



Valdez Beautification Matching Grant Program 2025 Application

1. PROJECT LOCATION

Address to be improved: 222 Hazelet Ave

Assessor Parcel ID Number(s): 70400280010

Name of Business or Organization: quad shot espresso

Is this property (check one): ☒ Tier One ☐ Tier Two

2. APPLICANT INFORMATION

Name: Charles Selanoff

Address: 1613 Alaska Ct

Mailing Address: [REDACTED] Valdez, AK 99686

Email Address: [REDACTED] Phone: [REDACTED]

Do you: ☒ Own ☐ Rent (month to month) ☐ Lease

If leased, date of lease expiration: _____

Name of Property Owner(s): Charles Selanoff

Property Owner Email Address: same as above

Property Owner Phone: same as above

3. DESCRIPTION OF PROPOSED IMPROVEMENTS

Please attach the following to this application for consideration:

- Detailed written description of proposed work.
- Sketches or drawings of proposed improvements, including samples/photographs of paint colors or materials to be used (do not need to be professionally drawn, but are required for application consideration).
- Color "before" photographs of the area or areas to be improved (submitted electronically if possible).
- Bids for contracted work.
- Budget breakdown – including itemized list of costs associated with the project.
- A letter/narrative addressed to the Beautification Commission detailing how the proposed work adds to the aesthetics of your property and our community.

Applications missing any of the above items will not be considered.

4. ESTIMATED TIMELINE FOR PROJECT COMPLETION:

October 20th, 2025

5. ESTIMATED COSTS

TOTAL ESTIMATED PROJECT COST: \$ 14777.85

TOTAL MATCHING GRANT REQUESTED: \$ 7388.92

Depending on available funding for the grant program, awarded matching grants may be less than the full amount requested in this project application. Could and would you proceed with this project if you are awarded less than the full matching grant amount requested?

Circle one: YES (NO)

Please explain. We are a small business still trying to establish ourselves.

By signing below, I confirm I have read and understand the requirements and process for the 2025 Beautification Matching Grant Program. The information submitted in this application is true and complete to the best of my knowledge.

Property Owner Signature: CS. Date: 3/21/2025

Applicant Signature: CS. Date: 3/21/2025

Subject: Proposal for Landscaping Enhancement at Quad Shot Espresso

Dear Beautification Commission,

I hope this letter finds you well. I am writing to share our proposal that we believe will not only enhance the aesthetics of our coffee shop property but also contribute positively to the overall ambiance and beauty of our community.

As a newer business that lacks visual appeal, Quad Shot Espresso is committed to creating a warm and inviting atmosphere for our patrons. We understand the importance of creating a visually appealing environment that complements the natural beauty of our surroundings. With this in mind, we are proposing a landscaping enhancement project for our property that we believe will achieve these objectives.

To enhance the aesthetic appeal of our coffee shop drive-thru, we will implement several key components that will beautify the space and create a welcoming environment for customers. Our proposed landscaping plan includes the following elements:

Graveled Lot: The addition of a well-maintained graveled lot will provide a rustic and charming foundation for the drive-thru, enhancing the overall ambiance while offering practical benefits such as improved drainage and reduced mud.

Fence: A tasteful fence will not only define the boundaries of the property but also provide an element of structure and security, while complementing the natural scenery and creating a cohesive look for the drive-thru area.

Free Standing Signage: Strategically placed free-standing signage will serve as an inviting focal point, guiding customers to the drive-thru while showcasing our brand's personality. This eye-catching feature will draw attention and enhance the overall visual appeal of the space.

Landscaped Corner: A beautifully landscaped corner, featuring large rocks and grass, will add a splash of color and life to the area, creating a refreshing environment that makes the space a more pleasant view.

Faux Plants: Incorporating faux plants throughout the drive-thru will provide greenery without the maintenance, adding a touch of nature to the space and enhancing the inviting atmosphere for customers.

String Lights: The installation of string lights will provide a warm and welcoming glow during the evening hours, creating a cozy and enchanting atmosphere that encourages customers to visit and enjoy their time in our drive-thru.

These elements will transform our coffee shop drive-thru into a visually appealing and inviting space that showcases our commitment to quality and customer experience. We believe these landscaping enhancements will not only beautify our property but also enhance the overall charm of our community. By investing in green spaces and creating welcoming outdoor areas, we aim to foster a sense of pride and belonging for both residents and visitors.

We are eager to work collaboratively with the city to ensure that our beautification plans align with local regulations and guidelines. We are committed to obtaining any necessary permits and approvals and welcome the opportunity to discuss our proposal in further detail.

Thank you for considering our proposal. We look forward to the opportunity to contribute to the beauty and vibrancy of our community through this exciting landscaping project.

Warm regards,



Charles and Sonya Selanoff, Owners
Quad Shot Espresso



Written Description of Proposed Work

Quad Shot Espresso sits on LT 1B BK 28 MINERAL CREEK, 222 Hazelet Avenue.

1 Gravel Landscaping

As owners, we're proposing to level the lot, by removing stumps and weeds, and cover the entire 10,000 sq ft area with gravel. Chugach Mountain Contractors have agreed to undertake this task.

2 Fencing

Following this, we'll fence off two sides of our lot. This involves digging post holes, filling them with cement, and installing fence posts. The fence will run along the 100ft backside of the lot and extend 40ft along the side shared by Eagles Hall. General purpose utility rope will secure the fence posts together.

3 Free Standing Sign

On the opposite corner of the lot, we'll install our business sign to inform customers about our establishment, thereby tying everything together and truly making it a business.

4 Cornered Landscaping

On the corner of Pioneer and Hazelet, we will landscape around the electrical fixtures with soil above ground and add grass seed. Later down the road, we will also add larger rocks to partition it off from the drive-thru. This will tie in well with the rest of the well manicured lot.

5 Faux Flowers + Exterior Lighting

To enhance the lot's appearance, we'll adorn 7 of the 10ft fence posts with faux flower hanging plants. Additionally, outdoor string lights will be affixed to these posts. At the front end of our coffee hut, there will be a galvanized plant bed containing artificial plants as well as a digital sign.

6 Digital Sign

A digital sign will be hung below the south side windows. A digital sign can enhance the aesthetic appeal of our coffee shop by providing dynamic, eye-catching visuals that draw attention and create an inviting atmosphere. Unlike static signs, a digital sign allows you to showcase vibrant graphics, seasonal themes, and engaging animations that can reflect your brand's personality. Additionally, a well-designed digital sign can contribute to a modern and trendy vibe, aligning your coffee shop with contemporary design trends and enhancing the overall customer experience.

PHOTOS



A digital sign will be hung beneath the windows and a galvanized planter will be at the base of the structure.



This corner will be landscaped with grass and rocks to perk it up and make it more aesthetically appealing.



Parking will be moved to the west side of the dumpster and porta potty.

BUDGET

Fence Materials

Spenard Builders Supply	\$1630.06
Graingers - Rope	\$1429.73

Free Standing Signage

Glacier Sign	\$2119.40
Chugach Mountain Contracting	\$ 806.63

Landscaping Materials

Chugach Mounting Contracting	\$6398.86
Vevor	\$ 595.20
Amazon - Faux Plants	\$ 71.98

Digital Signage

Amazon	\$1725.99
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\$14777.85

Pioneer Ave

Landscaped
Corner

Freestanding
sign

Hazel + Ave

100'

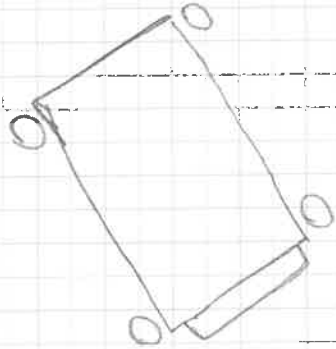
100'

Single Lane
Parking



porta
potty

space will be
used for picnic
tables or seating
and fire pit

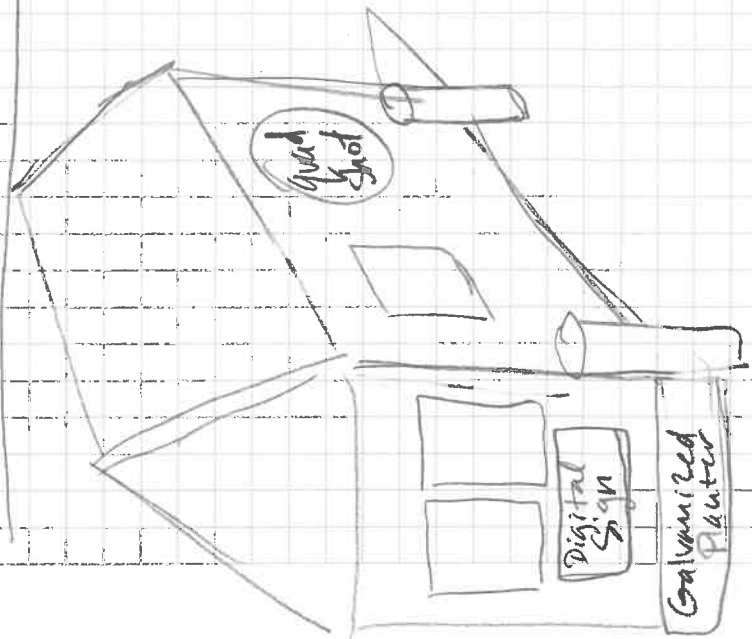
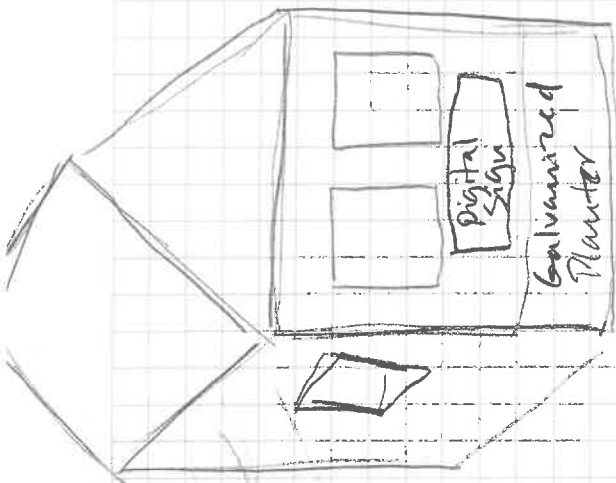


Dumpster

West Side of Lot

Rope Fence

String Lights



Pioneer Ave

Landscaped w/ grass & rocks

Free Standing Sign

Harriet Ave

PRELIMINARY
NOT FOR PRODUCTION
GSL DESIGN COPYRIGHT APPLIES
STAMP

glaciersign
and lighting inc.
glaciersignandlighting.com
1720 E 5th Ave info@glaciersign.com
Anchorage, Alaska 99507 907-461-3315
Client:

**quad
shot**

Address/Location:
222 HAZELET AVE
VALDEZ, AK

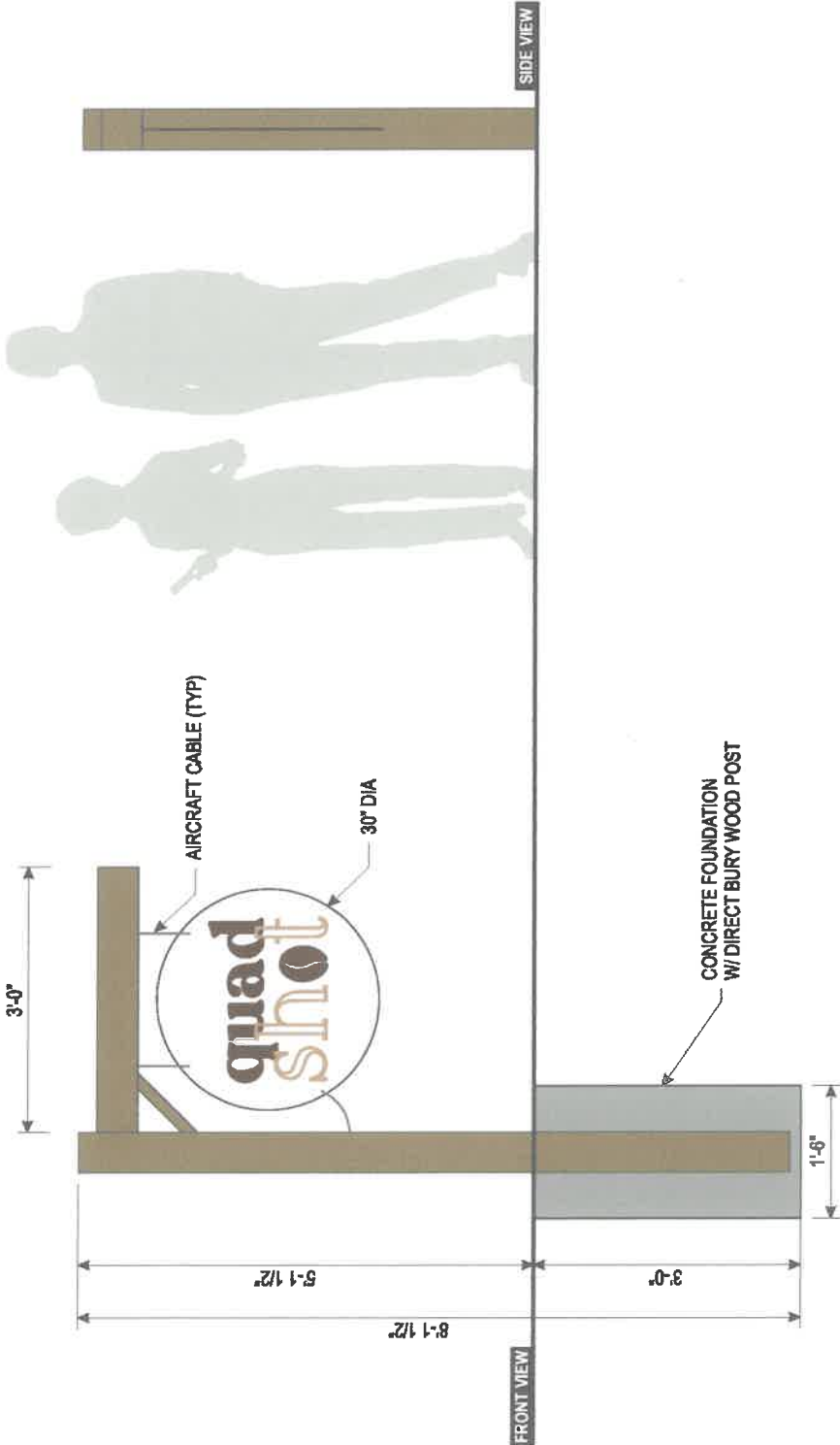
CONTRACTOR NOTICE:
This sign is intended to be installed with the following specifications. The contractor is responsible for ensuring the sign is installed in accordance with the specifications and is not responsible for any damage to the sign or the property of the client. The use of this sign is subject to the terms and conditions of the contract.

NOTE:
THIS SIGN IS INTENDED TO BE INSTALLED WITH THE FOLLOWING SPECIFICATIONS. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THE SIGN IS INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS AND IS NOT RESPONSIBLE FOR ANY DAMAGE TO THE SIGN OR THE PROPERTY OF THE CLIENT.

ELECTRICAL NOTICE:
THIS SIGN IS INTENDED TO BE INSTALLED WITH THE FOLLOWING SPECIFICATIONS. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THE SIGN IS INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS AND IS NOT RESPONSIBLE FOR ANY DAMAGE TO THE SIGN OR THE PROPERTY OF THE CLIENT.

COLOR ACCURACY NOTICE:
THIS SIGN IS INTENDED TO BE INSTALLED WITH THE FOLLOWING SPECIFICATIONS. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THE SIGN IS INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS AND IS NOT RESPONSIBLE FOR ANY DAMAGE TO THE SIGN OR THE PROPERTY OF THE CLIENT.

WQ#: 25-290 **Date:** 03/03/2025
Scale: 3/8"=1'-0" **By:** R. OILCHRIST
Acct. Rep: RYAN OILCHRIST
Client Contact: SONIA
Revised:
Export: 25-290 Quad Shot Espresso Valdez Sign 3-10-25.pdf



COLOR SPECIFICATIONS:

- PRESSURE TREATED LUMBER
- DIGITAL PRINT ON 3M U180C3 (WHITE)
- LAMINATED w/ MATTE OVERLAMINATE

SPECIFICATIONS:

- DOUBLE-FACED POST AND PANEL SIGN
- 6"x8" PRESSURE-TREATED POST, DIRECT BURIED IN CONCRETE
- 1/8" ALUMINUM FACE w/ APPLIED GRAPHICS, SUSPENDED VIA AIRCRAFT CABLE w/ RETENTION CORD

Chugach Mountain Contracting LLC

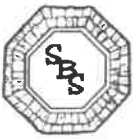
Po box 483
Valdez, AK 99686 US
Chugachmountaincontracting@gmail.com

Estimate

ADDRESS		ESTIMATE	1002	
Quad Shot		DATE	05/30/2024	
Valdez, Alaska 99686				
United States				
SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
Mod/DeMod Excavator	Mod/DeMod Excavator	1	250.00	250.00
35K Excavator	35K Excavator Hourly	6	180.00	1,080.00
Dump Truck	Dump Truck hourly rate	3	200.00	600.00
Case 821	Case 821 hourly rate	4	170.00	680.00
Compaction Labor	Compaction Labor Hourly Rate	3	83.00	249.00
Fuel Surcharge		2,859	0.045	128.66
D-1, 1" Minus per ton	D-1	104	32.80	3,411.20
TOTAL				\$6,398.86

Accepted By

Accepted Date



**spenard
builders
supply**

REPRINT

DATE	SO NUMBER
03-19-25	80471788

SALES ORDER

QUOTE

Page 1

S 647736
O CONTR LOIS DRIVE CASH
D

S 647736
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P

T
O ANCHORAGE, AK 99517

T
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AK

99517

JOB NO.	CUSTOMER PO.	COST CODE	EST SHIP DATE	CLERK #	SHIPPED FROM
			04-19-25	jxf1	ANCHAKYD QT

QTY	ITEM NO.	DESCRIPTION	U/M	UNIT PRICE	EXTENDED PRICE
13	94PORT1	94 LB PORTLAND T1 CEMENT	BAG	22.59 R	293.67
13	6612HF2T60	6X6-12' #2 HF TRTD .60 AWWF CA-C.31	EA	91.40 P	1,188.20
20	248HF2	2X4-8' #2&BTR HF	EA	5.66 P	113.20
1	GRDF3STR5	3"X10 DECKFORCE ST RED 5# GRIP-RITE GRDF3STR5 EXT WOOD SCR W/PRIMEGUARD NANO	BOX	34.99 R	34.99

AK0101 MUNICIPALITY OF ANCHORAGE/AK0%

SALESPERSON: P5021603
BUYER:

SUBTOTAL	TAX	TOTAL
1,630.06	.00	1,630.06

****Unless otherwise specified herein, all prices shown shall only be valid for materials delivered for or received by the Purchaser within 30 days from the date of this order.****



Cart

Order Summary

Subtotal	\$1,429.73	Estimated Tax	N/A
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Estimated Total \$1,429.73



APPROVED VENDOR

General Purpose Utility Rope: Twisted, 2 in Dia, 12,000 lb Working Load Limit, White

Item # 45AU76

Availability

Available for pickup **Wed. Apr 02** estimated after 1:00 PM.

This item requires special shipping, additional charges may apply.

Qty
1

Web Price
\$1,429.73 / each

Products You Have Recently Viewed



APPROVED VENDOR

General Purpose Utility Rope: Twisted, 2 in Dia,...

Item # 45AU76

Web Price ⓘ
\$1,429.73 / each

Qty
1

Add to Cart



QUOTATION AND PURCHASE CONTRACT

Glacier Sign and Lighting, Inc
Job #25-290
03/12/2025

Ryan Gilchrist
Email: ryan@glaciersignak.com
Phone: 907-561-3515

BILL TO
Quad Shot Espresso
Quad Shot Espresso
222 Hazelet Ave
Valdez, AK 99686
United States

JOB LOCATION
Quad Shot
222 Hazelet Ave
Valdez, AK 99686
ATTN: Sonya 907-382-7725

1720 E 59th Ave
Anchorage, AK 99507
United States
Phone: (907) 561-3515

QUANTITY	DESCRIPTION	UNIT COST	COST
1	FABRICATION: Manufacture 1 ea approx 30" dia double-sided panel sign with custom-built pressure treated frame. Sign panel to have full-color digitally printed artwork and be hung via aircraft cable with retention cord.	\$2,119.40	\$2,119.40
1	INSTALLATION: Install single post and panel sign in Valdez, AK. Includes travel time, room, board, and any necessary equipment rental.	\$6,704	\$6,704
1	City of Valdez Sign Permit Fees (billed at cost) plus Estimated Acquisition Time (Only needed if installation is done by GS&L technicians)	\$1,250	\$1,250
1	Reference ST Job # 25-290	\$0	\$0

Please be aware, our current lead time for fabrication is 8-10 weeks, after any necessary permitting is completed.
A final art proof will be provided for your approval prior to any fabrication.

NOTE:

Please review terms of sale below, and let us know if you have any questions.

THIS AGREEMENT IS ACCEPTED AND APPROVED BY:

Quad Shot Espresso

Glacier Sign and Lighting, Inc

Sign: _____

Sign: _____

Print: _____

Print: _____

Date: _____

Date: _____

Subtotal \$10,073.40

Total Tax \$0

TOTAL CONTRACT \$10,073.40

Required Deposit \$5,036.70

FINAL BALANCE \$5,036.70

TERMS OF SALE:

1. Pricing above reflects a 3% cash or check discount and does not include any applicable tax.

2. GS&L does not provide professional painting services. At customer request, we will provide approximate-match touch up painting related to sign removals. Unless a paint manufacturer's color code is provided, all paint colors will be assessed in the

field with color reference cards, and no guarantee is made about matching the color or sheen of the original paint.

3. GS&L is not responsible for electrical to the sign. If there is a legal circuit within six unobstructed feet at the time of installation GS&L technicians are licensed to hook up only within Municipality of Anchorage. All other locations will need to hire an electrician. All pricing is for 120-277 Volt unless otherwise specified.

4. Unless noted otherwise, this proposal does not include any engineering or property surveys that may be required. Dirt work is estimated, unforeseen complications will be billed as an extra.

5. Window film applications will follow the International Window Film Association visual inspection guidelines, dated January 1, 2020. Window film installations should be inspected from a distance not closer than 6 feet, and viewed in indirect natural light, not in direct sunlight. A copy of the complete inspection standard is available at your request.

6. We may withdraw this proposal if not accepted within 20 days. Delays due to factors out of GS&L's control will be billed at time and materials over and above quoted pricing above.

ESTIMATE

Chugach Mountain Contracting
LLC
Po box 483
Valdez, AK 99686

Chugachmountaincontracting@gmail.com
+1 (907) 831-0066



Bill to
Quad Shot
Valdez, Alaska 99686
United States

Ship to
Quad Shot
Valdez, Alaska 99686
United States

Estimate details

Estimate no.: 1009

Estimate date: 03/17/2025

- Sign Installation Quote

#	Product or service	Description	Qty	Rate	Amount
1.	Cat 906	Cat 906 hourly rate with drill	2.5	\$250.00	\$625.00
2.	Fuel Surcharge	Fuel Surcharge	625	\$0.045	\$28.13
3.	General Labor	General Labor Hourly Rate	2.5	\$83.00	\$207.50
4.	Materials	Materials	1	\$0.00	\$0.00
				Total	\$860.63

Note to customer

heres an estimate for installing sign

Accepted date

Accepted by

FREE Shipping by Amazon

Add to cart



Faux Pampas Grass wi...
32

\$25⁹⁹

Get it as soon as **Monday,**
Mar 31

FREE Shipping by Amazon

Add to cart



SmartSign - S-4375-PL-
14 Caution - Floor...
93

\$11¹⁵

Add to cart



Red Green White...
14

\$13⁹⁹ (\$0.16/Item)

Get it as soon as **Monday,**
Mar 31

FREE Shipping by Amazon

Add to cart

Shopping Cart

[Deselect all items](#)



Waipfaru Artificial Flowers for Outdoors, 36 Bundles Faux Plants
Outdoor, UV Resistant Artificial Plants Outdoor, Silk Fake

In Stock

FREE delivery **Mon, Mar 31** for Prime members

This is a gift [Learn more](#)

Color: 36 Bundles

2

[Delete](#)

[Save for later](#)

[Compare with similar items](#)

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\$35.99

Lowest price in 30
days



P5 Outdoor Waterproof 65"x33.5" Programmable LED Sign
Board - Full Color Scrolling Display with High-Res...

In Stock

Shipped from: [shenzhenyishang](#)

FREE delivery **Apr 9 - 16**

Gift options not available. [Learn more](#)

Size: 65"x33.5"

1

[Delete](#)

[Save for later](#)

[Compare with similar items](#)

[Share](#)

\$1,725.99

S Best price

Coupon Clipped
Save \$100.00

Subtotal (3 items): **\$1,797.97**

Your Items

[Saved for later \(296 items\)](#)

[Buy it again](#)

CITY OF VALDEZ, ALASKA

RESOLUTION NO. 13-25

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF VALDEZ,
ALASKA ADOPTING FEES FOR RESIDENTIAL CONSTRUCTION PLAN
REVIEWS AND BUILDING PERMITS

WHEREAS, the City of Valdez is operating under the 2009 Edition of the
International Residential Code; and

WHEREAS, the 2009 International Residential Code was adopted via Ordinance 12-03
on December 17, 2012; and

WHEREAS, the Code now requires fees for residential construction plan reviews and
building permits be established by resolution; and

WHEREAS, the City of Valdez is in a revenue climate where the fees for plan
reviews and building permits need not wholly, or partially, cover the operational cost of the
Building Department; and

WHEREAS, the Planning & Zoning Commission approved a recommendation on April
24, 2013 in favor of Council adoption of this fee schedule.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY
OF VALDEZ, ALASKA, that:

Fees for Residential Construction Plan Reviews and Building Permits shall be calculated as
follows:

For residential permits calculated by valuation:	
Total Valuation	Fee
\$1 to \$500	
\$501 to \$2000	\$ 5.00.
\$2001 to \$40,000	\$10.00
\$40,001 - \$100,000	\$15.00
\$100,001 to \$500,000	\$20.00
\$500,001 to \$1,000,000	\$25.00
\$1,000,000 to \$5,000,000	\$30.00
\$5,000,000 and over	\$35.00
	\$40.00