional area. There will be a partial third story in the attic area to provide office space and an employee lounge.



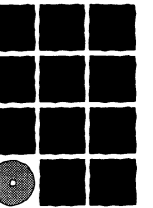
JUNEAU MERCANTILE & ARMORY

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AUG 22 2012
PERMIT CENTER/CDD



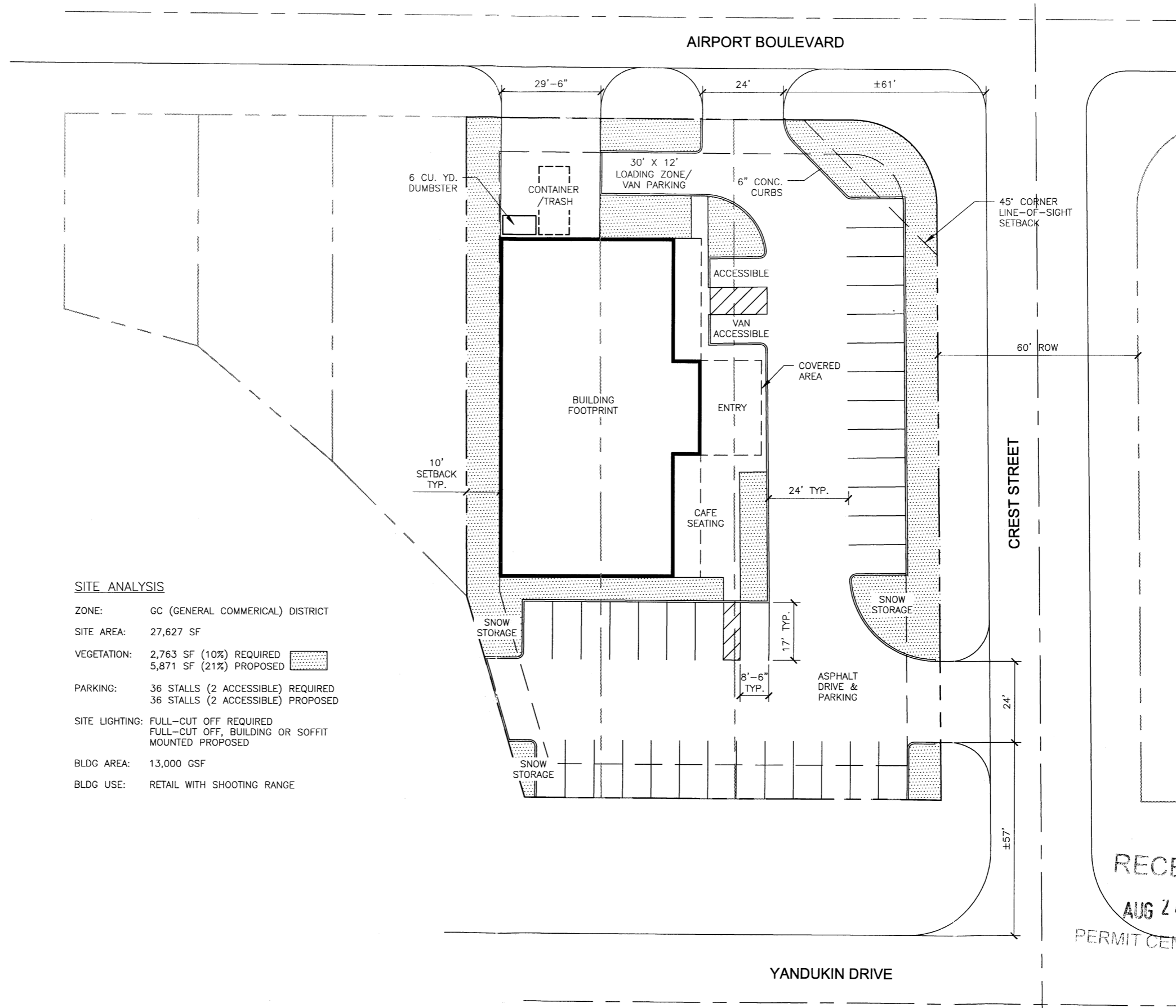


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AUG 22 2012
PERMIT CENTER/CDD



**Jensen
Yorba
Lott
Inc.**

522 West 10th Street
Juneau, Alaska 99801
phone 907-586-1070
fax 907-586-3959
jensenyorbalott.com



SITE ANALYSIS

ZONE: GC (GENERAL COMMERCIAL) DISTRICT

SITE AREA: 27,627 SF

VEGETATION: 2,763 SF (10%) REQUIRED
5,871 SF (21%) PROPOSED

PARKING: 36 STALLS (2 ACCESSIBLE) REQUIRED
36 STALLS (2 ACCESSIBLE) PROPOSED

SITE LIGHTING: FULL-CUT OFF REQUIRED
FULL-CUT OFF, BUILDING OR SOFFIT MOUNTED PROPOSED

BLDG AREA: 13,000 GSF

BLDG USE: RETAIL WITH SHOOTING RANGE

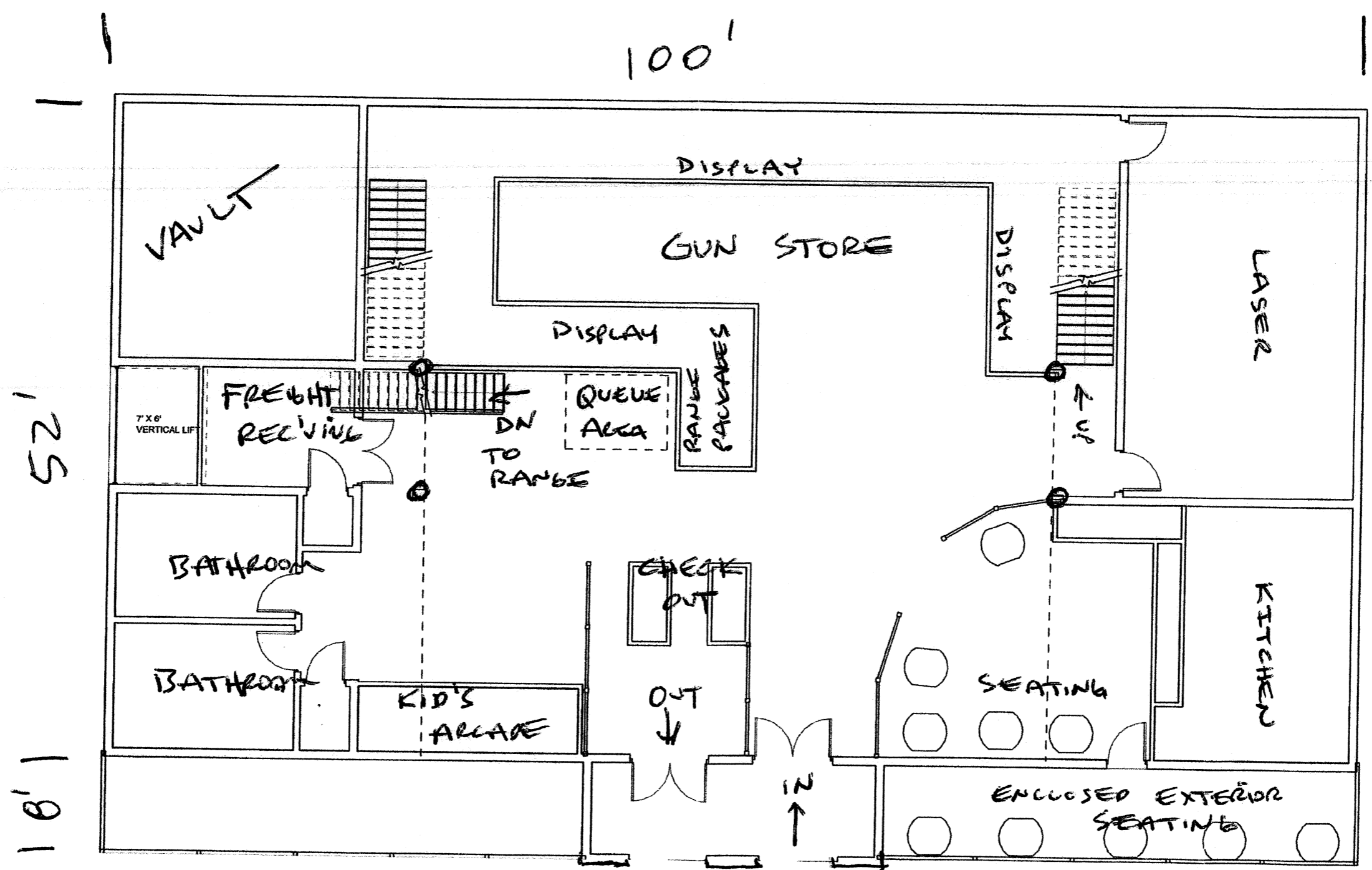
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AUG 24 2012
PERMIT CENTER/CDD

JUNEAU MERCANTILE
AND ARMORY

JUNEAU, ALASKA
USE 12-016

CONCEPTS
REVISIONS
▲
▲
▲
SHEET TITLE
PROPOSED
SITE PLAN

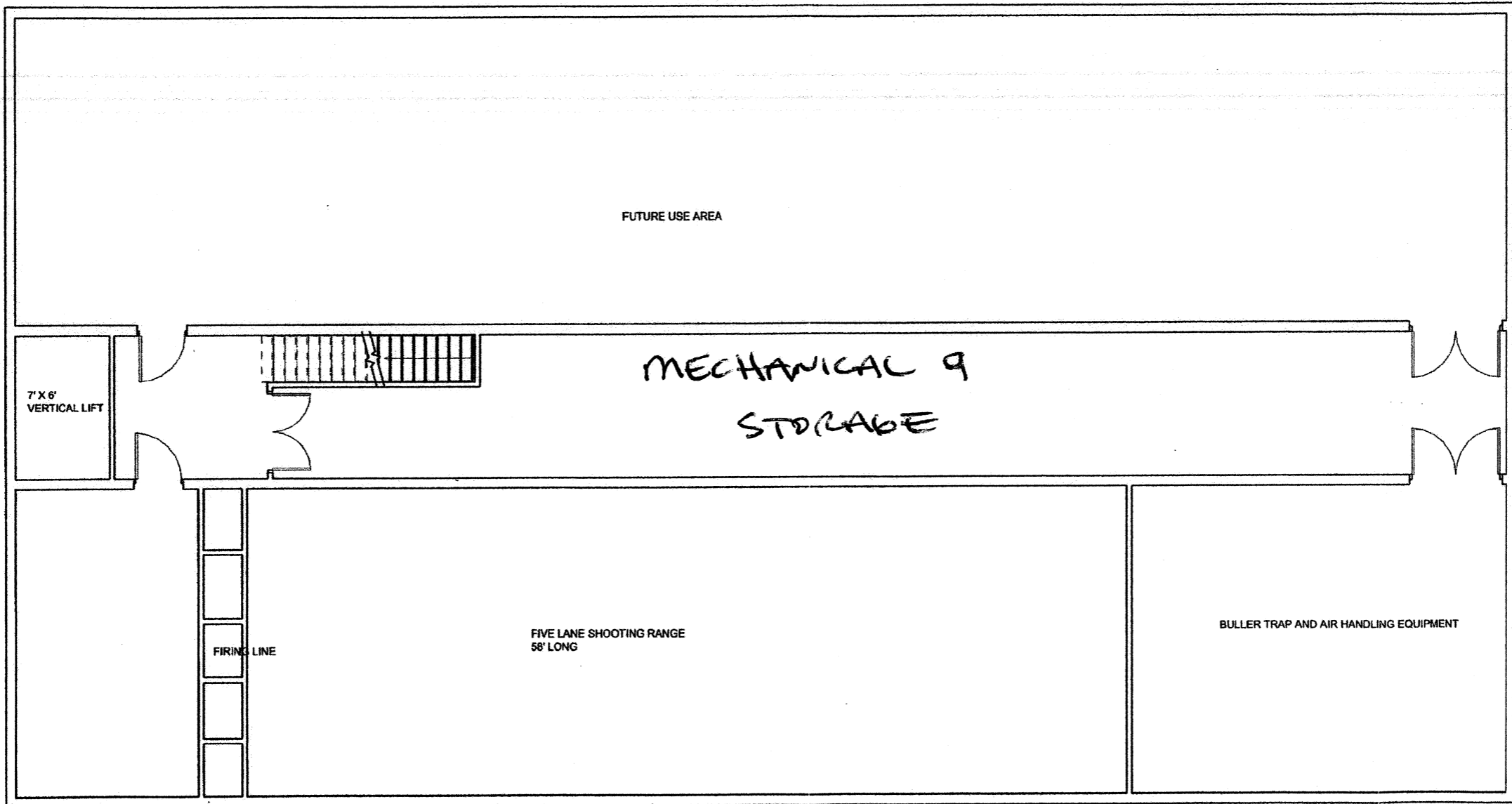
DATE: AUGUST 24, 2012
FILE: 12039



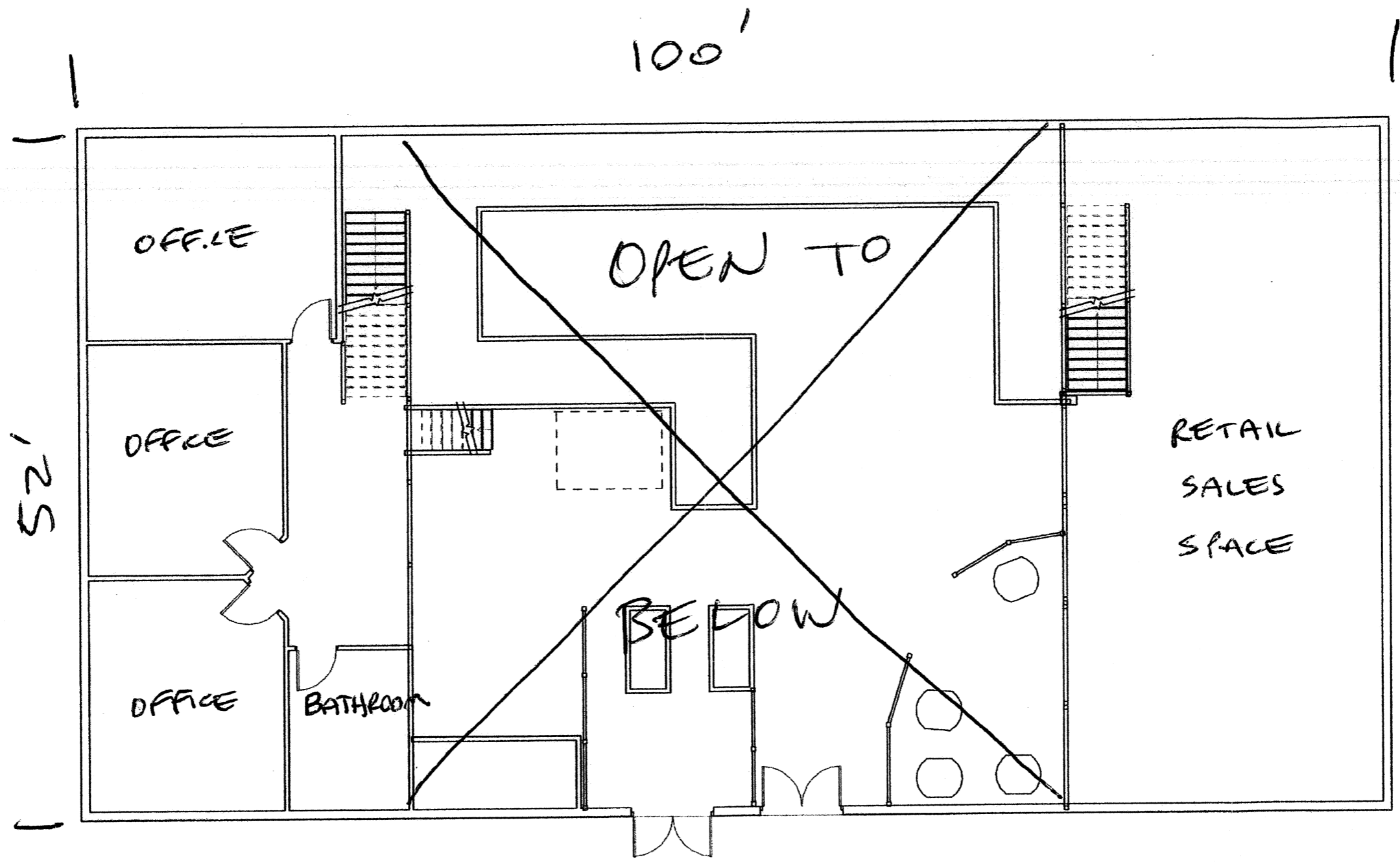
MAIN FLOOR

100'

52'

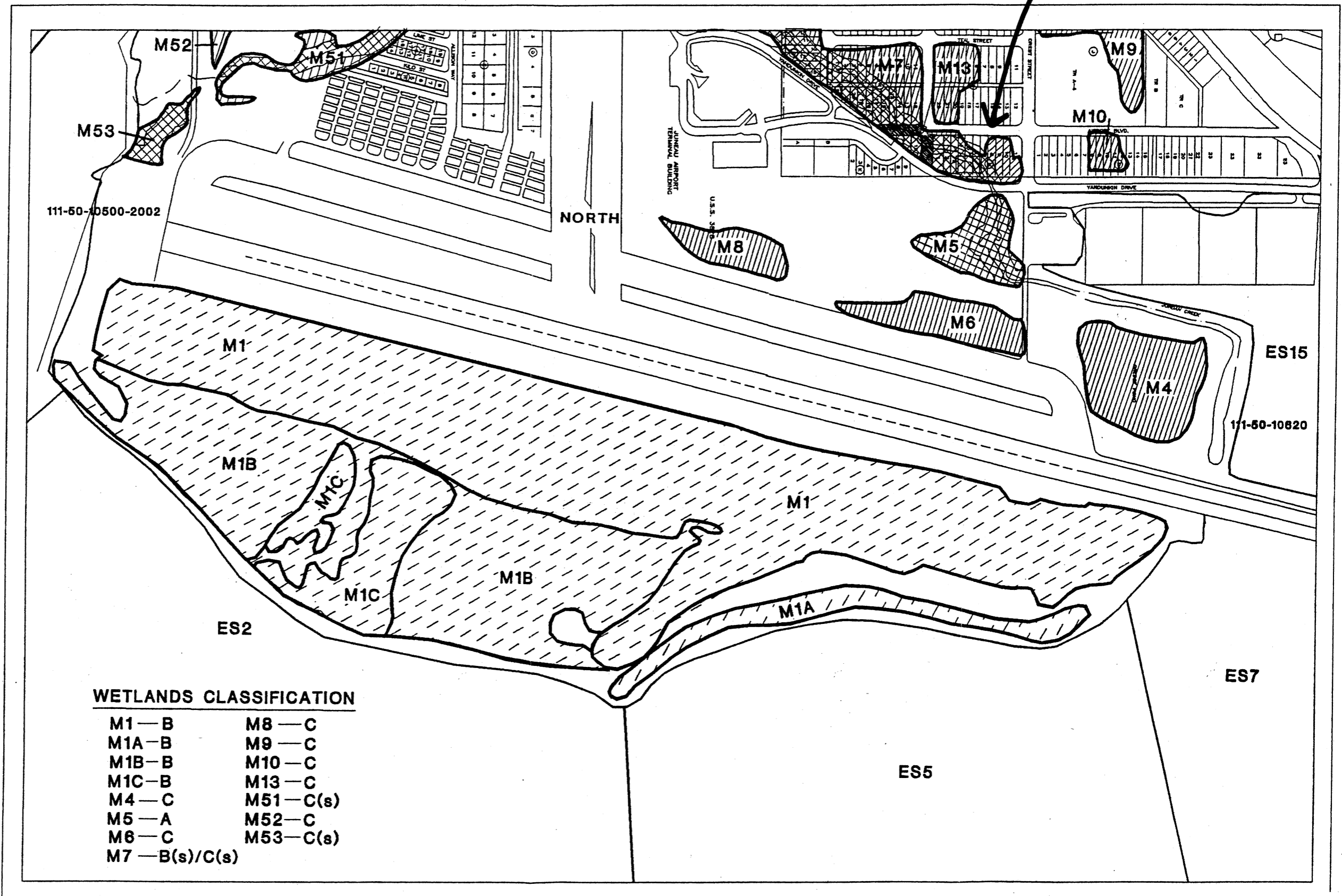


BASEMENT



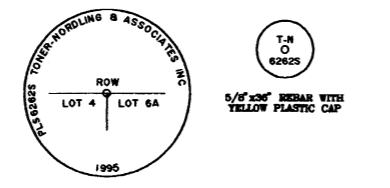
2ND FLOOR

Project Area



WETLANDS CLASSIFICATION

M1 — B	M8 — C
M1A — B	M9 — C
M1B — B	M10 — C
M1C — B	M13 — C
M4 — C	M51 — C(s)
M5 — A	M52 — C
M6 — C	M53 — C(s)
M7 — B(s)/C(s)	

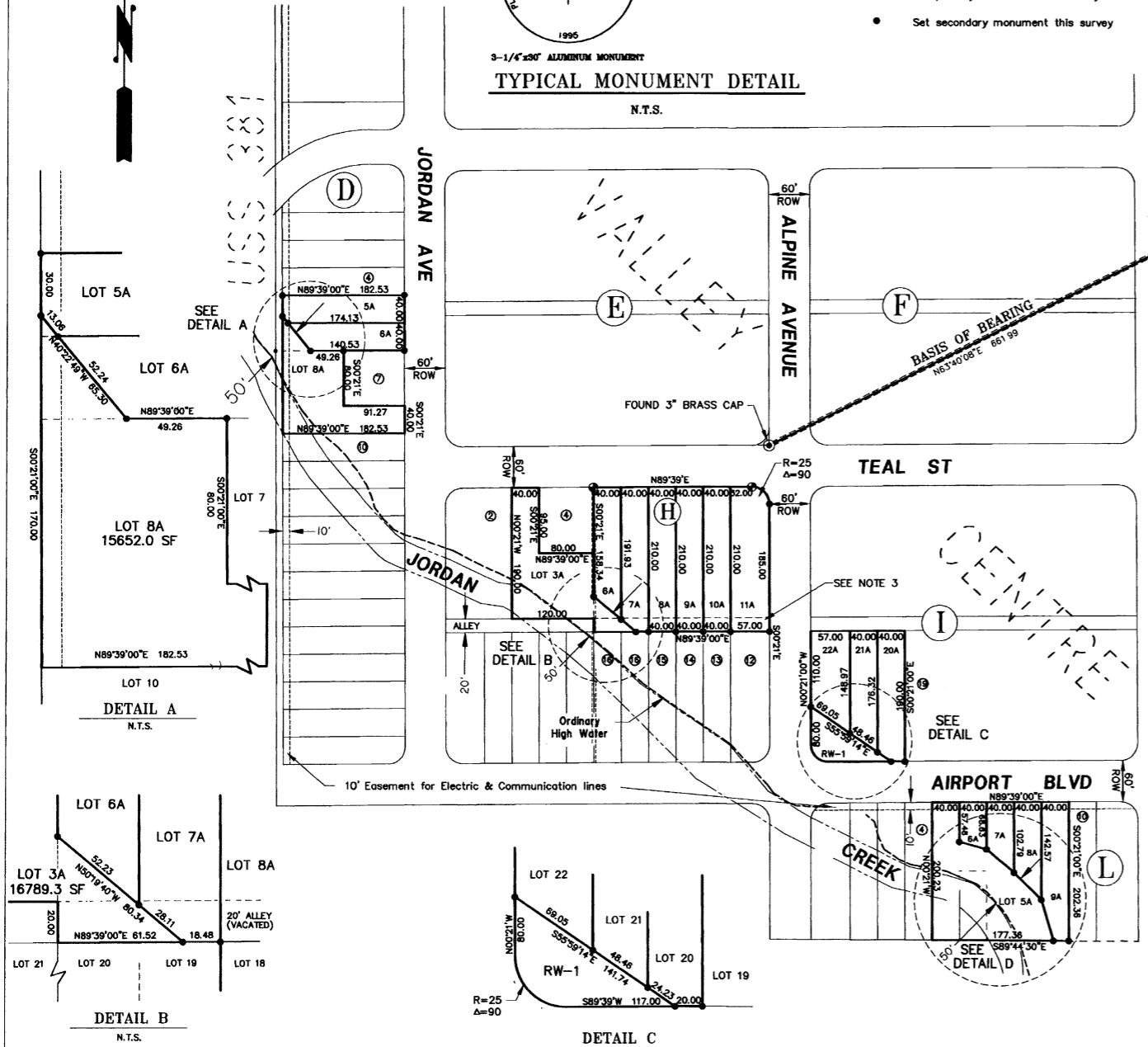
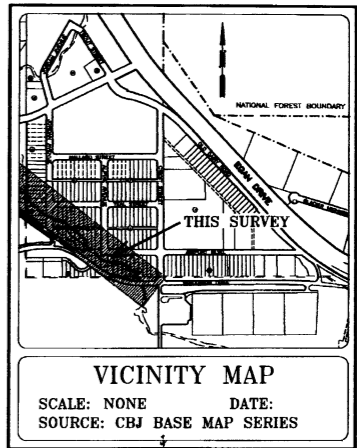


- LEGEND**
- Found primary monument as noted
 - Set primary monument this survey
 - Set secondary monument this survey

- NOTES**
- This plat is for the purposes of delineating a greenbelt along Jordan Creek, the dedication of additional right-of-way for the new alignment of Airport Blvd and the vacation of the existing alley in Block H.
 - Lot RW-1 dedicated this plat for right-of-way for new alignment of Airport Blvd.
 - Existing 20' alley vacated this plat.

LOT AREA TABLE

BLOCK	LOT	AREA
D	5A	7259 sf
D	6A	6293 sf
H	6A	7005 sf
H	7A	8205 sf
H	8A	8400 sf
H	9A	8400 sf
H	10A	8400 sf
H	11A	11836 sf
I	20A	7463 sf
I	21A	6506 sf
I	22A	7381 sf
L	6A	2522 sf
L	7A	3428 sf
L	8A	4907 sf
L	9A	7571 sf
H	3A	16789.3 sf
L	5A	21832.4 sf
D	8A	15652.0 sf
I	RW-1	4680 sf



OWNERSHIP CERTIFICATE

We hereby certify that we are the owners of property shown and described hereon and that we hereby adopt this plat 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: November 14, 1995

Witness [Signature] Owner [Signature]
 Witness [Signature] Owner [Signature]
 Witness [Signature] Owner [Signature]

OWNERSHIP CERTIFICATE

I hereby certify that I am the City Manager of the City & Borough of Juneau and that the City & Borough of Juneau is an owner of property shown and described hereon and that I hereby adopt this plat of subdivision with my free consent, and dedicate all streets, alleys, walks, parks and other open spaces to public or private use as noted:

CITY AND BOROUGH OF JUNEAU

[Signature] 1/24/96
 City Manager Date

UNITED STATES OF AMERICA } ss.
 STATE OF ALASKA }

THIS IS TO CERTIFY that on this 14th day of November, 1995, before me the undersigned, a Notary Public in and for the State of Alaska, duly commissioned and sworn, personally appeared Theodore J. Smith, Francis A. Smith and Sidney J. Smith, to me known to be the persons described in and who executed the above and foregoing instrument, and acknowledged to me that they signed and sealed the same freely and voluntarily for the uses and purposes therein mentioned.

WITNESS my hand and official seal the day and year in this certificate first above written.

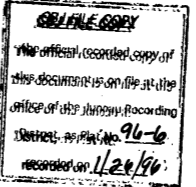
[Signature]
 Notary Public for Alaska
 My commission expires: 7/2/99

UNITED STATES OF AMERICA } ss.
 STATE OF ALASKA }

THIS IS TO CERTIFY that on this 24 day of JANUARY, 1996, before me the undersigned, a Notary Public in and for the State of Alaska, duly commissioned and sworn, personally appeared David R. Palmer, City Manager, City & Borough of Juneau, to me known to be the person described in and who executed the above and foregoing instrument, and acknowledged to me that he signed and sealed the same freely and voluntarily for the uses and purposes therein mentioned.

WITNESS my hand and official seal the day and year in this certificate first above written.

[Signature]
 Notary Public for Alaska
 My commission expires: 9-11-96



BASIS OF BEARING

The Basis of Bearing for this plat is the calculated bearing of N63°40'08" E between a found W.K.V.H brass cap monument marking the southeast corner of Block E and a Toner-Nordling Brass cap monument marking the southwest corner of Tract A-2 Block G Valley Centre Subdivision.

PLANNING COMMISSION CERTIFICATE

I hereby certify that the plat shown hereon has been found to comply with subdivision regulations of the City and Borough of Juneau, Alaska and that the plat has been approved by the Planning Commission by Plat Resolution No. FP-04-95, SV-01-95 dated March 28, 1995, and that the plat shown hereon has been approved for recording in the office of the District Recorder, Juneau, Alaska.

Dated January 26, 1996.

[Signature]
 Chairman
 City and Borough of Juneau
 Planning Commission

Attest: [Signature]
 Clerk
 City and Borough of Juneau
 Planning Commission

WASTEWATER DISPOSAL CERTIFICATE

The Alaska Department of Environmental Conservation has reviewed plans for this subdivision's wastewater disposal, and approves this subdivision for platting.

[Signature] ES TE 11-15-95
 Signature Title Date

SURVEYOR'S CERTIFICATE

I hereby certify that I am a professional Land Surveyor registered in the State of Alaska, and that this plat represents the survey made by me or under my direct supervision, that the accuracy of the survey is within limits required by Title 4 Community Development Regulations and Title 49 of the Code of the City and Borough of Juneau, that all dimensional and relative bearings are correct and that monuments are set in place and noted upon this plat as presented.

Date: November 14, 1995

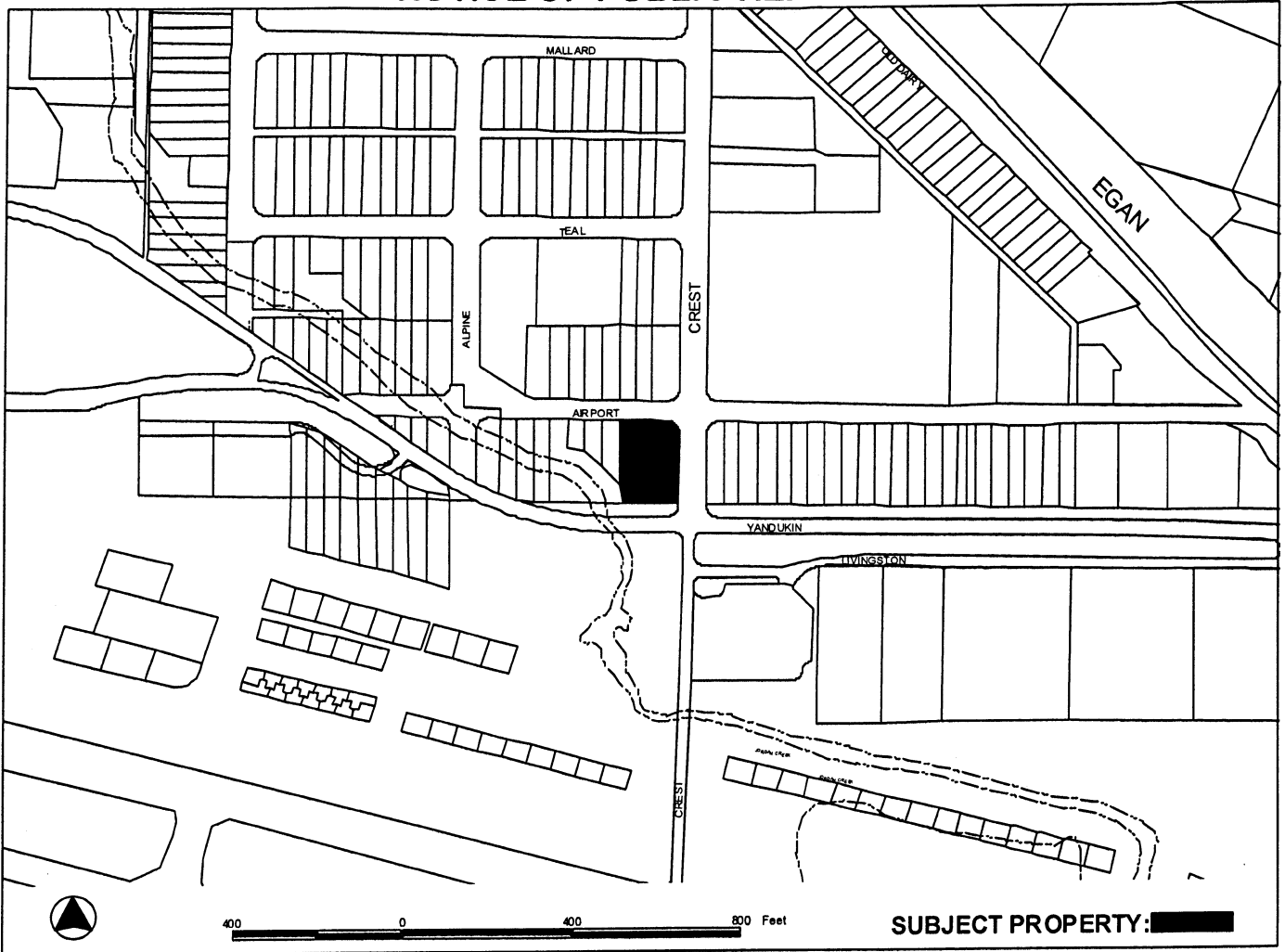


PLAT OF
VALLEY CENTRE GREENBELT SUBDIVISION
 A RESUBDIVISION OF PORTIONS OF BLOCKS D,H,I & L
 VALLEY CENTRE SUBDIVISION
 FOR THE PURPOSES OF CREATING A GREENBELT ALONG JORDAN CREEK

TONER-NORDLING & ASSOCIATES INC
 CIVIL ENGINEERING-LAND SURVEYING-CONSTRUCTION MANAGEMENT
 2221 NORTH JORDAN AVENUE
 JUNEAU ALASKA 99801 907-789-3533

SCALE: 1" = 100'	DATE: NOV. 1995	PROJECT NO: 95-3134	FILE NO:	SHEET NO: 1 of 1
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NOTICE OF PUBLIC HEARING



PROPOSAL: Conditional Use permit application for a new 13,000 square foot commercial building containing retail, food vending, and an indoor shooting range.

<p>FILE NO: USE2012 0016</p> <p>TO: Adjacent Property Owners</p> <p>HEARING DATE: Sep 25, 2012</p> <p>HEARING TIME: 7:00 PM</p> <p>PLACE: ASSEMBLY CHAMBERS Municipal Building 155 South Seward St Juneau, Alaska 99801</p>	<p>APPLICANT: JUNEAU MERCANTILE AND ARMORY</p> <p>Property PCN: 5-B15-0-109-005-0 5-B15-0-109-006-0 5-B15-0-109-007-0</p> <p>Owner(s): VALLEY CENTRE DEVELOPMENT LLC</p> <p>Size: 7571 sqft</p> <p>Zoned: GC</p> <p>Site Address: AIRPORT BLVD</p> <p>Accessed via: AIRPORT BLVD</p>
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PROPERTY OWNERS PLEASE NOTE:

You are invited to attend this Public Hearing and present oral testimony. The Planning Commission will also consider written testimony. You are encouraged to submit written material to the Community Development Department no later than 8:30 A.M. on the Wednesday preceding the Public Hearing. Materials received by this deadline are included in the information packet given to the Planning Commission a few days before the Public Hearing. Written material received after the deadline will be provided to the Planning Commission at the Public Hearing.

If you have questions, please contact

NICOLE JONES 586-0218 NICOLE_JONES@CI.JUNEAU.AK.US

Planning Commission Agendas, Staff Reports and Meeting Results can be viewed at www.juneau.org/plancomm.

Date notice was printed: September 11, 2012