

FEE: \$50.00  
SITE PLAN  
(WAIVED 2013 PER  
RESOLUTION #12-72)

## CITY OF VALDEZ

### APPLICATION FOR CONDITIONAL USE PERMIT

|                                                                                        |                                                                          |
|----------------------------------------------------------------------------------------|--------------------------------------------------------------------------|
| APPLICATION NUMBER                                                                     | DATE 3                                                                   |
| NAME OF APPLICANT                                                                      | Sheryl Beck + Todd Wegner                                                |
| ADDRESS OF APPLICANT                                                                   | 100 Meals Hill Road<br>Valdez, AK 99686                                  |
| DAYTIME PHONE                                                                          | 907-835-2903 , 831-2325                                                  |
| SIGNATURE                                                                              | Sheryl L. Beck                                                           |
| LEGAL OWNER                                                                            | Sheryl Beck + Todd Wegner                                                |
| ADDRESS                                                                                | 100 Meals Hill Road , PO Box 2113<br>Valdez, AK 99686                    |
| PHONE NUMBER                                                                           | 907 835-2903 , 831-2325                                                  |
| STREET ADDRESS:                                                                        | 100 Meals Hill Road Valdez, AK                                           |
| LEGAL DESCRIPTION:                                                                     | Tract "D" Subdivision<br>Lot <del>1</del> <del>1</del> <del>1</del> (SB) |
| CURRENT ZONING                                                                         | Commercial Residential                                                   |
| PROVISIONS OF ZONING ORDINANCE REQUIRING A VARIANCE (I.E. SETBACK, LOT COVERAGE, ETC.) |                                                                          |
| USE REQUESTED                                                                          | Cabin Placement - 2 cabins                                               |
| TEMPORARY                                                                              | HOW LONG                                                                 |
| PERMANENT                                                                              | ✓                                                                        |

Please answer the following questions:

How will the proposed use conform to the present and future development of the area? What will be its effect on present and future development?

The small cabins will fit the undeveloped area. The cabins will be used for rental, which is often needed during busy summer months.

Why is there a need in the area for the Conditional Use requested? Wherever possible, substantiate this statement with factual data.

Rentals are needed in popular tourist seasons. We often hear people tell our B+B that they are unable to find an available place to stay during busy seasons, such as fishing season & summer tourism.

Why is this site especially suited to the Conditional Use proposed?

It is a beautiful area. A cabin would fit well on the land.

Why would the Conditional Use have no detrimental effects on surrounding property and uses?

There is plenty of room. Would not hurt the beauty of the area.

We want to keep the land beautiful and uncluttered.

Attach or include any other information you feel is relevant to this application

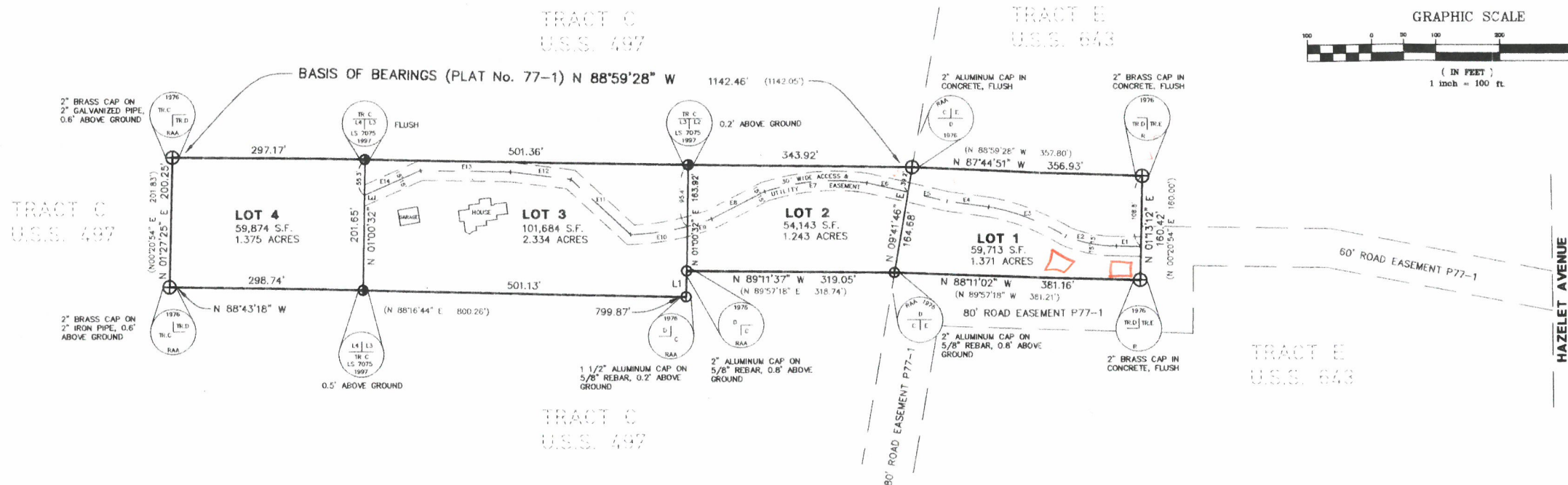
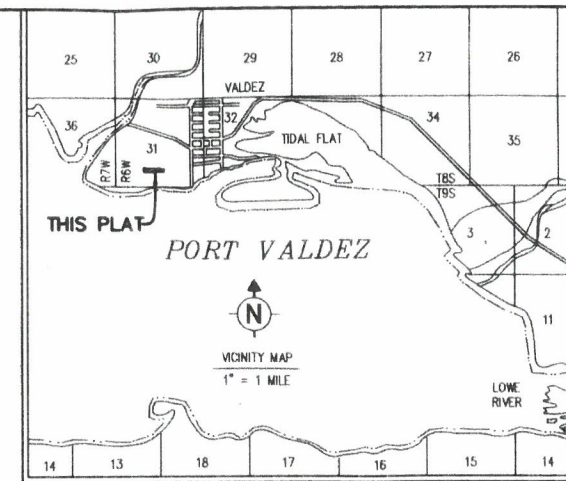
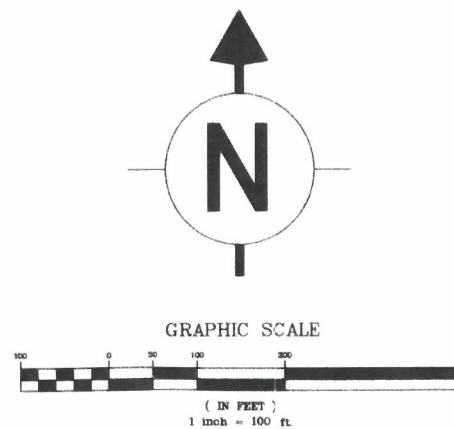
We own lots 1, 2 + 3 of Track D Subdivision. Our home is located on lot 3. We run a B+B business in the summer in our home called "The Timber House".

# LEGEND

- ⊕ FOUND MONUMENT
- ⊙ FOUND 5/8" REBAR WITH CAP
- SET 5/8" x 30" REBAR WITH 2" ALUMINUM CAP
- L LINE LABEL, SEE LINE TABLE
- 1142.46' FOUND INFORMATION THIS SURVEY
- (1142.05') RECORD INFORMATION PER PLAT No. 77-1 PORT VALDEZ SUBDIVISION, UNLESS NOTED OTHERWISE
- E EASEMENT CENTER LINE LABEL, SEE EASEMENT CENTER LINE TABLES

# LINE TABLE

| LINE | DIRECTION                            | DISTANCE |
|------|--------------------------------------|----------|
| L1   | N 01°21'31" E (N 00°02'40" E 40.00') | 40.08'   |



# EASEMENT CENTER LINE TABLE

| CURVE | RADIUS | LENGTH | TANGENT | CHORD  | BEARING       | DELTA     |
|-------|--------|--------|---------|--------|---------------|-----------|
| E2    | 201.5' | 80.3'  | 40.7'   | 79.8'  | N 78°21'06" W | 22°49'50" |
| E3    | 342.5' | 129.4' | 65.5'   | 128.7' | N 69°32'23" W | 21°39'06" |
| E7    | 349.9' | 158.4' | 80.6'   | 157.1' | N 85°31'07" E | 25°56'35" |
| E9    | 402.9' | 39.0'  | 19.5'   | 39.0'  | N 73°01'56" E | 05°32'34" |
| E10   | 402.9' | 88.6'  | 44.5'   | 88.4'  | N 82°06'09" E | 12°35'53" |

# EASEMENT CENTER LINE TABLE

| LINE | DIRECTION     | DISTANCE |
|------|---------------|----------|
| E1   | N 88°46'48" W | 37.5'    |
| E4   | N 82°30'32" W | 65.1'    |
| E5   | N 77°05'49" W | 61.7'    |
| E6   | N 77°05'49" W | 65.1'    |
| E8   | N 63°01'57" E | 91.6'    |
| E11  | N 47°06'28" W | 125.9'   |
| E12  | N 82°56'33" W | 93.7'    |
| E13  | N 89°05'25" W | 140.3'   |
| E14  | N 66°19'49" E | 95.5'    |

# NOTES

- ALL CURVES ARE NON-TANGENTIAL CURVES UNLESS NOTED OTHERWISE.
- THE CITY OF VALDEZ HAS NOT ACCEPTED FOR MAINTENANCE, THE ROAD EASEMENT FROM HAZELET AVENUE ACROSS TRACT E TO TRACT D, NOR THE 50 FOOT WIDE ACCESS EASEMENT ACROSS LOTS 1, 2, AND 3 OF TRACT D.
- ALL INDIVIDUAL WATER SUPPLY AND SEWAGE DISPOSAL SYSTEMS SHALL BE CONSTRUCTED IN ACCORDANCE WITH AND APPROVED BY THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION AND/OR THE CITY OF VALDEZ.

# CERTIFICATE of OWNERSHIP

WE, CHRISTOPHER B. LYON AND MARGIE M. LYON, DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF TRACT D, PORT VALDEZ SUBDIVISION AS SHOWN AND DESCRIBED HEREON AND THAT WE ADOPT THIS PLAT OF SUBDIVISION WITH OUR FREE CONSENT.

SIGNED Christopher B. Lyon 7-21-99 DATE  
CHRISTOPHER B. LYON  
SIGNED Margie M. Lyon 7-21-99 DATE  
MARGIE M. LYON

# ACKNOWLEDGEMENT of NOTARY

UNITED STATES OF AMERICA  
STATE OF ALASKA

THIS IS TO CERTIFY THAT ON THIS 21st DAY OF July, 1999, BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DUTY COMMISSIONED AND SWORN, PERSONALLY APPEARED CHRISTOPHER B. LYON AND MARGIE M. LYON, WHO SIGNED THIS PLAT AS OWNERS OF TRACT D, PORT VALDEZ SUBDIVISION.

NOTARY of the PUBLIC: Carol S. Smith 7-21-99 DATE  
MY COMMISSION EXPIRES June 21, 2002

# CERTIFICATE of PAYMENT of TAXES

I, Carol S. Smith, City Clerk for the City of Valdez, Alaska, DO HEREBY CERTIFY THAT ALL TAXES LEVIED AGAINST THE PROPERTIES REPRESENTED BY THIS PLAT ARE PAID AS OF 7/21/99.

SIGNED Carol S. Smith  
CITY CLERK

# CERTIFICATE of APPROVAL

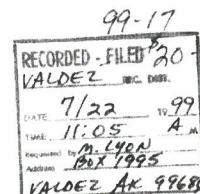
I HEREBY CERTIFY THAT THIS PLAT HAS BEEN APPROVED BY THE CITY OF VALDEZ PLANNING AND ZONING COMMISSION FOR RECORDING.

SIGNED Jay Dunham 7/21/99 DATE  
JAY DUNHAM, CHAIRMAN  
P&Z Commission

# SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT I AM REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA, THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME, THAT THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AS DESCRIBED AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT.

SIGNED Kim A. Hartman 11-26-99 DATE  
KIM A. HARTMAN LS-7075



|                       |
|-----------------------|
| SCALE: 1" = 100'      |
| DRAWN: WDC            |
| DATE: NOV. 1997       |
| BOOK NO.: TNH002, H52 |
| ACAD: 8002VP01.DWG    |
| JOB NO.: 8002 D/9502  |

**HARTECH SURVEYING**  
BOX 1524  
VALDEZ, AK 99686

**TRACT "D" SUBDIVISION**  
**LOTS 1, 2, 3, & 4**  
A SUBDIVISION OF  
TRACT D, PORT VALDEZ SUBDIVISION (P77-1)  
LOCATED WITHIN  
U.S.S. 497 & U.S.S. 643, TOWNSHIP 8 SOUTH, RANGE 6 WEST,  
COPPER RIVER MERIDIAN, VALDEZ RECORDING DISTRICT, ALASKA  
CONTAINING 6.323 ACRES MORE OR LESS

SHEET  
1 of 1  
FILE NO.  
9502

## Kate Huber

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**From:** Sheryl Beck <sheribeck33@icloud.com>  
**Sent:** Tuesday, April 16, 2019 1:17 PM  
**To:** Kate Huber  
**Subject:** [External Attachment \*Caution\*]-Sheri Beck cabin move request

Kate,  
The dimensions for both the cabins is 12'x16'  
Thanks,  
Sheri Beck



Sent from my iPhone