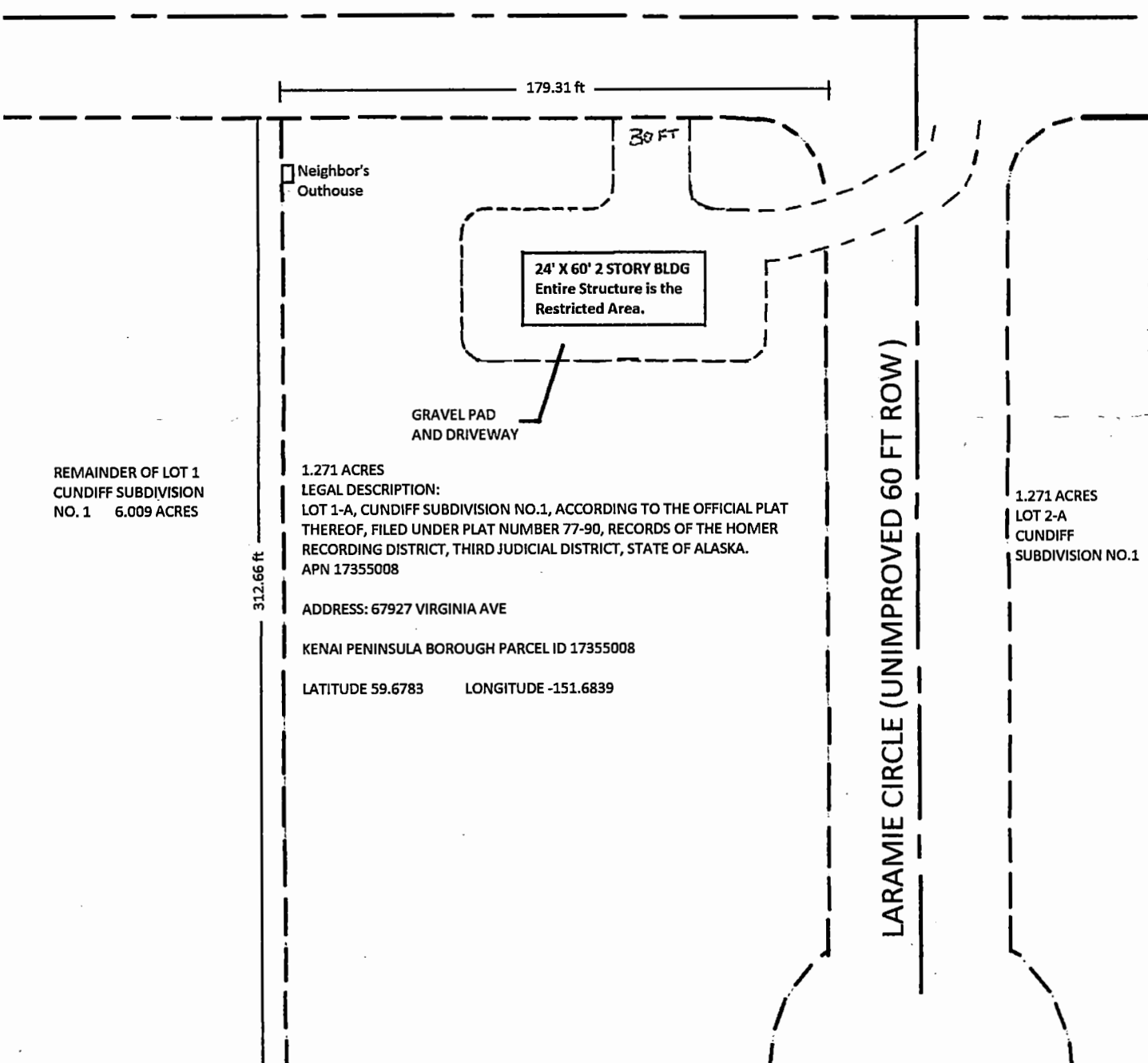


VIRGINIA AVENUE



REMAINDER OF LOT 1
CUNDIFF SUBDIVISION
NO. 1 6.009 ACRES

1.271 ACRES
LEGAL DESCRIPTION:
LOT 1-A, CUNDIFF SUBDIVISION NO.1, ACCORDING TO THE OFFICIAL PLAT
THEREOF, FILED UNDER PLAT NUMBER 77-90, RECORDS OF THE HOMER
RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.
APN 17355008

ADDRESS: 67927 VIRGINIA AVE
KENAI PENINSULA BOROUGH PARCEL ID 17355008
LATITUDE 59.6783 LONGITUDE -151.6839

1.271 ACRES
LOT 2-A
CUNDIFF
SUBDIVISION NO.1

PREMISES DIAGRAM



KENAI PENINSULA BOROUGH:
 Road Service Area
 47140 E Poppy Lane - Soldotna Alaska 99669
 Toll-free within the Borough: 1-800-478-4427
 PHONE: (907) 262-4427 - FAX: (907) 262-6090
 www.borough.kenai.ak.us

KPB
 ROAD SERVICE AREA

RIGHT-OF-WAY (ROW) DRIVEWAY PERMIT APPLICATION
 (ONLY pertains to driveway construction)

APPLICANT NAME JAMES V HUNTER
 APPLICANT MAILING ADDRESS P.O. Box 15412 CITY FITZ CREEK
 STATE AK ZIP 99603 TELEPHONE 907.299.0132
 EMAIL: JIM.HUNTER@KCBAL.COM CELL ↑
 ROAD NAME VIRGINIA AVE CONTRACTOR NAME HARRISS CONSTRUCTION
 APPROXIMATE START DATE 6/1/16 APPROXIMATE COMPLETION DATE 6/18/16
 DRIVEWAY ACCESSED FROM CONSTRUCTED ROAD: YES NO

NOTE: Provide a map with proposed location of driveway. Minimum 15' x 30' driveway culverts are required unless an exception is approved by the RSA director.

DETAILED DESCRIPTION OF PROJECT: BUILD A DRIVEWAY ACCESSING VIRGINIA AVE FROM LOT 1A CORNER SUBDIVISION, KPB PARCEL 17355093

Statement of Applicant: I hereby affirm and agree that the work necessary to bring the project into compliance with KPB 14.40, 14.06, and any RSA Director permit requirements will be, or has been completed. I have read the Right-of-Way (ROW) Construction Permit Mandatory Conditions and Policy Statement No. 2004-01 Construction Permitting within Borough Rights-of-Way. I further acknowledge and agree that any violation of a permit condition or failure to obtain a permit prior to working or doing maintenance in a ROW is subject to a civil penalty of up to \$250 per day pursuant to KPB 14.40.260. By signing this application, I agree that I am the responsible party for all project construction and communication with the Road Service Area.

James V Hunter
 Signature of Applicant 5-12-16
Date

RSA Director Permit Requirements: _____

<input type="checkbox"/> Denied	<input checked="" type="checkbox"/> Approved Right-of-Way Driveway Permit # <u>16-041D</u>	Expiration Date: <u>7/31/16</u>
Region/Unit <u>55</u>		
Reviewed By Inspector: _____		Date _____
Approved By RSA Director: <u>[Signature]</u>		Date: <u>5-18-16</u>



DEPARTMENT OF THE ARMY
ALASKA DISTRICT, U.S. ARMY CORPS OF ENGINEERS
REGULATORY DIVISION
44669 STERLING HWY, SUITE B
SOLDOTNA, AK 99669-7915

May 13, 2016

Regulatory Division
POA-2016-179

Mr. James Hunter
P.O. Box 15412
Fritz Creek, AK 99603

Dear Mr. Hunter:

This letter responds to your April 20, 2016, application for a Department of the Army (DA) permit for your proposed placement of a 3,000 square foot fill pad for the purposes of constructing a warehouse. It has been assigned number POA-2016-179, Diamond Creek, which should be referred to in all correspondence with us. The project site is located within Section 9, T. 6 S., R. 14 W., Seward Meridian; USGS Quad Map Seldovia C-5; Latitude 59.678052° N., Longitude 151.684062° W.; Kenai Peninsula Borough; Cundiff Subdivision, Addn 1, Lot 1A; Homer, Alaska.

Based on our review of the information you provided (as shown in the enclosed sheets 1-3, dated April 20, 2016), we have determined the proposed project area does not contain waters of the United States (U.S.) under Corps jurisdiction. Therefore, a DA permit is not required. A copy of the Approved Jurisdictional Determination form is available at:
www.poa.usace.army.mil/Missions/Regulatory/JurisdictionalDeterminations.aspx under the above file number. Please contact us if you decide to alter the method, scope, or location of your proposed activity.

This approved jurisdictional determination is valid for a period of five (5) years from the date of this letter, unless new information supporting a revision is provided to us before the expiration date.

Enclosed is a Notification of Administrative Appeal Options and Process and Request for Appeal form regarding this approved jurisdictional determination (see section labeled "Approved Jurisdictional Determination").

Section 404 of the Clean Water Act requires that a DA permit be obtained for the placement or discharge of dredged and/or fill material into waters of the U.S., including jurisdictional wetlands (33 U.S.C. 1344). The Corps defines wetlands as those areas that are inundated or saturated by surface or groundwater at a frequency and duration

sufficient to support, and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions.

Section 10 of the Rivers and Harbors Act of 1899 requires that a DA permit be obtained for structures or work in or affecting navigable waters of the U.S. (33 U.S.C. 403). Section 10 waters are those waters subject to the ebb and flow of the tide shoreward to the mean high water mark, and/or other waters identified by the Alaska District.

Nothing in this letter excuses you from compliance with other Federal, State, or local statutes, ordinances, or regulations.

Please contact me via email at Katherine.a.mccafferty2@usace.army.mil, by mail at the address above, or by phone at (907) 753-2692 if you have questions. For more information about the Regulatory Program, please visit our website at <http://www.poa.usace.army.mil/Missions/Regulatory.aspx>.

Sincerely,



Katherine A. McCafferty
Project Manager

Enclosures



THE STATE
ALASKA

Department of Public Safety

DIVISION OF FIRE SAFETY
1000 W. WARD AVENUE, SUITE 100
ANCHORAGE, ALASKA 99501
PHONE: (907) 267-2200
FAX: (907) 267-2201
WWW.AKSTATE.PS.AK.GOV

December 01, 2016

James Hunter
Hunter Greens & Purples, LLC
PO Box 3408
Homer, AK 99603

SUBJECT: Hogwarts - Hunter Greens & Purples (No
CO2) (67927 Virginia) - Full Plan Review
CITY: Homer
PLAN REVIEW: 2016Anch1537
TYPE OF CONSTRUCTION: VA
OCCUPANCY: B, F1
2009 INTERNATIONAL BUILDING AND FIRE CODE

Dear James Hunter:

Plans for the subject facility have been reviewed by this office for conformity with the State Fire Safety Regulations and are hereby approved as submitted. Enclosed is a certificate of approval that must be posted on the premises until completion of the above facility. You are prohibited to occupy this building until construction is completed as approved. Any changes to the approved plans must be submitted to this office for review and approval.

Approval of submitted plans is not approval of omissions or oversights by this office or noncompliance with any applicable regulations of the Municipal Government. The plans have not been reviewed for compliance with the federal Americans with Disabilities Act or structural requirements.

It must be understood that the inclusion of and compliance with State Fire Safety Regulations does not preclude the necessity of compliance with the requirements of local codes and ordinances.

If we can be of further assistance in this matter, please feel free to contact us at the address above.

Sincerely,

A handwritten signature in cursive script that reads "Timothy W. Fisher".

Timothy Fisher
Plans Examiner

Enclosure: Approval Certificate