



# Building Permit

Permit No. 11-22    Date: 8/10/2022

Expires: 8/31/2023

Permittee's Name: Tiffany Stephens

Building Address: 1150 Sunnyside Dr (Lot 8B, USS 2327, Windansea Subdivision)

QUESTIONS OR COMMENTS?  
CONTACT THE CRAIG BUILDING OFFICIAL  
(CRAIG CITY PLANNER) AT 907-826-3275.

*Samantha A. Wilson, Craig Building Official*

Building Official  
POST ON BUILDING SITE

BP 11-22

# CITY OF CRAIG, ALASKA BUILDING PERMIT APPLICATION

<b>Applicant Information</b>	<b>Owner Information (if not also applicant)</b>
Name <u>TIFFANY STEPHENS</u>	Name
Mailing Address <u>PO BOX 131</u>	Mailing Address
Street Address <u>1150 SUNNYSIDE DR.</u>	Street Address
City, State, Zip <u>CRAIG, AK 99921</u>	City, State, Zip
Telephone <u>907-957-0417</u>	Telephone

**Property Description**

Subdivision Name Windansea Plat 82-50

Survey Number: USS 2327 Fact Number: \_\_\_\_\_ Lot Number: 8B Block Number: \_\_\_\_\_

Army Corps of Engineers Permit Name and/or Number: \_\_\_\_\_

**Building Activity Information (please check one)**

Single Family Home       Duplex       Triplex       Fourplex or greater  
 Deck       Porch       Retaining Wall       Addition  
 Commercial Building       Wannigan       Garage       Shed  
 Mobile Home (Year and Make) \_\_\_\_\_  
 Travel Trailer (Year and Make) \_\_\_\_\_  
 Other (Please describe): \_\_\_\_\_

Height of Building at Roof Eve: \_\_\_\_\_ Closest setback to property line: At property line

Building Dimensions: 70-80 ft wall Area of building footprint: 600 ft<sup>2</sup>

What use(s) do you propose for the building? Work on drainage, retain land/road

**Site Plan**

Please complete on reverse side or attached sheet a site plan showing all proposed construction.

**Owner's/Applicant's Statement**

I acknowledge that I have read this application and state that the above information is correct. I agree to comply with all codes and ordinances of the City of Craig applicable to building and construction, and all land use regulations as pertaining to this permit. Any violation of land management regulations are the responsibility of the property owner. This permit becomes void upon completion of the approved work, or one year, whichever comes first. Work not documented in this application is not authorized by this building permit.

I understand that this permit is revocable if work is not completed consistent with this applicant or if work does not comply with the requirements of the City of Craig Municipal Code.

I agree to provide the City of Craig with an as-built survey of the lot in the event one is completed for this project.

Affay      25/July/2022

Signature of Applicant      Date      Signature of Property Owner (if other than applicant)      Date

**Special Conditions of Approval.**

The following conditions of approval are made a part of this permit as provided by section 18.06.001B.6 of the Craig Land Development Code:

TO ADDRESS DRAINAGE, WE NEED AN EASEMENT W/ THE CITY FOR THE CORNER. WE WILL DIG AROUND THE CORNER TO INSTALL A METAL CORRUGATED PIPE. THE RETAINING WALL WILL RUN PARALLEL TO ROAD, SO WALL WILL RUN INTO CORNER WITH EASEMENT.

\* Retaining wall may only extend up to 2'6" above road along (s) 20' of retaining wall.

Permission is hereby granted to perform the above work in compliance with any and all conditions listed above and in compliance with the Craig Land Development Code and all other ordinances of the City of Craig and the State of Alaska pertaining to the construction of buildings.

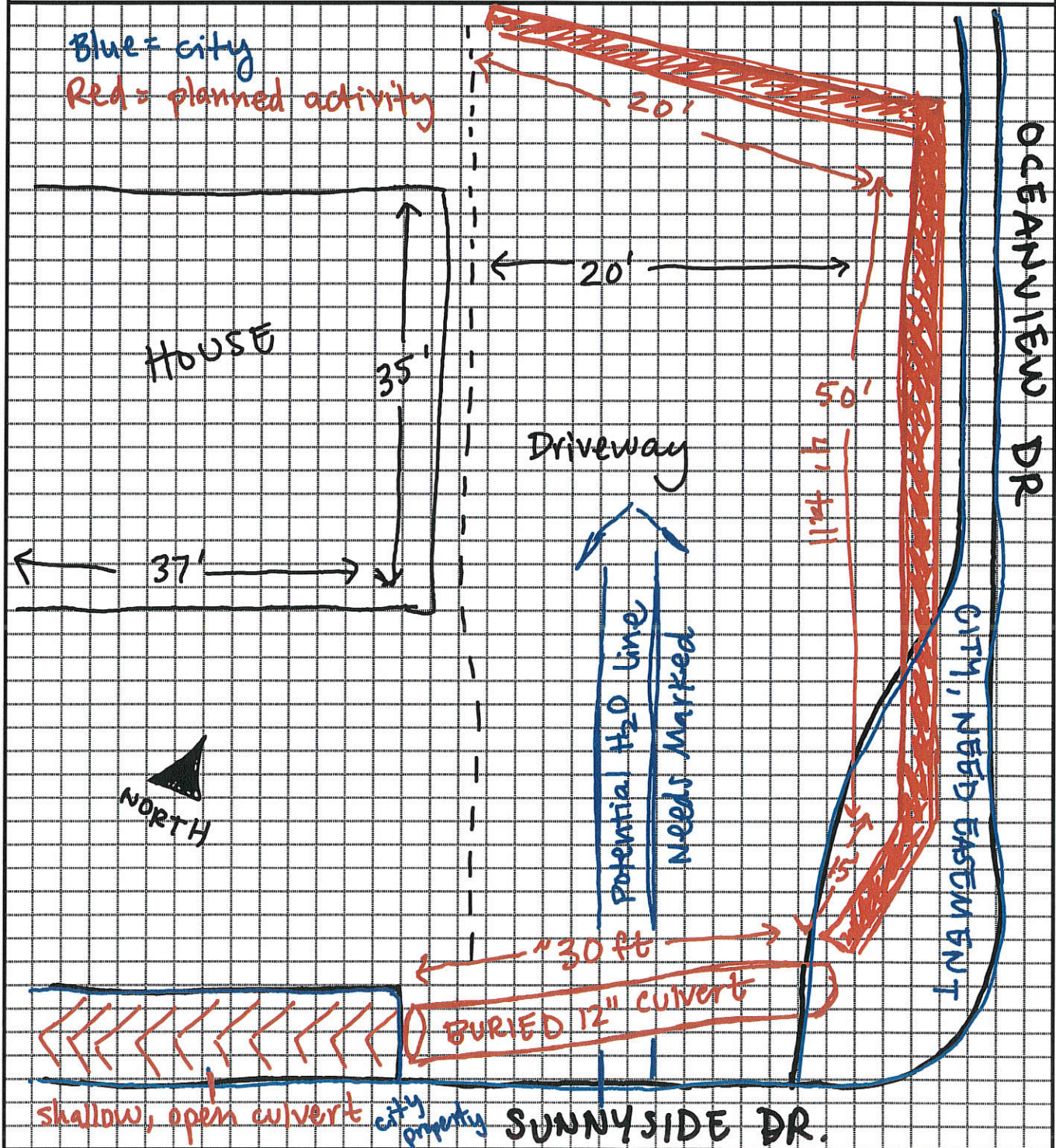
Signature of City Building Official Samantha Wilson Date 8/10/2022



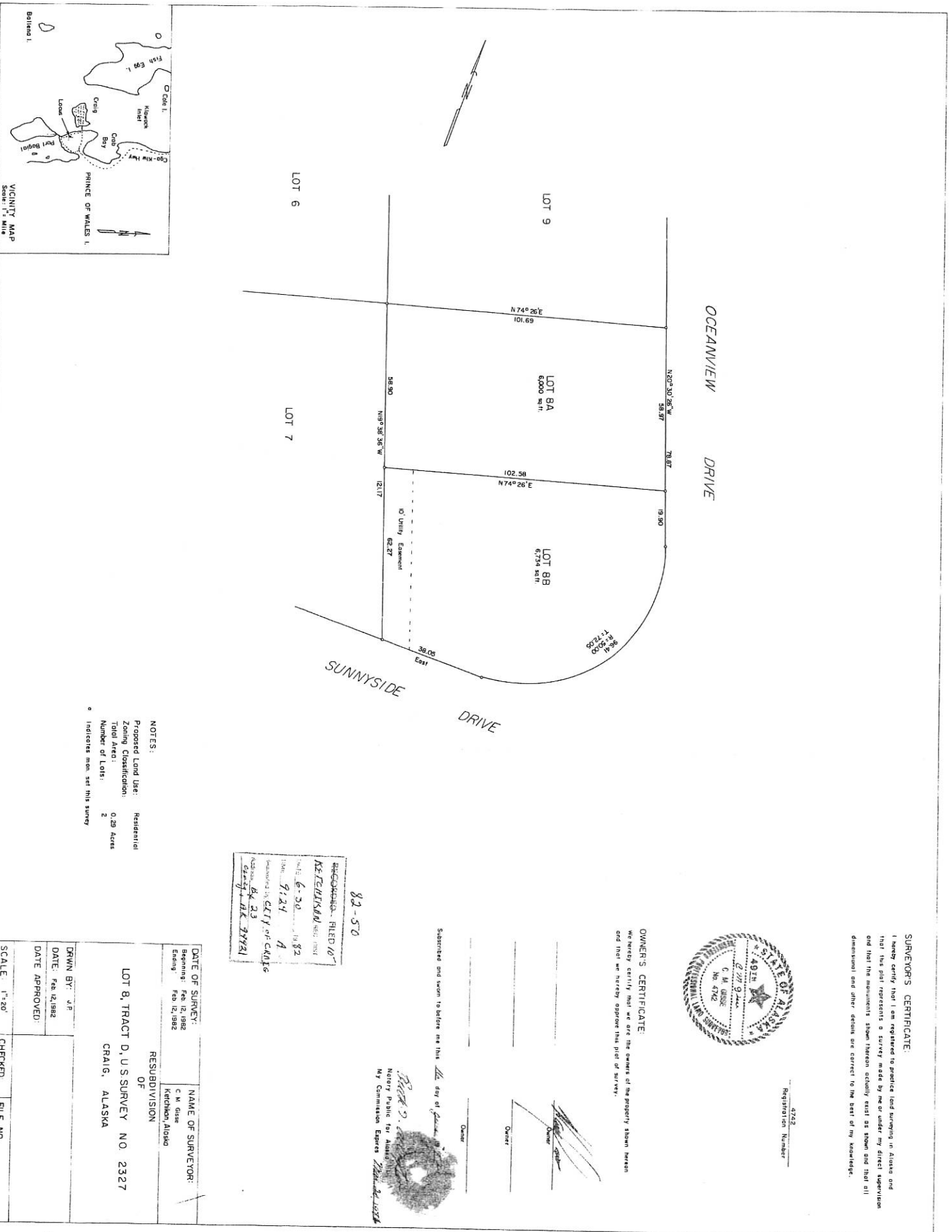
# SITE PLAN

Show the items from the checklist below in the drawing grid. The drawing must be legible and accurate.

- |  |                               |
|--|-------------------------------|
| ✓ Lot lines and dimensions                   | ✓ Water lines                 |
| ✓ Distances from all structures to lot lines | — Sewer lines                 |
| ✓ Proposed structures with dimensions        | — Electric lines and poles    |
| ✓ All easements, streets, alleys, sidewalks  | ✓ Driveways                   |
| ✓ Existing structures and their dimensions   | ✓ North Arrow                 |
| ✓ Parking spaces                             | ✓ Other pertinent information |



BP 11-22



NOTES:  
 Proposed Land Use: Residential  
 Zoning Classification: R-20  
 Total Area: 0.29 Acres  
 Number of Lots: 2  
 \* Indicates mon. set this survey



4742  
 Registration Number

**SURVEYOR'S CERTIFICATE:**  
 I hereby certify that I am registered to practice land surveying in Alaska and that this plat represents a survey made by me or under my direct supervision and that the monuments shown hereon actually exist as shown and that all dimensions and other data are correct to the best of my knowledge.

**OWNER'S CERTIFICATE:**  
 We hereby certify that we are the owners of the property shown hereon and that we hereby approve this plat of survey.

Owner \_\_\_\_\_  
 Owner \_\_\_\_\_  
 Subscribes and sworn to before me this 14th day of February 1982

*Robert J. Craig*  
 Notary Public for Alaska  
 My Commission Expires 12/31/1984

82-570  
 RECORDED - FILED 107  
 REGISTERED - FILED 107  
 6-20-82  
 9124  
 A  
 REQUESTED BY: CITY OF CANTON  
 84 23  
 27741

DATE OF SURVEY: Beginning: Feb 12, 1982 Closing: Feb 12, 1982		NAME OF SURVEYOR: C. M. Giese Ketchikan, Alaska	
RESUBDIVISION OF LOT 8, TRACT D, U.S. SURVEY NO. 2327 CRAIG, ALASKA			
DRAWN BY: J.R.	DATE: Feb 12, 1982		
DATE APPROVED:			
SCALE: 1"=20'	CHECKED:	FILE NO.	

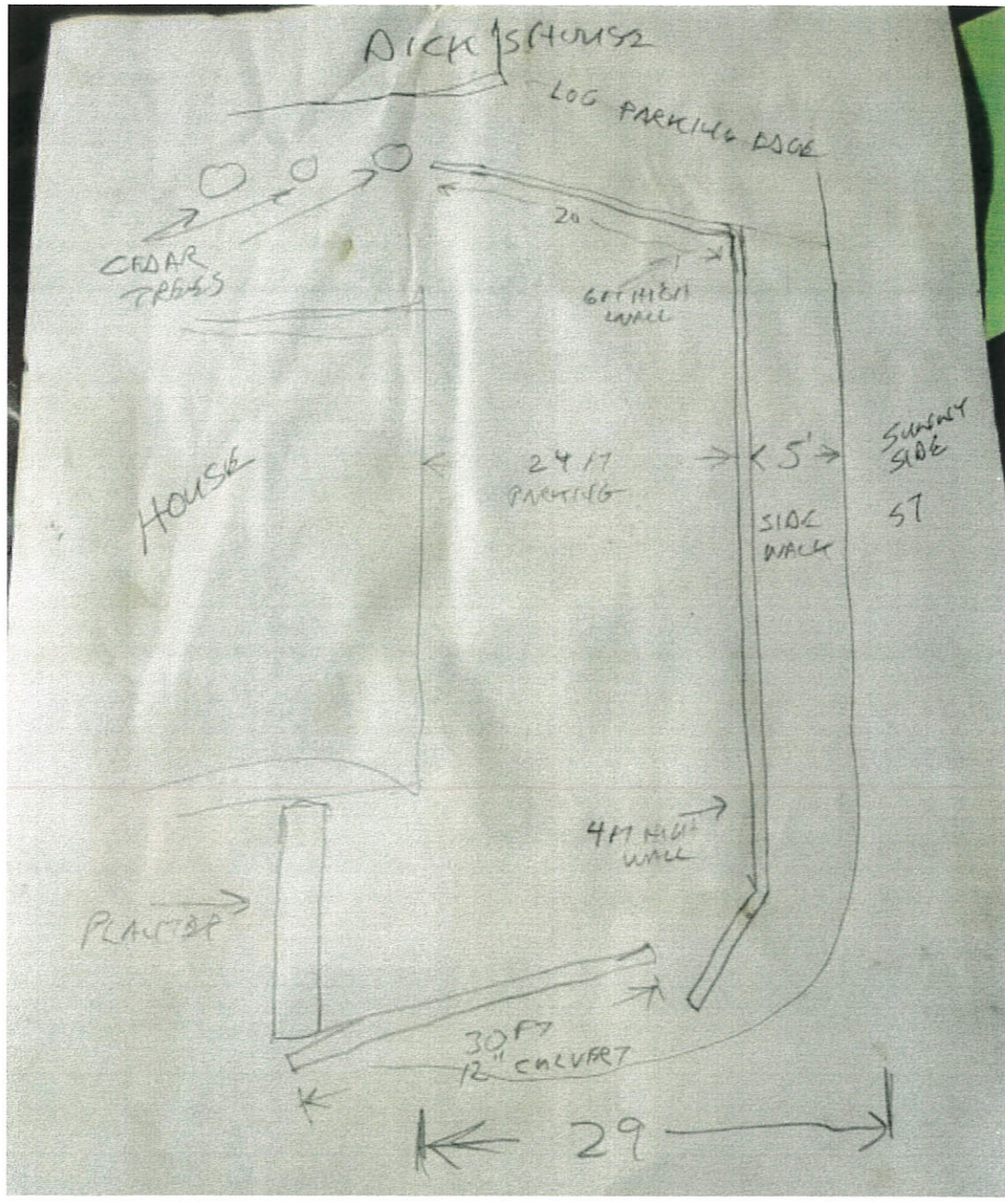


1150 Sunnyside Dr.  
Tiffany Stephens  
907-957-0417  
tiffanybot@gmail.com

Need to do significant landscaping  
to address drainage issue.

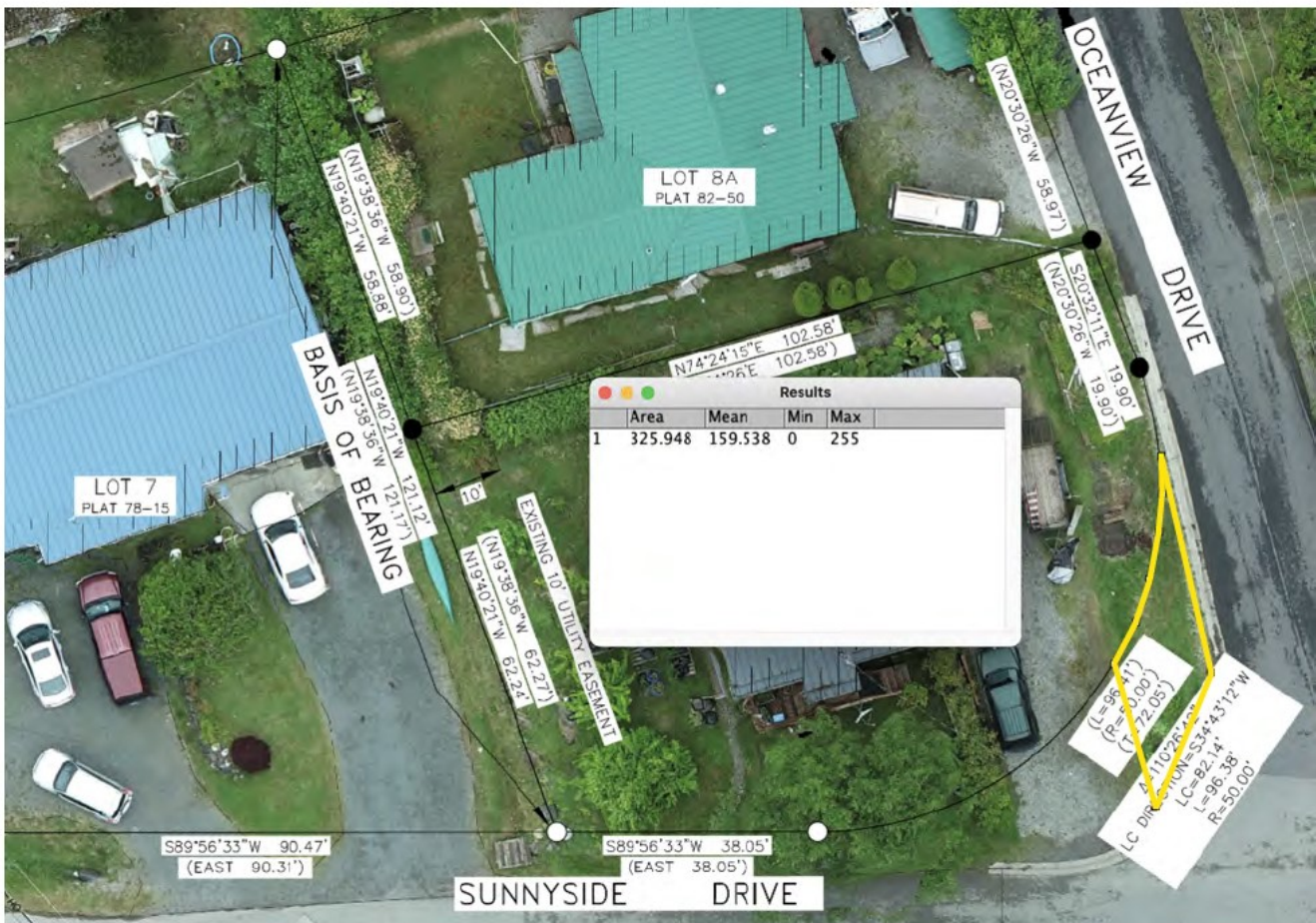
BP-11-22

Next week  
Monday  
for  
VLO

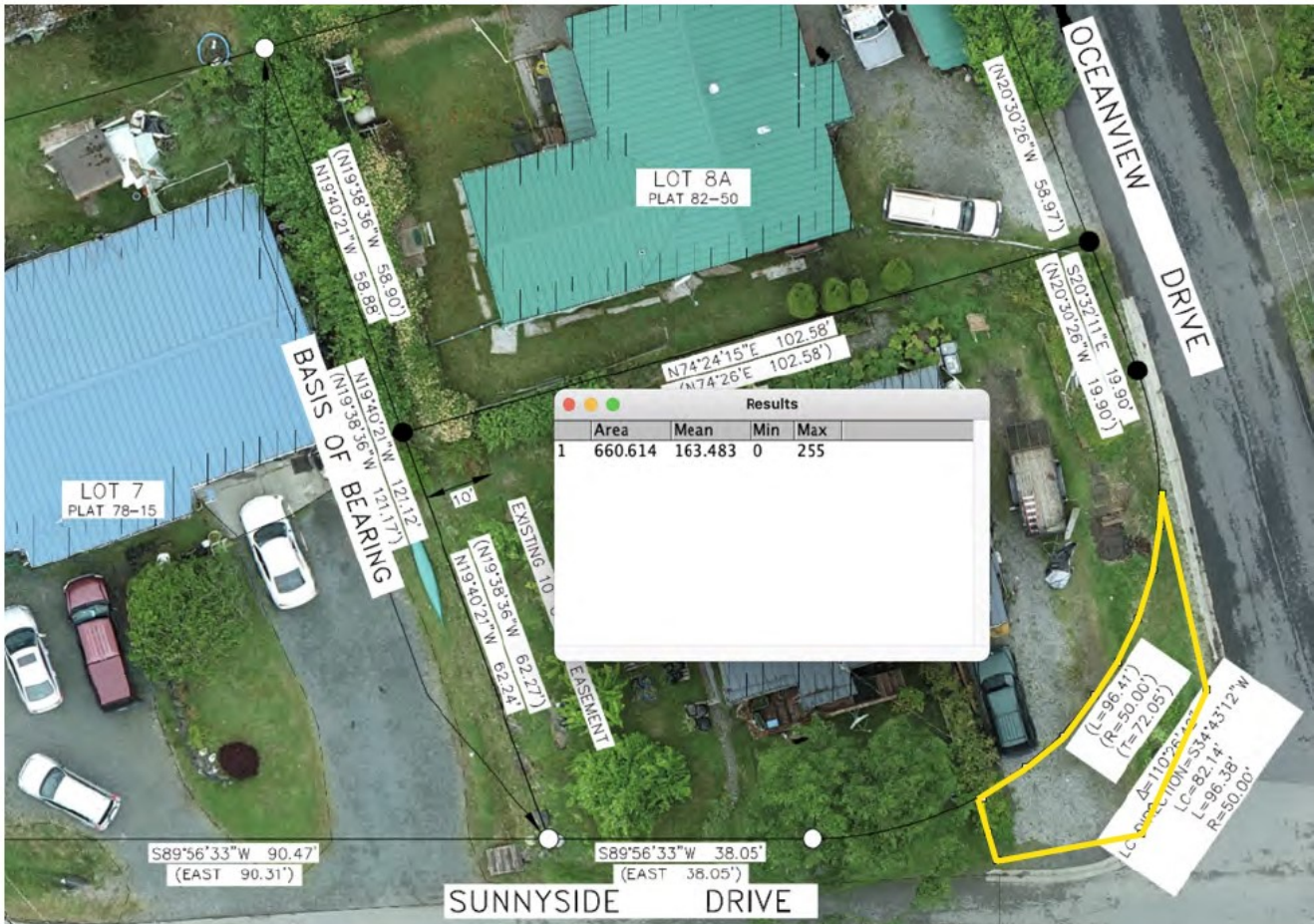


Drainage needed, might impact Cozy  
Property Easement need?  
Send her Plat





**Figure 1.** The yellow polygon indicates the proposed easement area for aboveground work, 325 square feet.



**Figure 2.** The yellow polygon indicates the proposed easement area for aboveground and belowground work, approximately 650 square feet.