

# DEVELOPMENT PERMIT APPLICATION

Project Number <b>USE13-15</b>	CITY and BOROUGH of JUNEAU	Date Received:
Project Name (City Staff to Assign Name)		

INFORMATION	Project Description <b>Parcel 1B MENDOTA PARK SUBDIVISION</b> <b>24-UNIT APARTMENT COMPLEX</b>		
	PROPERTY LOCATION		
	Street Address <b>NNN DAVIS AVE</b>	City/Zip <b>JUNEAU, 99801</b>	
	Legal Description(s) of Parcel(s) (Subdivision, Survey, Block, Tract, Lot) <b>Parcel 1B Mendota Park Subdivision</b>		
	Assessor's Parcel Number(s)		
	LANDOWNER/ LESSEE		
	Property Owner's Name <b>ANIAKCHACK, INC</b>	Contact Person: <b>Bill Neumann</b>	Work Phone: <b>723-4540</b>
	Mailing Address <b>6000 THAVE RD.</b>	Home Phone: <b>586-1714</b>	Fax Number:
	E-mail Address <b>Wneumann@msn.com</b>	Other Contact Phone Number(s):	
	LANDOWNER/ LESSEE CONSENT <span style="float: right;">****Required for Planning Permits, not needed on Building/ Engineering Permits****</span>		
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. <input checked="" type="checkbox"/> <span style="margin-left: 20px;">VP</span> , <span style="float: right;">4-26-13</span> Landowner/Lessee Signature <span style="float: right;">Date</span> <input checked="" type="checkbox"/> _____ Landowner/Lessee Signature <span style="float: right;">Date</span>			
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 <span style="float: right;">If the same as OWNER, write "SAME" and sign and date at X below</span>			
Applicant's Name <b>William Neumann</b>	Contact Person: <b>Bill Neumann</b>	Work Phone: <b>723-4540</b>	
Mailing Address <b>6000 THAVE RD.</b>	Home Phone: <b>586-1714</b>	Fax Number:	
E-mail Address <b>Wneumann@msn.com</b>	Other Contact Phone Number(s):		
<input checked="" type="checkbox"/>	Date of Application		

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)			
		Use Approval (Allowable, Conditional, Cottage Housing, Mobile Home Parks, Accessory Apartment)		4/26/13	USE 13-015
		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
					<b>ESF</b>

# ALLOWABLE/CONDITIONAL USE PERMIT APPLICATION

TO BE COMPLETED BY THE APPLICANT

Project Number	Project Name (15 characters)	Case Number	Date Received
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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: \_\_\_\_\_

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

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

24- UNIT APARTMENT Complex

**IS THIS A MODIFICATION OF AN EXISTING APPROVAL?**     NO     YES - Case # Don't know

**CURRENT USE OF LAND OR BUILDING(S):**    VACANT

**PROPOSED USE OF LAND OR BUILDING(S):**    24-UNIT APARTMENT Complex

**UTILITIES PROPOSED:**    **WATER:**     Public     On Site    **SEWER:**     Public     On Site

**SITE AND BUILDING SPECIFICS:**

Total Area of Lot 99685 square feet    Total Area of Existing Structure(s) - 0 - square feet

Total Area of Proposed Structure(s) 14,800 square feet

**EXTERNAL LIGHTING:**

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

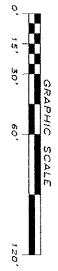
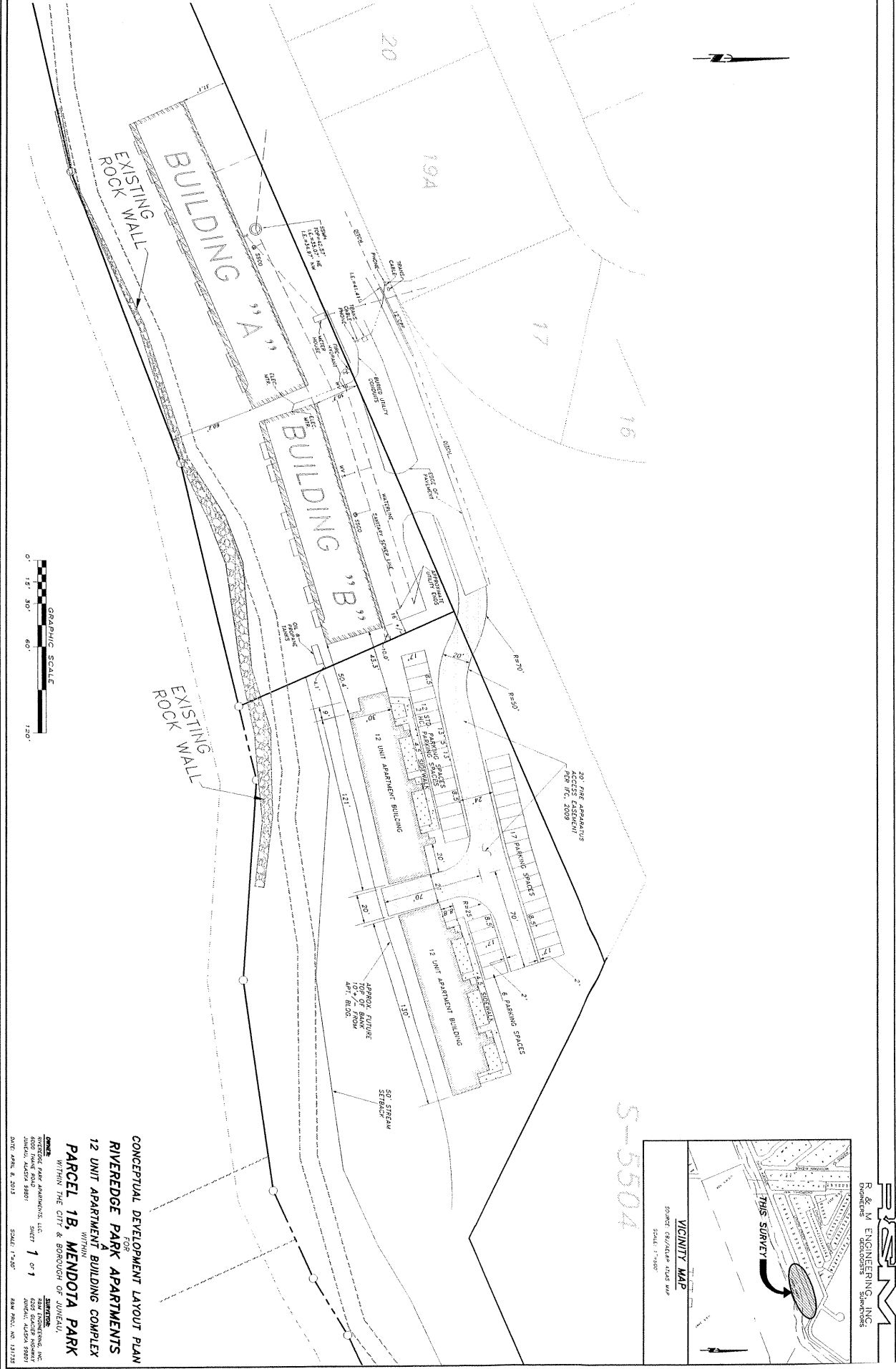
Proposed     No     Yes - Provide fixture information, cutoff sheets, and location of lighting fixtures

**PROJECT NARRATIVE AND SUBMITTAL CHECKLIST:**

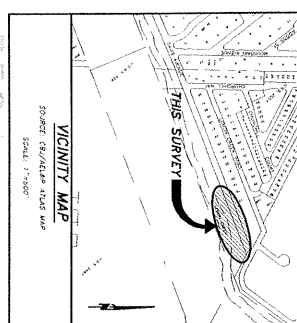
<input checked="" type="checkbox"/> Site Plan	<input checked="" type="checkbox"/> Existing and proposed parking areas (including dimensions) and proposed traffic circulation
<input checked="" type="checkbox"/> Floor Plan of proposed buildings	<input checked="" type="checkbox"/> Existing Physical Features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

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>	_____	_____	_____
<b>Total Fee</b>	<b>\$ <u>900</u></b>	<u>055799</u>	<u>cd 13571</u>	<u>4/26/13</u>	

**NOTE: MUST BE ACCOMPANIED BY DEVELOPMENT PERMIT APPLICATION FORM**



S-5504



R & M ENGINEERING, INC.  
ENGINEERS  
DRAUGHTSMEN SURVEYORS

**CONCEPTUAL DEVELOPMENT LAYOUT PLAN  
FOR  
RIVEREDGE PARK APARTMENTS  
12 UNIT APARTMENT BUILDING COMPLEX  
WITHIN  
PARCEL 1B, MENDOTA PARK  
WITHIN THE CITY & BOROUGH OF JUVENAL**

**OWNER:**  
RIVEREDGE PARK APARTMENTS, LLC  
4000 FORD ROAD  
JUVENAL, ALASKA 99601

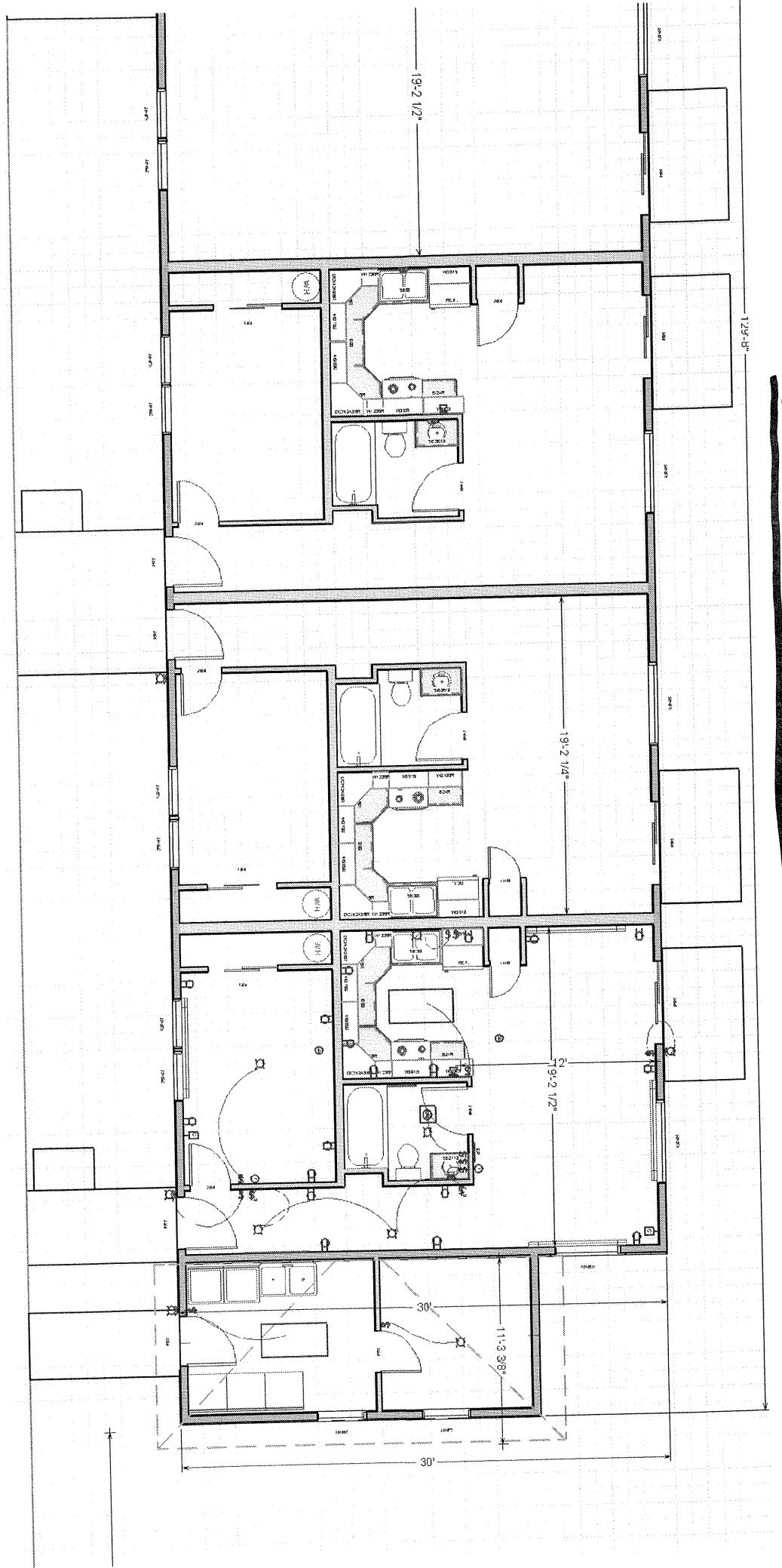
**DATE:** APRIL 8, 2013

**SCALE:** 1"=50'

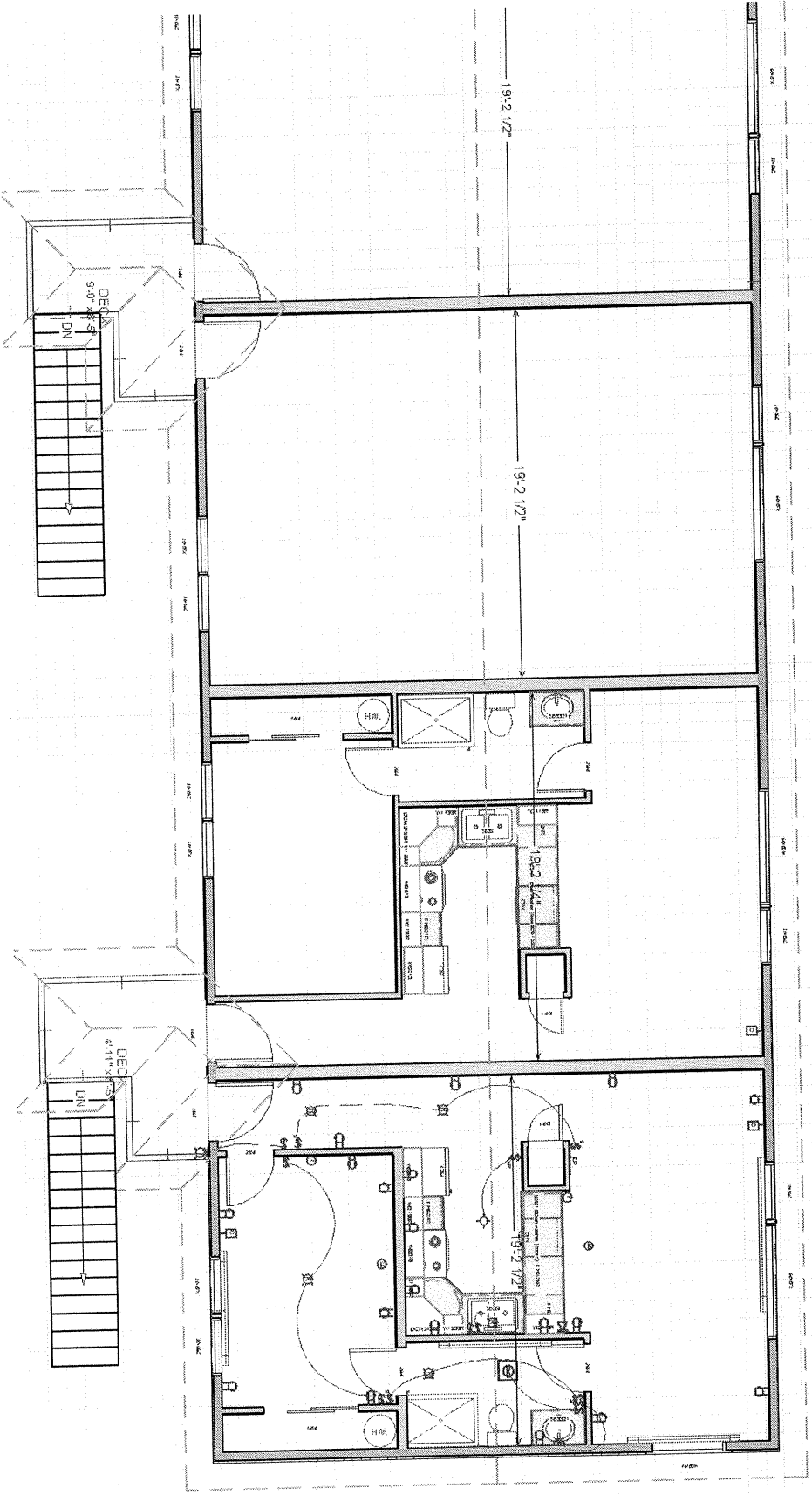
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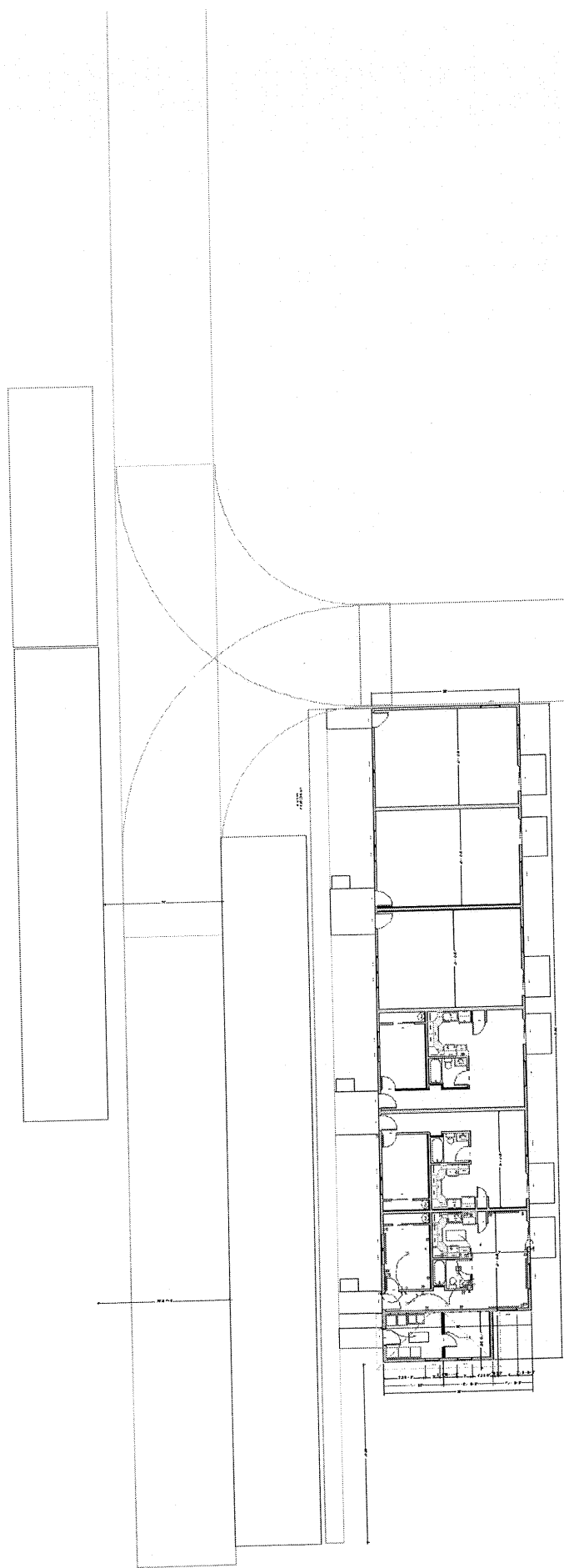
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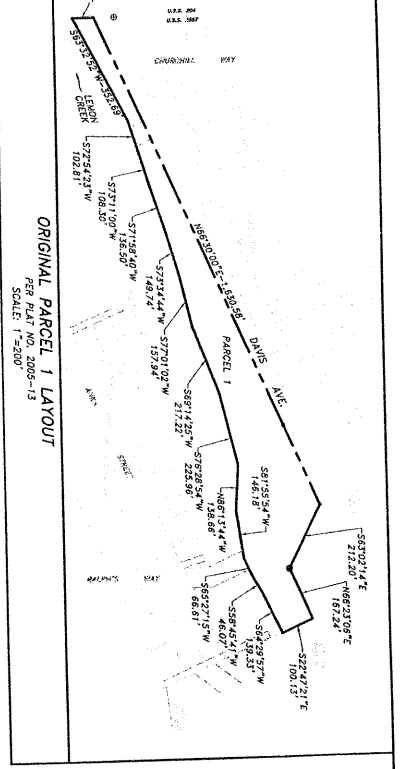
# 1st Floor Plan example



# 2nd Floor Plan Example

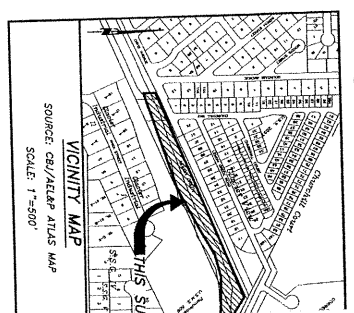






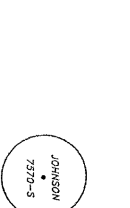
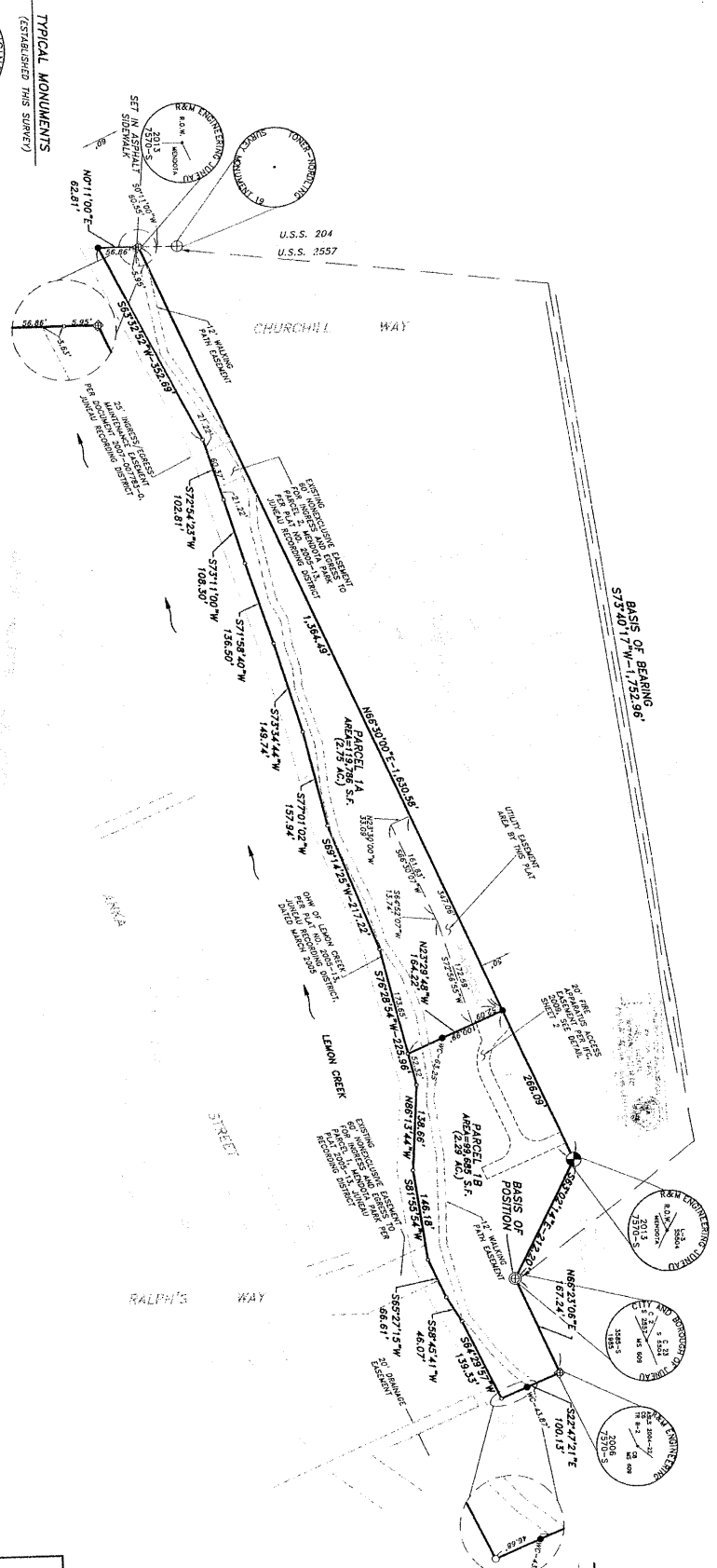
**GENERAL NOTES**

1. THE BASIS OF BEARING UTILIZED TO CONDUCT THIS SURVEY WAS BETWEEN A RECOVERED C.G.L. PRIMARY MONUMENT FOR CORNER 2, U.S. SURVEY LOTS OF DAVIS AVENUE WITH THE COMMON BOUNDARY BETWEEN U.S. SURVEY NOS. 204 AND 2551, AS DEMONSTRATED ON PLAT 2003-13, HAVING A RECORD BEARING OF S73°40'17"W.
2. WHERE RECORD SURVEY COURSES (BEARINGS AND/OR DISTANCES) DIFFER FROM MEASURED AND/OR COMPUTED SURVEY COURSES, THE RECORD SURVEY COURSE IS SHOWN WITHOUT PARENTHESES.
3. FIELD SURVEY WAS CONDUCTED BY CONVENTIONAL, ON-THE-GROUND SURVEYING METHODS UTILIZING A TOPCON DT-3000 SERIES TOTAL STATION AND RANGING PRISM.
4. THE RECORD INFORMATION UTILIZED TO CONDUCT THIS SURVEY WAS "A" PLAT DEMONSTRATING MENDOTA PARK, A SUBDIVISION OF THE CITY AND BOROUGH OF JUNEAU, ALASKA, WITHIN A SUBDIVISION WITHIN MINERAL SURVEY NO. 609 DATED MARCH, 2003 ON FILE IN THE JUNEAU RECORDING DISTRICT OFFICE AS PLAT 2003-13.
5. THE ON LOT STORMWATER RUNOFF DRAINAGE IS ACCEPTABLE AS EXIST BETWEEN THE PLATTED LOTS OF THIS SUBDIVISION AND MAY NOT BE MODIFIED UNLESS PERMITTED BY CEU ENGINEERING PUNJAMANT TO CHAPTER 15.12.120.1 BEST MANAGEMENT PRACTICES.
6. PARTS OF THIS SUBDIVISION MAY BE LOCATED IN A SPECIAL FLOOD HAZARD AREA ACCORDING TO THE COMMUNITY-PLANET #120008855, NATIONAL FLOOD INSURANCE PROGRAM, BUREAU OF JUNEAU, ALASKA, SPECIAL RESOLUTIONS MAP, DATED FEBRUARY 24, 1981, OF THE CITY & BOROUGH OF JUNEAU, ALASKA.
7. THE DOMESTIC WATER AND SANITARY SEWER DISPOSAL SYSTEMS FOR PARCEL 14 AND 18 ARE PRIVATE UTILITIES AND MANAGED AS OUTLINES IN THE MENDOTA PARK SUBDIVISION MAP, DATED FEBRUARY 24, 1981, OF THE CITY & BOROUGH OF JUNEAU, ALASKA. WATER MAINS AND SANITARY SEWER LINES DO NOT EXTEND TO PARCEL 18 PROPERTY LINE. LOT 18 IS RESPONSIBLE TO EXTEND THOSE LINES.



**SYMBOLS**

- C.G.L. PRIMARY MONUMENT (RECOVERED)
- I & N PRIMARY MONUMENT (RECOVERED)
- 7570-S SECONDARY MONUMENT (RECOVERED)
- 7570-S PRIMARY MONUMENT (RECOVERED)
- 7570-S PRIMARY MONUMENT (ESTABLISHED)
- 7570-S SECONDARY MONUMENT (ESTABLISHED)
- NO MONUMENT RECOVERED OR ESTABLISHED THIS SURVEY
- PROPERTY/BOUNDARY LINE
- EASEMENT LINE
- CASPERKEY LINE
- CASPERKEY HIGH WATER
- ONY
- OBSTACULARY HIGH WATER



**PRIMARY MONUMENT**  
ALUMINUM BENCHMARK FEDERAL  
ON 1-1/4" DIA. YELLOW PLASTIC SURROUND  
INTEGRATED CARBON STEEL IN BRASS ON 3/8" DIA. YELLOW  
PVC IN BRASS ON 3/8" DIA. YELLOW

**SECONDARY MONUMENT**  
1-1/4" DIA. YELLOW PLASTIC SURROUND  
INTEGRATED CARBON STEEL IN BRASS ON 3/8" DIA. YELLOW  
PVC IN BRASS ON 3/8" DIA. YELLOW

**TYPICAL MONUMENTS**  
(ESTABLISHED THIS SURVEY)

**GRAPHIC SCALE**  
0' 50' 100' 200' 400'

**DATE:** 2013-03-13

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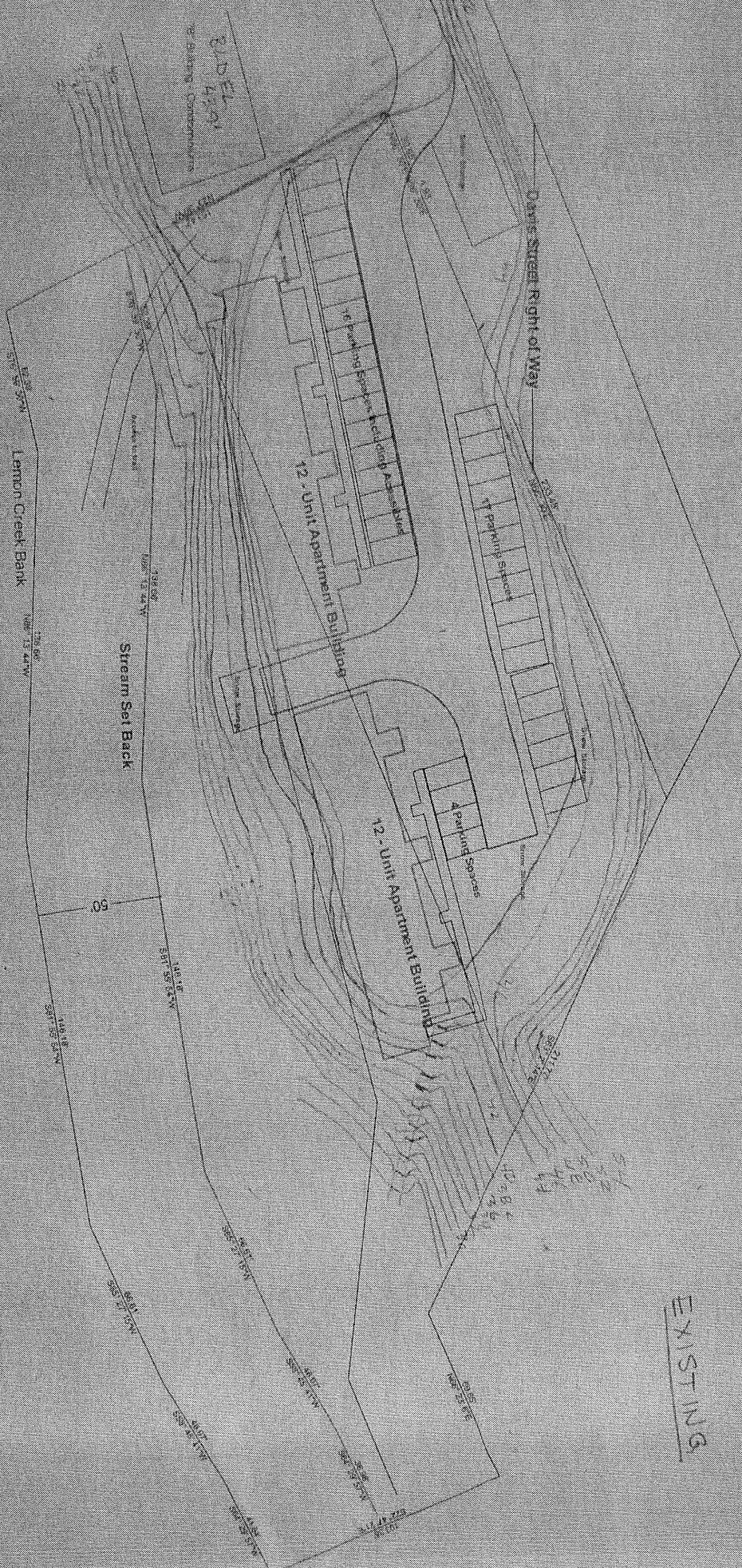
**PLAT OF**  
**PARCELS 1A AND 1B,**  
**MENDOTA PARK**  
A SUBDIVISION OF  
**PARCEL 1, MENDOTA PARK**  
WITHIN U.S.S. 2557 & U.S.S. 609  
CITY AND BOROUGH OF JUNEAU, ALASKA  
JUNEAU RECORDING DISTRICT

**OWNER:** MARK A. JOHNSON, A.L.S.  
15318 FOR 7900 90th  
JUNEAU, ALASKA 99801  
R&M PROJ. NO. 13100

**SURVEYOR:** MARK A. JOHNSON, A.L.S.  
6285 GARDNER HIGHWAY  
JUNEAU, ALASKA 99801  
R&M PROJ. NO. 13100

**SCALE:** 1"=100'

**SHEET:** 1 of 2

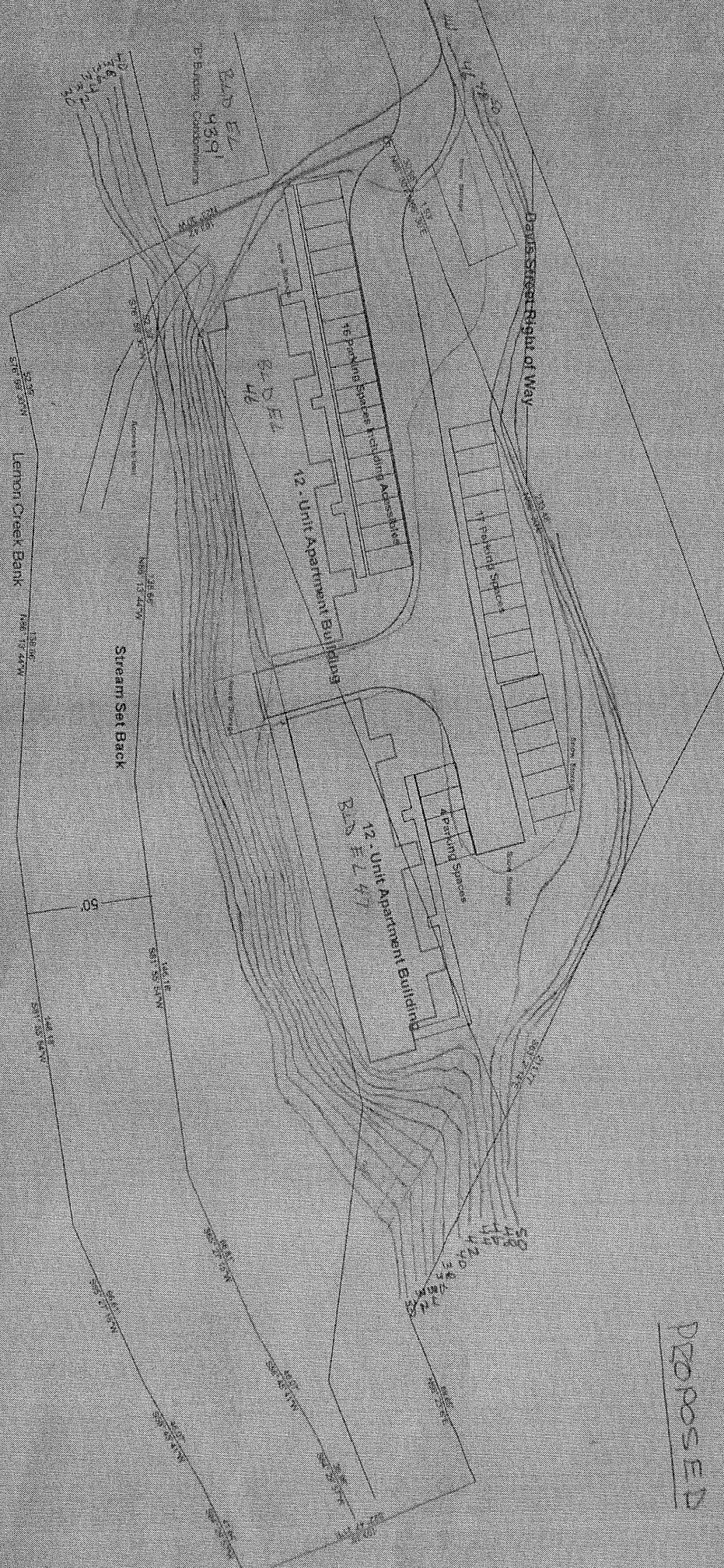


BUDGET  
4/20/11

RIVEREDGE PARK APARTMENTS  
5/6/12

EXISTING





PROPOSED

RWEEDSE TRAK APARTMENTS  
5/6/13