

# MEMORANDUM

CITY/BOROUGH OF JUNEAU  
155 South Seward Street, Juneau, Alaska 99801

**DATE:** March 30, 2007

**TO:** Board of Adjustment

**FROM:** Peter Freer, Planner  
Community Development Department

**FILE NO.:** VAR2007-00008

**PROPOSAL:** Construction of approximately 1200 sq ft of city approved road improvements within the 26' to 50' setback of Jordan Creek.

## GENERAL INFORMATION

**Applicant:** Scott Jenkins and Bruce Griggs

**Property Owner:** Ted Smith

**Property Address:** 2285 Trout Street

**Legal Description:** Valley Centre 3 LT 3

**Parcel Code Number:** 5-B15-0-111-002-2

**Site Size:** 10.77 acres

**Zoning:** Light Commercial

**Utilities:** Municipal water and wastewater

**Access:** Trout Street/Jordan Avenue

**Existing Land Use:** Vacant

**Surrounding Land Use:** North - Egan Drive/east valley  
South - Airport commercial area  
East - Egan Drive  
West - Tongass Park subdivision



## **ATTACHMENTS**

Attachment A	Vicinity Map
Attachment B	Illustration of Setback
Attachment C	Preliminary Plat Map
Attachment D	1993 Plat showing protected greenbelt on Jordan Creek

## **PROJECT DESCRIPTION**

A variance is requested for approximately 1,958 square feet of street right-of-way within the 25' to 50' setback of Jordan Creek. This would occur along approximately 110 linear feet of the right-of-way, and would include approximately 1,253 square feet of actual improvements placed in the setback. The remainder of the encroachment would consist of undeveloped right-of-way.

The street right-of-way in question is an extension of Jordan Avenue that will provide access to seven lots in an eight lot commercial subdivision. UB2007-00009, to create the subdivision is also before the Commission tonight. The proposed right-of-way is 50 feet wide. Encroachment into the Jordan Creek setback occurs at the beginning of the new street, near the terminus of the existing Jordan Avenue. See attachment B.

## **BACKGROUND**

The applicant has proposed an eight lot commercial subdivision on property behind the valley McDonalds and Breeze-In stores. The proposed subdivision will have access via Trout Street or Jordan Avenue from a newly-constructed street that functionally will act as an extension of Jordan Avenue. See Attachment B for street location.

The site consists of second-growth forest, and is one of the largest vacant, commercially-zoned parcels in the lower valley. It was developed during World War II for barracks and other military installations, including an access road located in approximately the same alignment as the street proposed in connection with the subdivision. The military roadbed remains discernable even after 60 years of abandonment.

Approximately 3.5 acres of the 10.77 acre site is occupied by the Jordan Creek Office Condominiums under a long-term lease agreement. The configuration of the leased portion of the parcel, and the location of one of the office condominiums within the leased parcel has limited the options for routing the new street farther from Jordan Creek. The proposed subdivision site is accessible from the end of Shieye Street; however, it is not desirable to route commercial traffic through the Tongass Park neighborhood. The Land Use Code, in 49.35.210 (b) discourages the use of residential streets by through traffic.

A 1993 plat for parcel 5-B15-0-111-002-2 shows a greenbelt easement of 19,501 square feet surrounding Jordan Creek. Plat note number 6 states that development and/or further disturbance is

prohibited within 50 feet of the banks of Jordan Creek, or as otherwise set forth in the City and Borough of Juneau code and other applicable local, state and federal law. City code in CBJ 49.20.250 (b) states in part:

*A variance may vary any requirement or regulation of this title concerning dimensional and other design standards, but not those concerning the use of land or structures, housing density, lot coverage or those establishing construction standards.*

The variance application before the Commission is not among the exceptions listed above, thus, the Planning Commission may consider it. The street right-of-way and associated improvements are outside of the 19,501 square-foot, surveyed greenbelt easement.

The Wetlands Review Board reviewed the variance request at its March 8, 2007 regular meeting. The board recommended approval of the variance.

## **ANALYSIS**

### **Variance Requirements**

Under CBJ §49.20.250 where hardship and practical difficulties result from an extraordinary situation or unique physical feature affecting only a specific parcel of property or structures lawfully existing thereon and render it difficult to carry out the provisions of Title 49, the Board of Adjustment may grant a Variance in harmony with the general purpose and intent of Title 49. A Variance may vary any requirement or regulation of Title 49 concerning dimensional and other design standards, but not those concerning the use of land or structures, housing density, lot coverage, or those establishing construction standards. A Variance may be granted after the prescribed hearing and after the Board of Adjustment has determined:

- 1. That the relaxation applied for or a lesser relaxation specified by the Board of Adjustment would give substantial relief to the owner of the property involved and be more consistent with justice to other property owners.***

The relaxation applied for would give substantial relief to the property owner by allowing the location of an access street along the most practicable alignment. Location of the right-of-way outside of the habitat setback is constrained by the boundaries of the lease held by the Jordan Creek Office Condominium Owners Association and by the nearby location of an office condominium building. Access to the property via Shieye Way is neither practical nor desirable, as it would route commercial traffic through a residential neighborhood, a practice discouraged in the Land Use Code.

The CBJ has issued approximately 40 habitat setback variances between 1991 and 2006 for the placement of new structures, additions to existing structures, removal of vegetation, grading, placement of fill, parking, and utilities, within the 50-foot habitat setback of several water bodies. Issuance of the variance is consistent with justice to other property owners insofar as it would permit the property to be developed for its allowed commercial uses and would avoid any consideration of gaining access to the site through an existing residential neighborhood.

This standard is met.

**2. *That relief can be granted in such a fashion that the intent of this title will be observed and the public safety and welfare be preserved.***

The applicant has consulted with the U.S. Fish and Wildlife Service and the Office of Habitat Management and Permitting in the Department of Natural Resources for technical assistance in identifying mitigation for the setback exception. These agencies have identified several improvements that have been incorporated as design elements of the project. These include re-vegetation and landscaping of disturbed and un-vegetated areas along the creek, termination of snow storage adjacent to the creek, installation of a settling pond to collect run-off water and provide for sediment control, site grading to direct run-off away from Jordan Creek and interpretive signage identifying the habitat value of Jordan Creek.

The mitigation elements have been designed into the project to compensate for the setback encroachment and help to protect the resource values of Jordan Creek. Granting the variance will not result in any diminution of the public safety and welfare.

This standard is met.

**3. *That the authorization of the variance will not injure nearby property.***

No nearby property owners are injured by authorization of the variance. Project features identified by DNR-Habitat and the USFWS, and incorporated into the project design, provides for adequate compensatory mitigation to offset the physical occupation of the setback.

This standard is met.

**4. *That the variance does not authorize uses not allowed in the district involved.***

Approval of the variance request will not authorize any uses not otherwise allowed in the district.

This standard is met.

**5. *That compliance with the existing standards would:***

**(A) *Unreasonably prevent the owner from using the property for a permissible principal use;***

Compliance with the existing standards would unreasonably prevent the owner from using the property for a permissible principal commercial use, as access via Jordan Avenue represents the only practicable access that will provide for commercial development of the property. The property could be developed at a comparable residential density to the adjacent Tongass Park subdivision, with access from Shieye Way; however, this would preclude the development of commercial uses for which the site is zoned.

This sub-standard is met.

**(B) *Unreasonably prevent the owner from using the property in a manner which is consistent as to scale, amenities, appearance or features, with existing development in the neighborhood of the subject property;***

Issuance of the variance gives the applicant opportunity to develop the property for commercial uses as the zoning allows. Without the variance, access to the property would most logically occur from Shieye Way, which is not a desirable access route for commercial development, and would in all likelihood preclude commercial development of the property.

The applicant could develop the property at a D-5 residential density with access via Shieye Way. This would be consistent with adjacent residential uses, but inconsistent with existing commercial development in the neighborhood, which is the intended use of the property.

This sub-standard is met.

**(C) *Be unnecessarily burdensome because unique physical features of the property render compliance with the standards unreasonably expensive;***

Compliance with existing standards would not permit the construction of an access street to city standards due to limited width between the habitat setback of Jordan Creek and the leasehold interest of the Jordan Creek Office Condominium Owners Association. Commercial development of the property in all likelihood would not occur, however, it is possible that residential development could occur with access from Shieye Way.

This sub-standard is not met.

*or*

**(D) *Because of preexisting nonconforming conditions on the subject parcel the grant of the variance would not result in a net decrease in overall compliance with the Land Use Code, CBJ Title 49, or the building code, CBJ Title 19, or both.***

There are no pre-existing, non-conforming conditions on the subject parcel. This sub-standard is not met.

**6. *That a grant of the variance would result in more benefits than detriments to the neighborhood.***

Granting the variance will permit the development of commercially-zoned property in a manner consistent with other commercially-developed property in the lower valley/airport area. Mitigation associated with street development will provide for habitat improvements along a portion of Jordan Creek and treatment of surface water runoff before it enters the creek.

## **JUNEAU COASTAL MANAGEMENT PROGRAM**

One requirement of the Juneau Coastal Management Program is applicable to this project. The code states:

49.70.950 (c) (7). Rivers, streams and lakes shall be managed so as to protect natural vegetation, water quality, important fish and wildlife habitat and natural waterflow.

The project has incorporated the following features as recommended by the U.S. Fish and Wildlife Service and the Office of Habitat Management and Permitting (OHMP):

1. Subdivision design and site grading shall direct rooftop and surface water toward existing ditches and vegetated swales along the northern and western boundaries of the property.
2. The collection of stormwater from the proposed access road shall be collected in swales and/or curbs and gutters, and routed to a vegetated detention basin outside the 50-foot setback, subject to engineering review for basin size, soil percolation rates, outfall elevation and plantings.
3. The uplands immediately adjacent to the creek at the property entrance shall be re-vegetated and protected from future use for snow storage. Reclamation of this area will include scarifying compacted soils, adding topsoil and planting native tree species at a comparable density to upstream riparian buffers. Native seed should be planted (broadcast) or vegetated mats should be transplanted between the tree plantings.
4. Best management practices will be required during construction to prevent sediment transport into Jordan Creek.

5. The outfall between the detention basin and Jordan Creek shall be designed to prevent fish passage into the basin.
6. An interpretive sign shall be posted informing the public of the habitat value of the creek and its function as a viable anadromous stream. The applicant shall consult with the OHMP for correct language.

Staff believes that the mitigation requirements identified by the agencies and incorporated into the project are sufficient to protect the resource values of Jordan Creek and, by prohibiting snow storage and requiring re-vegetation, offer improvements not currently in place.

### **FINDINGS**

**1. *Is the application for the requested variance complete?***

Yes, the application is complete.

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

Yes, the variance complies with the Juneau Coastal Management Program.

**3. *Does the variance request, meet the criteria of Section 49.20.250, Grounds for Variances?***

Yes, the variance meets the criteria of 49.20.250.

### **RECOMMENDATION**

It is recommended that the Board of Adjustment adopt the Director's analysis and findings and recommendations on the requested Variance, VAR2007-00008. The Variance permit would allow for the construction of an access street partially within the 50-foot habitat setback of Jordan Creek. The applicant has agreed to incorporate design features recommended by resource agencies, which, for clarity's sake, are also included here as conditions of approval.

1. Subdivision design and site grading shall direct rooftop and surface water toward existing ditches and vegetated swales along the northern and western boundaries of the property.
2. The collection of stormwater from the proposed access road shall be collected in swales or curb and gutter, and routed to a vegetated detention basin outside the 50-foot setback, subject to engineering review for basin size, soil percolation rates, outfall elevation and plantings.
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# VARIANCE APPLICATION

(APPLICANT PLEASE FILL IN SHADED AREAS AS A NUMBER)

Project Number <b>PRJ07-025</b>	Project Name <b>Valley Professional Center</b>	Case Number <b>VAR07-008</b>	Hearing Date	Date Received <b>2/20/07</b>
<b>VARIANCE TYPE:</b>				

Setback   
 Height   
 Bulk   
 Other (Describe) \_\_\_\_\_

**DESCRIPTION OF ACTIVITY WHICH REQUIRES A VARIANCE:**

Construction of approx 1200 sq ft. of city approved road within the 25' to 50' setback of Jordan Creek over an existing road bed.

**PREVIOUS VARIANCE APPLICATIONS:**

Date of Filing: \_\_\_\_\_     Yes     No  
Variance from which standards:   
 Setback   
 Height   
 Bulk   
 Other (Describe) \_\_\_\_\_  
Was variance granted? . . . . .  Yes     No

**EXISTING USE OF LAND OR BUILDING(S):**

LAND is vacant, but an old <sup>ROAD</sup> is existing within the variance area that is being applied for.

**PROPOSED USE OF LAND OR BUILDING(S):**

a seven lot light commercial subdivision.

**UTILITIES AVAILABLE**

**WATER:**     Public     On Site   
**SEWER:**     Public     On Site

**PROPOSED SETBACKS (If variance changes setbacks):**

Front \_\_\_\_\_ ft.    Rear \_\_\_\_\_ ft.    Side \_\_\_\_\_ ft.    Other \_\_\_\_\_ ft.

**UNIQUE CHARACTERISTICS OF LAND OR BUILDING**

(Difference from other properties in the area):

This 7 1/2 acre parcel was part of a greater parcel which was divided in the early 1980s and the access at that time was adequate.

**WHY WOULD A VARIANCE BE NEEDED FOR THIS PROPERTY REGARDLESS OF THE OWNER?**

It is the only reasonable access to this property.

**WHAT HARDSHIP WOULD RESULT IF THE VARIANCE WERE NOT GRANTED?**

It would render this property useless for development, unless access was gained through the existing neighbor road, thereby impacting the neighbor road.

**REVIEW APPROVALS**

Buildings	DATE	SIGNATURE
Engineering	_____	_____
Planning	_____	_____

**VARIANCE FEES**

Application Fee	1.000	ASSOCIATED W/ SUB07-00009
Adjustment	0	
Total Fee	1.000	

NOTE: MUST BE ACCOMPANIED BY DEVELOPMENT PERMIT APPLICATION FORM

# DEVELOPMENT PERMIT APPLICATION

(APPLICANT - PLEASE FILL IN THE PROJECT/APPLICANT INFORMATION)

Project Number	<b>CITY and BOROUGH of JUNEAU</b>	Date Received: <u>2/14/07</u>
Project Name (City Staff to assign name)	<u>Valley Professional Center Preliminary</u>	

PROJECT / APPLICANT INFORMATION	Project Description <u>Subdivide 7 1/2 acres into 7 light commercial lots</u>																
	<b>PROPERTY LOCATION</b>																
	Street Address <u>2205 TROUT ST</u>		City / Zip														
	Subdivision (if known) <u>Valley Centre 3 LT3</u>	Survey (if known) <u>1194</u>	Block / Tract (if known) <u>B</u>	Lot # (if known) <u>3</u>													
	Assessor's Parcel Number (if known) <u>5B1501110022</u>																
	<b>LANDOWNER / LESSEE</b>																
	Property Owner's Name <input type="checkbox"/> Contact by E-Mail: <u>Jed Smith Valley centre development</u>		Contact Person	Work Phone No.													
	Mailing Address <u>P.O. Box 32494 Juneau, AK 99803</u>		Home Phone No.	FAX No. <u>789-7287</u>													
	<b>LANDOWNER/LESSEE CONSENT</b> (Required for Planning permits not needed on Building/Engineer permits)		<b>INITIAL ALL THAT MAY APPLY</b>														
	<p>I am (we are) the owner(s) or Lessee of the property subject to this application and I (we) consent as follows:</p> <p>A. This application for a land use or activity review for development on my (our) property is made with my complete understanding and permission.</p> <p>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.</p> <p><input checked="" type="checkbox"/> <u>Jed Smith</u> Landowner/Lessee Signature      <u>2/14/07</u> Date</p> <p><input checked="" type="checkbox"/> _____ Landowner/Lessee Signature      _____ Date</p> <p>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 and/or the Design Review Board may visit the property and may do so during the weekend before the scheduled public hearing date.</p>		<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%;">APPLICATION TYPE</th> <th style="width: 50%;">OWNER'S INITIALS</th> </tr> <tr> <td>ALLOWABLE USE</td> <td></td> </tr> <tr> <td>CONDITIONAL USE</td> <td></td> </tr> <tr> <td>VARIANCE</td> <td style="text-align: center;">- <u>[Signature]</u></td> </tr> <tr> <td>DESIGN REVIEW</td> <td style="text-align: center;">- <u>[Signature]</u></td> </tr> <tr> <td>SUBDIVISION</td> <td style="text-align: center;">- <u>[Signature]</u></td> </tr> <tr> <td>OTHER</td> <td></td> </tr> </table>		APPLICATION TYPE	OWNER'S INITIALS	ALLOWABLE USE		CONDITIONAL USE		VARIANCE	- <u>[Signature]</u>	DESIGN REVIEW	- <u>[Signature]</u>	SUBDIVISION	- <u>[Signature]</u>	OTHER
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DESIGN REVIEW	- <u>[Signature]</u>																
SUBDIVISION	- <u>[Signature]</u>																
OTHER																	
<b>APPLICANT</b> (If same as OWNER, write "SAME" and sign and date at X below)																	
Applicant's Name <input type="checkbox"/> Contact by E-Mail: <u>Scott Senkins / Bruce Briggs</u>		Contact Person <u>Bruce Briggs</u>	Work Phone No. <u>723-7851</u>														
Mailing Address <u>P.O. Box 210194 Anchorage, AK 99501</u>		Home Phone No. <u>790 3076</u>	FAX No. <u>789-7287</u>														
<input checked="" type="checkbox"/> _____ Applicant's Signature		<input checked="" type="checkbox"/> _____ Date of Application															

(OFFICE USE ONLY BELOW THIS LINE)

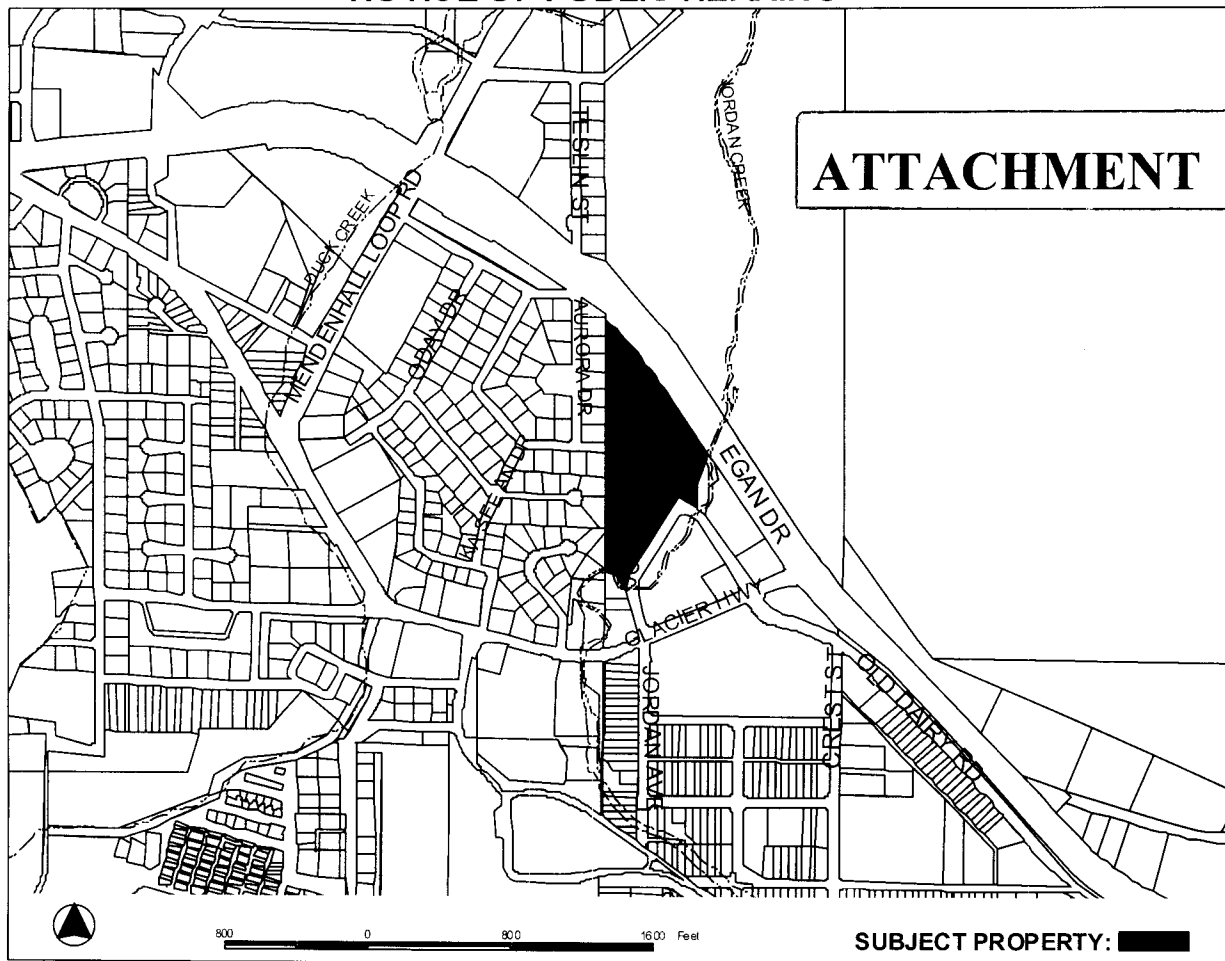
STAFF APPROVALS	C K	PERMIT TYPE	SIGN	DATE RECEIVED	APPLICATION NO.	C K	PERMIT TYPE	DATE RECEIVED	APPLICATION NO.
		ALLOWABLE USE APPROVAL					WATER PERMIT		
		CONDITIONAL USE APPROVAL					SEWER PERMIT		
		VARIANCE		<u>2/20/07</u>	<u>VAR 01-08</u>		GRADING PERMIT		
		DESIGN REVIEW APPROVAL	MINOR MAJOR				DRIVEWAY PERMIT		
		SUBDIVISION	MINOR MAJOR PUD		<u>2/14/07</u>	<u>SUB07-9</u>	RIGHT-OF-WAY PERMIT		
		STREET VACATION					PUB. FAC. TRANSMISS. & EXCAV. PERMIT		
		SIGN APPROVAL	LOCATED IN HISTORIC DISTRICT? <input type="checkbox"/> YES <input type="checkbox"/> NO				OTHER - (Describe)		
		BUILDING PERMIT					Permit Intake Initials <u>llh</u>		
	Zone _____		Total Lot Area _____		Required Setbacks Front _____ Back _____ Side _____ Other _____				
COMMENTS:									

\\FORMS\CDD\FORMS\PERMFORM.XLS REV - 2/16/09

NOTE: DEVELOPMENT PERMIT APPLICATION FORM MUST ACCOMPANY ALL OTHER COMMUNITY DEVELOPMENT DEPARTMENT APPLICATIONS



# NOTICE OF PUBLIC HEARING



**SUBJECT PROPERTY:** [REDACTED]

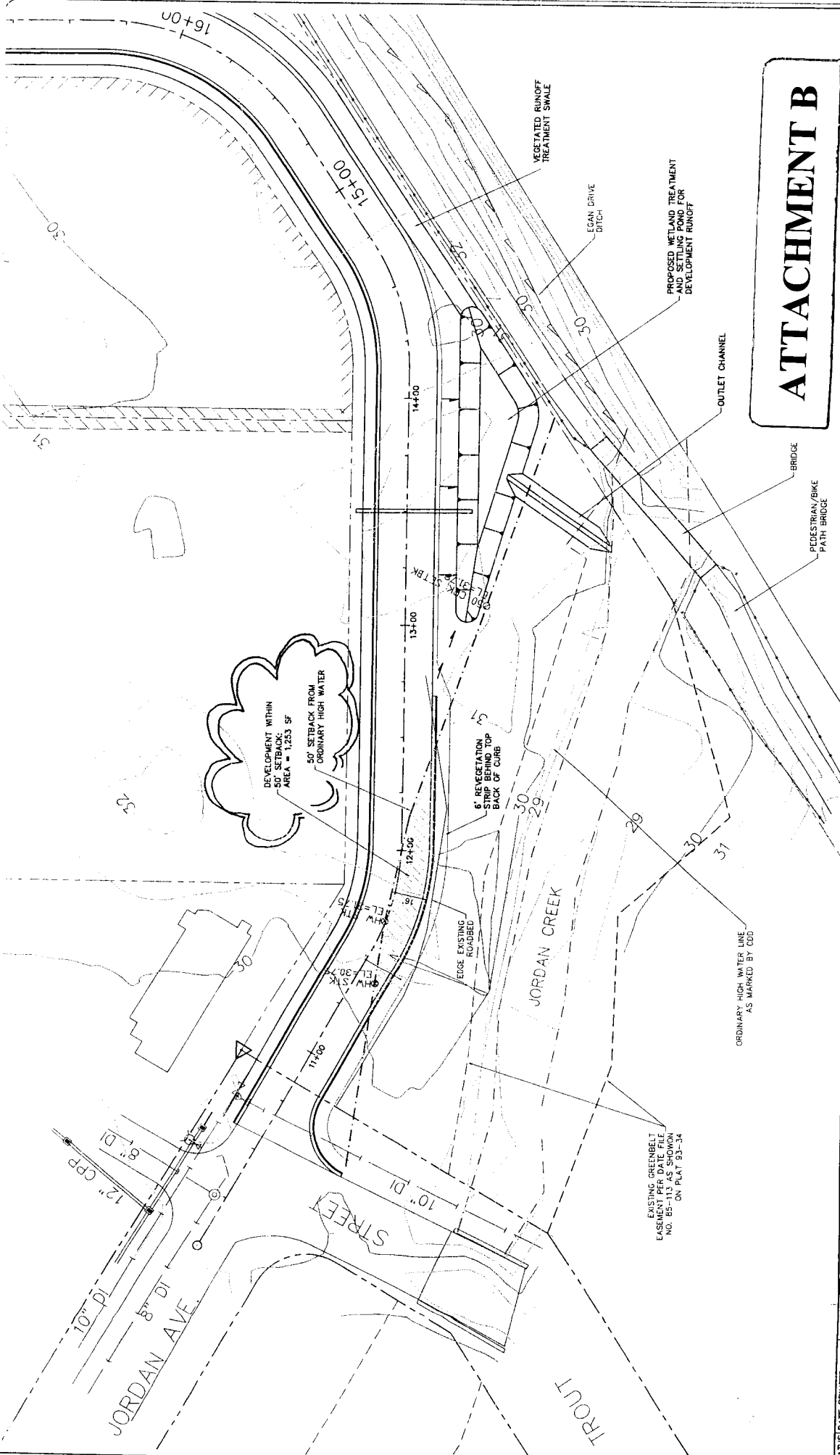
**PROPOSAL:** SUB2007-00009: A Preliminary Plat subdivision of Valley Centre 3, Lot 3 into eight lots.  
 VAR2007-00008: A Variance request to reduce the habitat setback from 50 feet to 34 feet of Jordan Creek, over an existing road bed, for the construction of approximately 1,200 square feet of city approved road.

<b>FILE NO:</b>	SUB2007-00009 VAR2007-00008	<b>APPLICANT:</b>	SCOTT JENKINS
<b>TO:</b>	Adjacent Property Owners	<b>PROPERTY OWNER:</b>	VALLEY CENTRE DEVELOPMENT CORP
<b>HEARING DATE:</b>	April 10, 2007	<b>PROPERTY ADDRESS:</b>	2285 TROUT ST
<b>HEARING TIME:</b>	7:00 P.M.	<b>PARCEL CODE NUMBER:</b>	5-B15-0-111-002-2
<b>PLACE:</b>	<b>ASSEMBLY CHAMBERS</b> Municipal Bldg. 155 South Seward St., Juneau, Alaska 99801	<b>SITE SIZE:</b>	10.77 Acres
		<b>ZONING:</b>	Light Commercial
		<b>ACCESS:</b>	TROUT STREET

**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 Peter Freer at 586-0465, or via e-mail at: Peter\_Freer@ci.juneau.ak.us  
 Planning Commission Agendas, Staff Reports and Meeting Results can be viewed at [www.juneau.org/plancomm](http://www.juneau.org/plancomm).



# ATTACHMENT B

SHEET NO. 1 of 1

VARIANCE REQUEST:  
50' SETBACK NO DISTURBANCE  
ZONE REDUCTION

VALLEY PROFESSIONAL  
CENTER

Admiralty  
Engineering  
Consulting Engineer  
20202 E. WELLESLEY AVENUE  
SPOKANE, WASHINGTON 99217  
PH: (509) 827-4662  
DATE: FEB 13, 2007



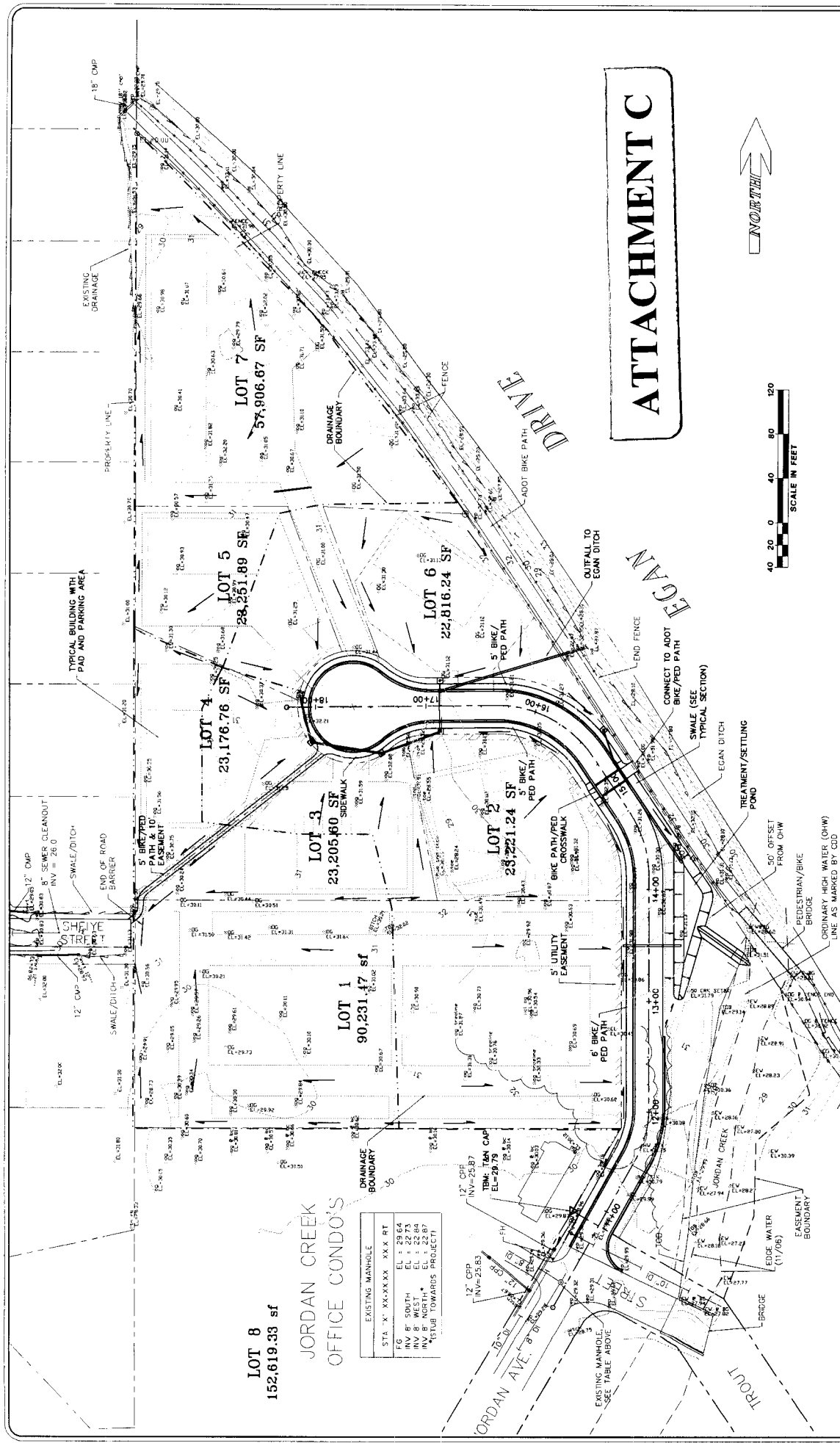
DATE	REVISIONS	BY

STATUS DATE PRINTED:



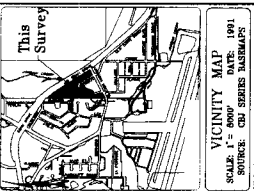
STATUS	DATE	PRINTED	BY

DATE	REVISIONS	BY



EXISTING MANHOLE	
STA	X' XX.XX XX X X RT
FG	EL + 29.64
INV	EL + 22.73
INV	EL + 22.88
INV	EL + 22.87
*TUB TOWARDS PROJECT*	

LOT 8  
 152,619.33 sf  
 JORDAN CREEK  
 OFFICE CONDO'S

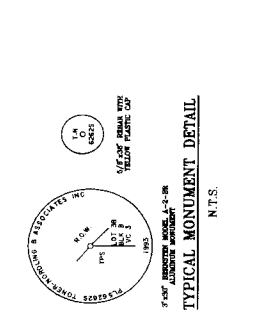
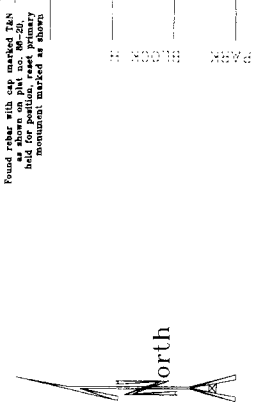


**VICINITY MAP 1991**  
 SCALE: 1" = 500 FEET  
 SOURCE: CITY ENGINEERS BUREAU

- NOTES**
- 1) Subject to easements and restrictions of record.
  - 2) Record information derived from official plat of ISS 1184, Plat No. 85-23, dated July 28, 1983, and 100777 Right of Way Map.
  - 3) City & Borough of Juneau sewer and water utilities are available.
  - 4) Where record information differs from measured reference to the source is (65-107136) Borough of Juneau.
  - 5) Refer to Plat No. 85-23, regarding Jordan Creek 85-23 is not a subdivision approved by the City & Borough of Juneau.
  - 6) Development and/or other disturbance is prohibited within the boundaries of the subdivision as shown on the plat of record.
  - 7) **FLOOD HAZARD.** Portions of this subdivision are within the 100-year flood plain of Jordan Creek with Base Flood Elevation of 10.0 feet. The National Flood Insurance Program is administered by the Federal Emergency Management Agency, National Flood Insurance Administration, 440 R Street, S.W., Washington, D.C. 20548. For more information contact the City and Borough of Juneau, Planning Department, 28, 1960 and Parcel 885 (February 4, 1981).

CHORD	TANGENT BEARING	ABC	RADIUS	CURVE DELTA
36.68	N 152°42' E	44.24	25.00	101°23'22"
130.22	N 35°29'30" E	55.13	284.79	0°23'10"
462.81	S 15°19'05" E	38.06	2221.45'	222°14'57"
		70.58	137.73	

LINE	BEARING	DISTANCE
L1	S 85°29'42" E	57.24
L2	S 27°29'24" E	61.06
L3	S 65°21'15" E	19.87
L4	S 90°00'00" E	107.27
L5	N 17°29'42" E	65.41
L6	N 46°03'40" E	66.00
L7	N 15°07'25" E	54.34
L8	N 34°33'07" E	55.80
L9	N 85°29'25" E	55.84
L10	N 07°44'45" E	61.41
L11	N 58°29'25" E	19.86
L12	N 38°44'07" E	27.91



**TYPICAL MONUMENT DETAIL**  
 N.T.S.

**OWNERSHIP CERTIFICATE**  
 We hereby certify that we are the owners of the property described and described therein. We hereby adopt this plat of subdivision with our heirs, assigns, and other persons to public or private use as noted.  
 Date: 1983  
 Witnesses: *[Signatures]*  
 Witnesses: *[Signatures]*  
 STATE OF ALASKA  
 FIRST JUDICIAL DISTRICT

**OWNER OF RECORD**  
 Theodore J. Smith, Francis A. Smith, Sidney J. Smith,  
 P.O. Box 2045, Juneau, Alaska 99801

**WATERWATER DISPOSAL CERTIFICATE**  
 The Alaska Department of Environmental Conservation has reviewed plans for this subdivision's wastewater disposal, and approves this subdivision for plating.  
 Date: 7/28/83  
 Title: P-1-82  
 Signature: *[Signature]*

**SURVEYOR'S CERTIFICATE**  
 I hereby certify that I am a Professional Land Surveyor registered in the State of Alaska. I have personally supervised the survey made by me or under my direct supervision, that the accuracy of the survey is within the limits of the Code of the City and Borough of Juneau and Title 49 of the Code of the State of Alaska, and that the monuments and relative bearings upon this plat are as presented.  
 Dated: July 28, 1983

**DIRECTOR'S CERTIFICATE**  
 I hereby certify that the plat shown herein has been found to comply with Title 4 Community Development Regulations and is approved by the City and Borough of Juneau and is approved by the City and Borough of Juneau and Community Development for recording in the office of the Juneau Recording District, Juneau, Alaska.  
 Date: 7/28/83  
 Signature: *[Signature]*  
 City and Borough of Juneau  
 Department of Community Development

**BASIS OF BEARING**  
 The basis of the bearings shown on this official plat of Valley Centre No. 2, between found 5 brass cap monument which is located at the intersection of the right of way line and 2 1/2" rebar with cap which marks the right of way line at 100 Egan Expressway as shown.

**DIRECTOR'S CERTIFICATE**  
 I hereby certify that the plat shown herein has been found to comply with Title 4 Community Development Regulations and is approved by the City and Borough of Juneau and is approved by the City and Borough of Juneau and Community Development for recording in the office of the Juneau Recording District, Juneau, Alaska.  
 Date: 7/28/83  
 Signature: *[Signature]*  
 City and Borough of Juneau  
 Department of Community Development

**WATERWATER DISPOSAL CERTIFICATE**  
 The Alaska Department of Environmental Conservation has reviewed plans for this subdivision's wastewater disposal, and approves this subdivision for plating.  
 Date: 7/28/83  
 Title: P-1-82  
 Signature: *[Signature]*

**SURVEYOR'S CERTIFICATE**  
 I hereby certify that I am a Professional Land Surveyor registered in the State of Alaska. I have personally supervised the survey made by me or under my direct supervision, that the accuracy of the survey is within the limits of the Code of the City and Borough of Juneau and Title 49 of the Code of the State of Alaska, and that the monuments and relative bearings upon this plat are as presented.  
 Dated: July 28, 1983

**ATTACHMENT D**  
 VALLEY CENTRE NO. 3  
 A SUBDIVISION OF  
 VALLEY CENTRE NO. 2, BLOCK B,  
 A FRACTION OF US SURVEY NO. 1194  
 JUNEAU RECORDING DISTRICT, JUNEAU, ALASKA

**OWNER OF RECORD**  
 Theodore J. Smith, Francis A. Smith, Sidney J. Smith,  
 P.O. Box 2045, Juneau, Alaska 99801

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 Date: 7/28/83  
 Signature: *[Signature]*  
 City and Borough of Juneau  
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