

CITY USE ONLY

FILE NUMBER <u>220825</u>	FILE NAME <u>CUP 220825 Rick Rocheleau B,13</u>
DATE RECEIVED <u>8/5/2022</u>	BY <u>JW</u> FEE <u>630</u>
HEARING DATE <u>8/25/2022</u>	NOTIFICATION DEADLINE <u>8/</u>

**Conditional Use Permit Application**

Applicant's Name SHINAKU LODGE

Address 201 BEACH ROAD Telephone No. 907-821-2834

Applicant's Representative (if applicable) Rick Rocheleau

Address P.O. Box 1113 CRAIG, AK 99921 Telephone No. 907-821-2834

Subject Property Legal Description: Lot 5A Block/Tract 5A Survey Number LS13013

Lot Size: 20,838 SF .52 ACRES Subdivision Name BUCARELI BAY

Township: CRAIG Range: 37 BEACH ROAD

To help the planning commission gather facts about the proposed conditional use permit, please complete the following:

1. Describe in detail the conditional use requested: BED & BREAKFAST  
2 bedrooms

2. Please attached a plot plan showing lot lines, building locations, parking spaces, and other relevant information.

3. What types of chemicals, processes, machinery or equipment will be used: NONE

11. What are your parking needs and where will they be provided (indicate on the plot plan where parking is to be provided)?

2 PARKING SPACES & THERE IS 4 AVAILABLE

12. Will the proposed conditional use be compatible with the neighborhood in general? Why?

THIS HAS BEEN USED AS A Bed & BREAKFAST SINCE 2018 BY THE PREVIOUS OWNER.

The criteria by which a conditional use permit application is approved or denied is listed in Chapter 18.06.002.C-K of the Craig Land Development Code.

A decision of the planning commission may be appealed to the city council within 30 days of the mailing of the notice of the commission's decision. Decisions of the city council may be appealed to Superior Court.

I (we) being duly sworn, depose and say that the foregoing statements and answers herein contained, and the information herewith submitted, are in all respects true and correct to the best of my knowledge and beliefs.

Dated this 4 day of AUGUST, 2022.

Rick Rocheleau  
Applicant

Rick Rocheleau  
Applicant

*Authorization for Agency*

If the applicant listed on this application is other than the sole deed holder of the property or properties upon which the temporary use will take place, complete the following authorization to act as agent:

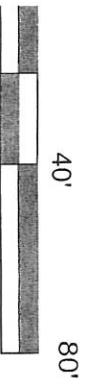
I (we), the undersigned, hereby certify that as deed holder(s) of record of the property or properties described above, I (we) hereby authorize the person listed as the applicant on this application to act and appeal as agent with respect to this application.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Signature(s) of deed holders: \_\_\_\_\_



Scale: 1"=40'



LEGEND

BUCCARELLI BAY

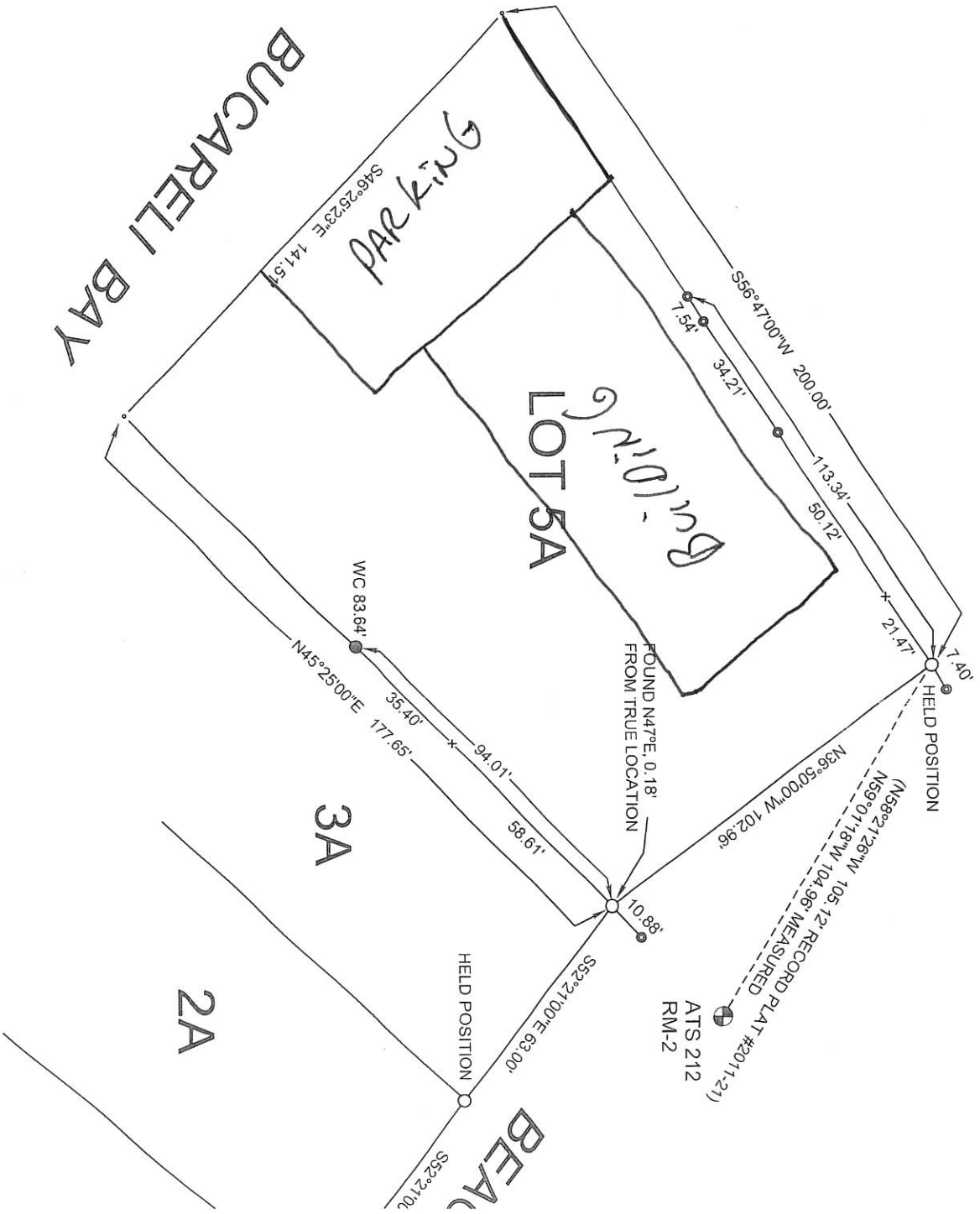
PARKING

Building  
LOT 5A

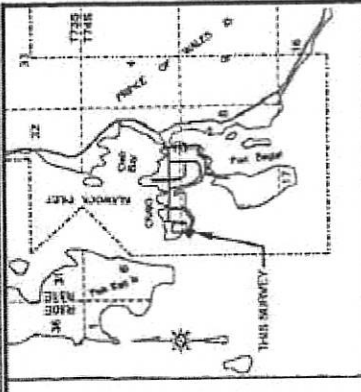
3A

2A

BEACH



- LEGEND**
- Permitted 2" ALCAP on 58' Right-of-Way
  - 16x 7" ALCAP on 58' Right-of-Way
  - WC Witness Corner



**VICINITY MAP** From CRAIG 84-0140, 188 (for 188) Subd. P-1-1 (188)

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

We certify that we are the owners of LOTS 5 A, BLOCK 5 A, AT 5 212 (PLAT P-1-153), that we do approve of this survey and plat and that we do for ourselves, our heirs, and assigns dedicate, convey, and convey to the public at large of-ways / always / public utilities / easements and other public areas as shown hereon.

*[Signature]* 4/21/08  
 1070 Mendocino Place, Juneau, AK 99801

**NOTARY'S ACKNOWLEDGEMENT**

Subscribed and sworn before me this 21 day of April, 2008, by William E. Russell and William E. Russell.

*[Signature]* 4/21/08  
 1070 Mendocino Place, Juneau, AK 99801

**APPROVAL BY THE CITY OF ANCHORAGE PLANNING COMMISSION**

This plat has been reviewed and approved by the City Planning Commission in accordance with the City Land Development Code.

*[Signature]* 5-9-08  
 William E. Russell 5-9-08  
 City Planning Official

**CERTIFICATE OF IMPROVEMENTS**

No improvements are required for this variation / replat.

*[Signature]* 5-21-08  
 City Planning Official

**RECORDING INFORMATION**

RECORDED - FILED \$70  
 REC. DIST. 10  
 Date: JUL 10 2008  
 Time: 1:11 P.M.  
 Anchorage, City of Anchorage  
 Address:

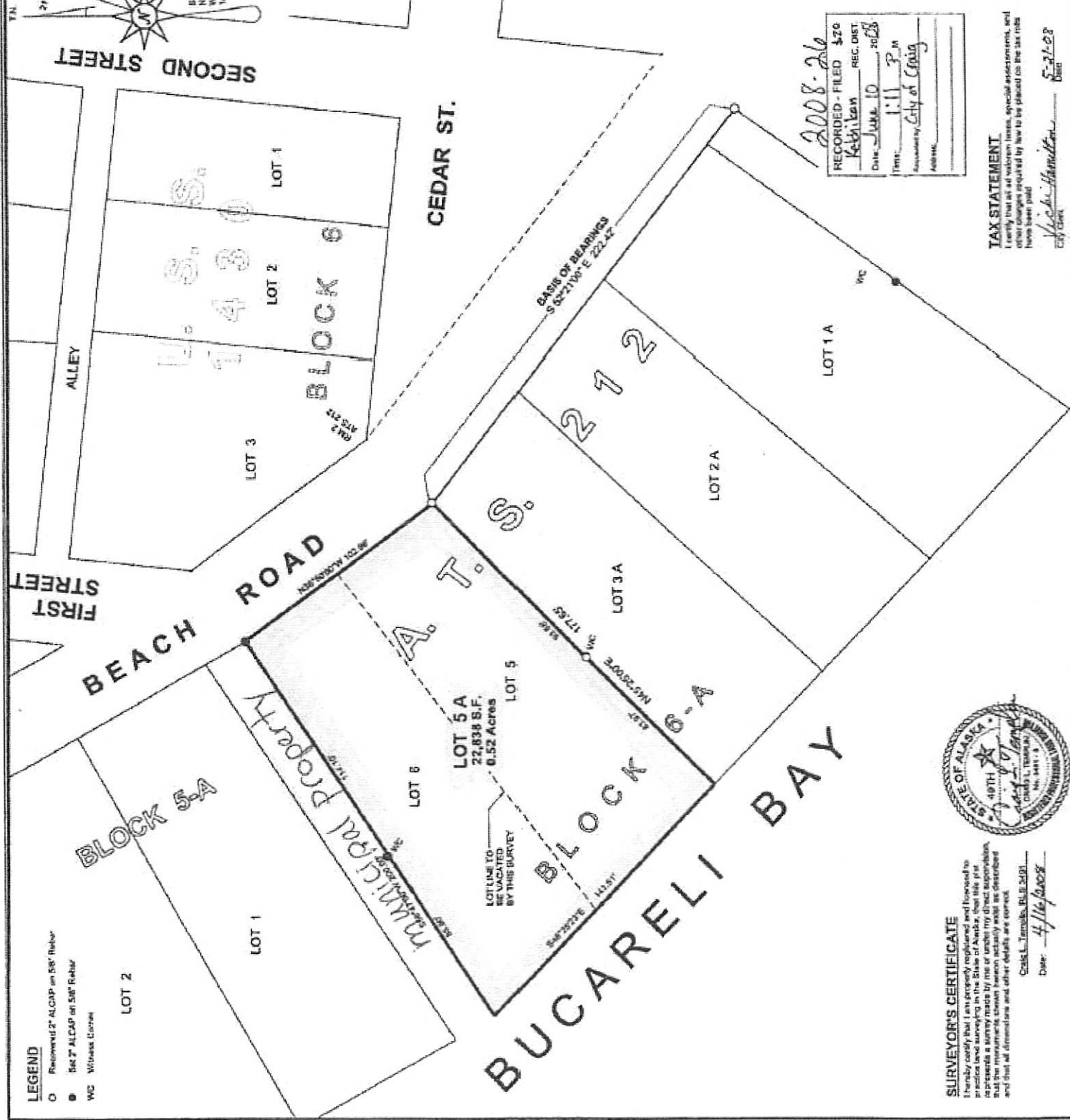
**TAX STATEMENT**

I certify that all valuations, special assessments, and other charges required by law to be placed on the tax rolls have been paid.

*[Signature]* 5-21-08  
 City Clerk

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 City Clerk



**SURVEYOR'S CERTIFICATE**

I hereby certify that I am properly registered and licensed to practice land surveying in the State of Alaska, that this plat represents a survey made by me or under my direct supervision, that the measurements shown herein actually were as described and that all dimensions and other details are correct.

Cade L. Tambo, R.L.S. 3401  
 Date: 4/16/2008



**NOTARY PUBLIC for the State of Alaska**

My Commission expires 03/31/12, 2011

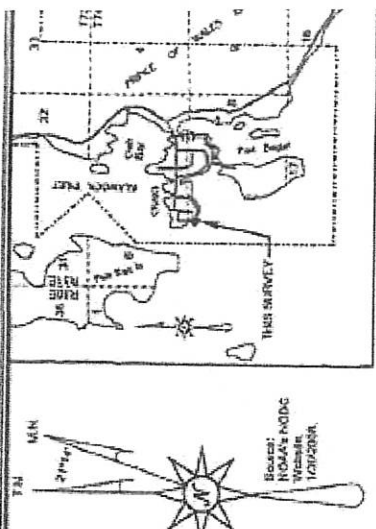
**BEACH ROAD REPLAT**

A REPLAT OF LOTS 5 & 6, BLOCK 6-A, AT 5 212  
 PLAT P-1-153, SUBDIVISION OF AT 5 212

**CREATING LOT 5 A, BLOCK 6-A**

Located within Sect. 7, T14 S., R1E E., GRN, Alaska  
 Containing: 0.52 Acres

Surveyed by:  
 Tampion Land Surveying  
 PO Box 1078  
 Ward Cove AK 99828  
 Juneau, AK 99801  
 Phone / FAX - 907-247-5120  
 Date of Survey: 11-20-08  
 Drawn by: JTB  
 Scale: 1" = 30'



**VICINITY MAP** FROM CRAIG B-4 CHAD, 1689 (REV. 10/11) STATE 1"=1/4"

**CERTIFICATE OF OWNERSHIP AND DEDICATION**  
 We certify that we are the owners of LOTS 5 & 6, BLOCK 5-A, AT 5 212 PLAT P-188, that we do approve of this survey and plat and that we do for ourselves, our heirs, assigns, and assigns, and consent to the public use of every way, easement, right of way, and other public use as shown hereon.  
 Date: 4/21/08  
 Signature: [Signature]  
 Title: 1070 Meridianal Peninsula, Juntura, AK 99601

**NOTARY'S ACKNOWLEDGEMENT**  
 Subscribed and sworn to before me this 21 day of April, 2008, by M. L. A. REARNS and E. ROBERT WARD.  
 My Commission expires 03/31/12, 2011.  
 Signature: [Signature]  
 Title: Notary Public for the State of Alaska

**APPROVAL BY THE CITY OF CRAIG PLANNING COMMISSION**  
 This plat has been reviewed and approved by the Craig Planning Commission on 5-9-08.  
 Signature: [Signature]  
 Title: City Planning Official

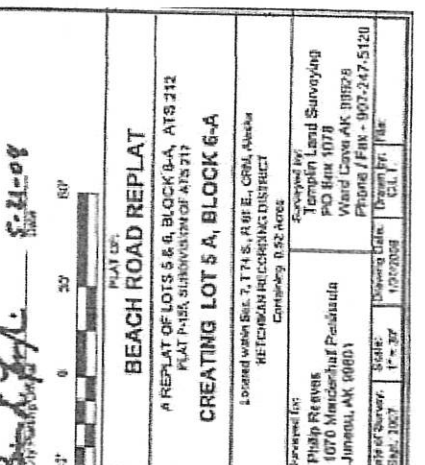
**CERTIFICATE OF IMPROVEMENTS**  
 No improvements are required for this subdivision except:  
 Signature: [Signature]  
 Title: Public Works Director

**PLAT OF IMPROVEMENTS**  
 BEACH ROAD REPLAT  
 A REPLAT OF LOTS 5 & 6, BLOCK 5-A, AT 5 212 PLAT P-188, SUBDIVISION OF AT 5 212  
 Located within Sec. 2, T. 74 S., R. 91 E., CRMA, Alaska  
 HETCHMAN RECORDING DISTRICT  
 Containing 0.52 Acres

Recorded in 2008-26  
 RECORDED - FILED 370  
 REG. DIST. 3028  
 Date: June 10, 2008  
 Time: 1:11 PM  
 By: [Signature]  
 Title: City of Craig

**TAX STATEMENT**  
 I certify that all ad valorem taxes, special assessments, and other charges required by law to be placed on the tax rolls have been paid.  
 Signature: [Signature]  
 Title: City Clerk  
 Date: 5-21-08

**LEGEND**  
 O 1/4 Section ALCAP on 58' Right of Way  
 ● 1/4 Section ALCAP on 58' Right of Way  
 WC Wetland Corridor



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