

Application for Preliminary Plat

Municipality of Anchorage
Planning Department
PO Box 196650
Anchorage, AK 99519-6650


PETITIONER*		PETITIONER REPRESENTATIVE (IF ANY)	
Name (last name first) SWELL, LLC		Name (last name first) BOUTET COMPANY (TONY HOFFMAN)	
Mailing Address 1113 WEST FIREWEED LANE		Mailing Address 601 EAST 57TH PLACE, #102	
ANCHORAGE, AK 99503		ANCHORAGE, AK 99518	
Contact Phone – Day 907-277-2663	Evening	Contact Phone – Day 907-522-6776	Evening
E-mail GLENN.GELLERT@GMAIL.COM		E-mail THOFFMAN@TBCAK.COM	

*Report additional petitioners or disclose other co-owners on supplemental form. Failure to divulge other beneficial interest owners may delay processing of this application.

PROPERTY INFORMATION			
Property Tax # (000-000-00-000):			
Site Street Address: SEE ATTACHED LEGAL			
Current legal description: (use additional sheet if necessary) LOTS 1-12, BLOCK 3, SUNNY ACRES SUBDIVISION, PLAT P-320			
Zoning: R-2M	Acreage: 2	Underlying Plat #: P-320	Grid #: 1341
# Lots: 12	# Tracts: 3	Total # parcels: 12	

PROPOSED SUBDIVISION INFORMATION		
Proposed legal description: (use additional sheet if necessary) BILL RUSSELL SUBDIVISION TRACT 1		
# Lots:	# Tracts: 1	Total # parcels: 1

I hereby certify that (I am)(I have been authorized to act for) the owner of the property described above and that I petition to subdivide it in conformance with Title 21 of the Anchorage Municipal Code of Ordinances. I understand that payment of the application fee is nonrefundable and is to cover the costs associated with processing this application, and that it does not assure approval of the subdivision. I also understand that assigned hearing dates are tentative and may have to be postponed by Planning Department staff or the Platting Authority for administrative reasons.

Signature 	<input type="radio"/> Owner <input checked="" type="radio"/> Representative (Representatives must provide written proof of authorization)	Date 1/27/23
Print Name Tony Hoffman		

Accepted by:	Poster & Affidavit	Fee:	Case Number: S12711	Meeting Date: APR 19 2023
--------------	--------------------	------	-------------------------------	-------------------------------------

COMPREHENSIVE PLAN INFORMATION**Improvement Area (per AMC 21.08.050B.):** ☒ Class A ☐ Class B**Anchorage 2040 Land Use Designation:**

- ☒ Neighborhood (Residential) ☐ Center ☐ Corridor
☐ Open Space ☐ Facilities and Institutions ☐ Industrial Area

Anchorage 2040 Growth Supporting Features:

- ☐ Transit-supportive Development ☐ Greenway-supported Development
☐ Traditional Neighborhood ☐ Residential Mixed-use

Eagle River-Chugiak-Peters Creek Land Use Classification:

- ☐ Commercial ☐ Industrial ☐ Parks/opens space
☐ Public Land Institutions ☐ Marginal land ☐ Alpine/Slope Affected
☐ Special Study ☐ Residential at _____ dwelling units per acre

Girdwood- Turnagain Arm

- ☐ Commercial ☐ Industrial ☐ Parks/opens space
☐ Public Land Institutions ☐ Marginal land ☐ Alpine/Slope Affected
☐ Special Study ☐ Residential at _____ dwelling units per acre

ENVIRONMENTAL INFORMATION (All or portion of site affected)

- Wetland Classification: ☒ None ☐ "C" ☐ "B" ☐ "A"
 Avalanche Zone: ☒ None ☐ Blue Zone ☐ Red Zone
 Floodplain: ☒ None ☐ 100 year ☐ 500 year
 Seismic Zone (Harding/Lawson): ☐ "1" ☒ "2" ☐ "3" ☐ "4" ☐ "5"

RECENT REGULATORY INFORMATION (Events that have occurred in last 5 years for all or portion of site)

- ☐ Rezoning - Case Number: _____
☐ Preliminary Plat ☐ Final Plat - Case Number(s): _____
☐ Conditional Use - Case Number(s): _____
☐ Zoning variance - Case Number(s): _____
☐ Land Use Enforcement Action for _____
☐ Building or Land Use Permit for _____
☐ Wetland permit: ☐ Army Corps of Engineers ☐ Municipality of Anchorage

POTABLE WATER AND WASTE WATER DISPOSAL

- Potable Water provide by: ☒ Public utility ☐ Community well ☐ Private well
 Wastewater disposal method: ☒ Public utility ☐ Community system ☐ Private on-site

APPLICATION REQUIREMENTS

(One of each applicable item is required for initial submittal, additional copies are required after initial submittal)

- ☐ Signed application (original)
☐ Watershed sign off form, completed
☐ 8½" by 11" reduced copy of plat
☐ Certificate to Plat
- 4 copies required: ☐ Subdivision drainage plan
- 9 copies required: ☐ Topographic map of platted area
- 16 copies required:
(7 copies for a short plat)
- ☐ Signed application (copies)
☐ Preliminary plat
☐ As-built (if applicable)
☐ Summary of community meeting(s) (not required for short plat)

(Additional information may be required)

Additional required documents unless specifically waived by Platting Officer:

- ☐
- Soils investigation and analysis reports (4 copies)

Waived by _____



The Boutet Company, Inc.
601 E. 57th Place, Suite 102

Phone 907.522.6776
Fax 907.522.6779

LEGAL DESCRIPTION OF PROPERTIES:

006-121-26-000, 006-121-39-000, 006-121-40-000, 006-121-41-000, 006-121-42-000, 006-121-43-000, 006-121-44-000, 006-121-45-000, 006-121-46-000, 006-121-47-000, 006-121-48-000, 006-121-25-000

S12711 APR 19 2023

Application for Right-of-Way and Easement Vacation

Municipality of Anchorage
Planning Department
PO Box 196650
Anchorage, AK 99519-6650

PETITIONER*		PETITIONER REPRESENTATIVE (if any)	
Name (last name first) SWELL LLC		Name (last name first) BOUTET COMPANY (TONY HOFFMAN)	
Mailing Address 1113 WEST FIREWEED LANE		Mailing Address 601 EAST 57TH PLACE	
ANCHORAGE, AK 99503		ANCHORAGE, AK., 99518	
Contact Phone – Day: 907-277-2663 Evening:		Contact Phone – Day: 907-522-6776 Evening:	
E-mail: GLENN.GELLERT@GMAIL.COM		E-mail: THOFFMAN@TBCAK.COM	

*Report additional petitioners or disclose other co-owners on supplemental form. Failure to divulge other beneficial interest owners may delay processing of this application.

RIGHT-OF-WAY AND/OR INFORMATION		
Benefiting Property Tax # (000-000-00-000): SEE ATTACHED SHEET		
Site Street Address:		
Description of right-of-way/easement: (use additional sheet if necessary) 20' ALLEYWAY LOCATED IN BLOCK 3, SUNNY ACRES SUBDIVISION, PLAT P-320		
Zoning: R-2M	Acreage: 0.03	Grid #: 1341
# Lots: 0	# Tracts: 0	Total # parcels: 0

I hereby certify that (I am)/(I have been authorized to act for) owner of the property described above and that I petition to vacate it in conformance with Title 21 of the Anchorage Municipal, Code of Ordinances. I understand that payment of the application fee is nonrefundable and is to cover the costs associated with processing this application, and that it does not assure approval of the vacation. I also understand that assigned hearing dates are tentative and may have to be postponed by Planning Department staff, the Platting Board, or Planning and Zoning Commission for administrative reasons.

Signature	<input checked="" type="radio"/> Owner <input checked="" type="radio"/> Representative (Representatives must provide written proof of authorization)	Date
Print Name		
Accepted by:	Poster & Affidavit:	Fee:
		Case Number: S12711
		Meeting Date: APR 19 2023

COMPREHENSIVE PLAN INFORMATIONImprovement Area (per AMC 21.08.050B.): ☒ Class A ☐ Class B**Anchorage 2040 Land Use Designation:**

- ☐ Neighborhood (Residential) ☐ Center ☐ Corridor
☐ Open Space ☐ Facilities and Institutions ☐ Industrial Area

Anchorage 2040 Growth Supporting Features:

- ☐ Transit-supportive Development ☐ Greenway-supported Development
☐ Traditional Neighborhood ☐ Residential Mixed-use

Eagle River-Chugiak-Peters Creek Land Use Classification:

- ☐ Commercial ☐ Industrial ☐ Parks/opens space
☐ Public Land Institutions ☐ Marginal land ☐ Alpine/Slope Affected
☐ Special Study ☐ Residential at _____ dwelling units per acre

Girdwood- Turnagain Arm

- ☐ Commercial ☐ Industrial ☐ Parks/opens space
☐ Public Land Institutions ☐ Marginal land ☐ Alpine/Slope Affected
☐ Special Study ☐ Residential at _____ dwelling units per acre

ENVIRONMENTAL INFORMATION (All or portion of site affected)

- Wetland Classification: ☒ None ☐ "C" ☐ "B" ☐ "A"
 Avalanche Zone: ☒ None ☐ Blue Zone ☐ Red Zone
 Floodplain: ☒ None ☐ 100 year ☐ 500 year
 Seismic Zone (Harding/Lawson): ☐ "1" ☒ "2" ☐ "3" ☐ "4" ☐ "5"

RECENT REGULATORY INFORMATION (Events that have occurred in last 5 years for all or portion of site)

- ☐ Rezoning - Case Number:
☐ Preliminary Plat ☐ Final Plat - Case Number(s):
☐ Conditional Use - Case Number(s):
☐ Zoning variance - Case Number(s):
☐ Land Use Enforcement Action for
☐ Building or Land Use Permit for
☐ Wetland permit: ☐ Army Corps of Engineers ☐ Municipality of Anchorage

POTABLE WATER AND WASTE WATER DISPOSAL

- Potable Water provided by: ☒ Public utility ☐ Community well ☐ Private well
 Wastewater disposal method: ☒ Public utility ☐ Community system ☐ Private on-site

APPLICATION REQUIREMENTS

(One of each applicable item is required for initial submittal, additional copies are required after initial submittal)

Fee:

- Plat: Copies ☐ Plat, full size ☐ 8½x11 reduced copy ☐ Watershed sign off form, completed
 Other ☐ Aerial photo ☐ Housing stock ☐ Zoning ☐ One copy, original application
 (8 sets short plat; 17 sets long plat)

Property Title: ☐ Certificate to Plat

Documents to provided unless waived by Platting Officer:

- ☐ Site topography (4 copies minimum) Waived by _____
☐ Soils investigation and analysis reports (4 copies minimum) Waived by _____
☐ Subdivision drainage plan Waived by _____

Municipal Vacation Policy

In considering any vacation of public rights-of-way, dedication, section line easement, BLM easement, or public use easement, the Municipality uses the following to guide the Community Development Department recommendation to the Platting Board:

1. The statement by the applicant alleging the right-of-way is surplus to the current and future needs of the public and the reasons for determining the right-of-way is surplus.
2. The Municipality will not entertain any vacation of right-of-way on a street on the Official Streets and Highways Plan (OS&HP) unless it can be shown without a doubt that the right-of-way is clearly in excess of all future needs for right-of-way.
3. Any right-of-way lying on the half-mile grid will not be considered for vacation unless it can without a doubt be shown that the right-of-way is clearly in excess of all future needs for right-of-way.
4. Any right-of-way lying on the quarter mile grid will not be considered for vacation unless it can without a doubt be shown that the right-of-way is clearly in excess of all future needs for right-of-way.
5. In all cases it must be proven that the remaining property in the area can be adequately served and the traffic circulation is enhanced by the vacation of right-of-way.
6. The Municipality will consider realignment of right-of-way by vacation and rededication where it can be clearly shown the right-of-way realignment will enhance traffic circulation and will provide for the movement of traffic with generally the same beginning and ending points as the original right-of-way.



The Boutet Company, Inc.
601 E. 57th Place, Suite 102

Phone 907.522.6776
Fax 907.522.6779

LEGAL DESCRIPTION OF PROPERTIES:

006-121-26-000, 006-121-39-000, 006-121-40-000, 006-121-41-000, 006-121-42-000, 006-121-43-000, 006-121-44-000, 006-121-45-000, 006-121-46-000, 006-121-47-000, 006-121-48-000, 006-121-25-000

S12711 APR 19 2023



The Boutet Company, Inc.
601 E. 57th Place, Suite 102
Anchorage, Alaska 99518

Phone 907.522.6776
Fax 907.522.6779

1/19/2023

BLOCK 3, LOTS 1-12, SUNNY ACRES SUBDIVIION 20' ALLEYWAY VACATION NARRATIVE

Project Location, Proposal and Background

The project location is just east of Muldoon Road, between E. 11th and E. 12th Court.

The proposed legal description for the property is Bill Russell Subdivision, Tract 1.

The purpose of the proposed plat and vacation is to consolidate the property into one cohesive Tract for development of a Kids Corps Daycare.

Anchorage Municipal Code 21.03.230.A states *"The platting authority shall consider the merits of each vacation request, and in all cases the platting authority shall deem the area being vacated to be of value to the municipality unless proven otherwise. The burden of proof shall lie entirely with the petitioner. The presumption contained herein does not apply to vacations of private easements where the beneficiaries have provided written concurrence"*.

Following are the approval criteria stated in the Municipal Vacation Policy, and the responses:

1. *The statement by the applicant alleging the right-of-way is surplus to the current and future needs of the public and the reasons for determining the right-of-way is surplus.*

Response: As there is no indication in any of the Transportation plans and documents that suggests the 20' alleyway has been considered as a viable road connection, it is apparent the alleyway is excess to current and future needs . .

2. *The Municipality will not entertain any vacation of right-of-way on a street on the Official Streets and Highways Plan (OS&HP) unless it can be shown without a doubt that the right-of-way is clearly in excess of all future needs for right-of-way.*

The 2014 OSHP does not indicate any future connections shown through the alleyway.

3. *Any right-of-way lying on the half-mile grid will not be considered for vacation unless it can without a doubt be shown that the right-of-way is clearly in excess of all future needs for right-of-way.*

The alleyway does not lie on the half mile grid.

4. *Any right-of-way lying on the quarter mile grid will not be considered for vacation unless it can without a doubt be shown that the right-of-way is clearly in excess of all future needs for right-of-way.*

The alleyway does not lie on the quarter mile grid.

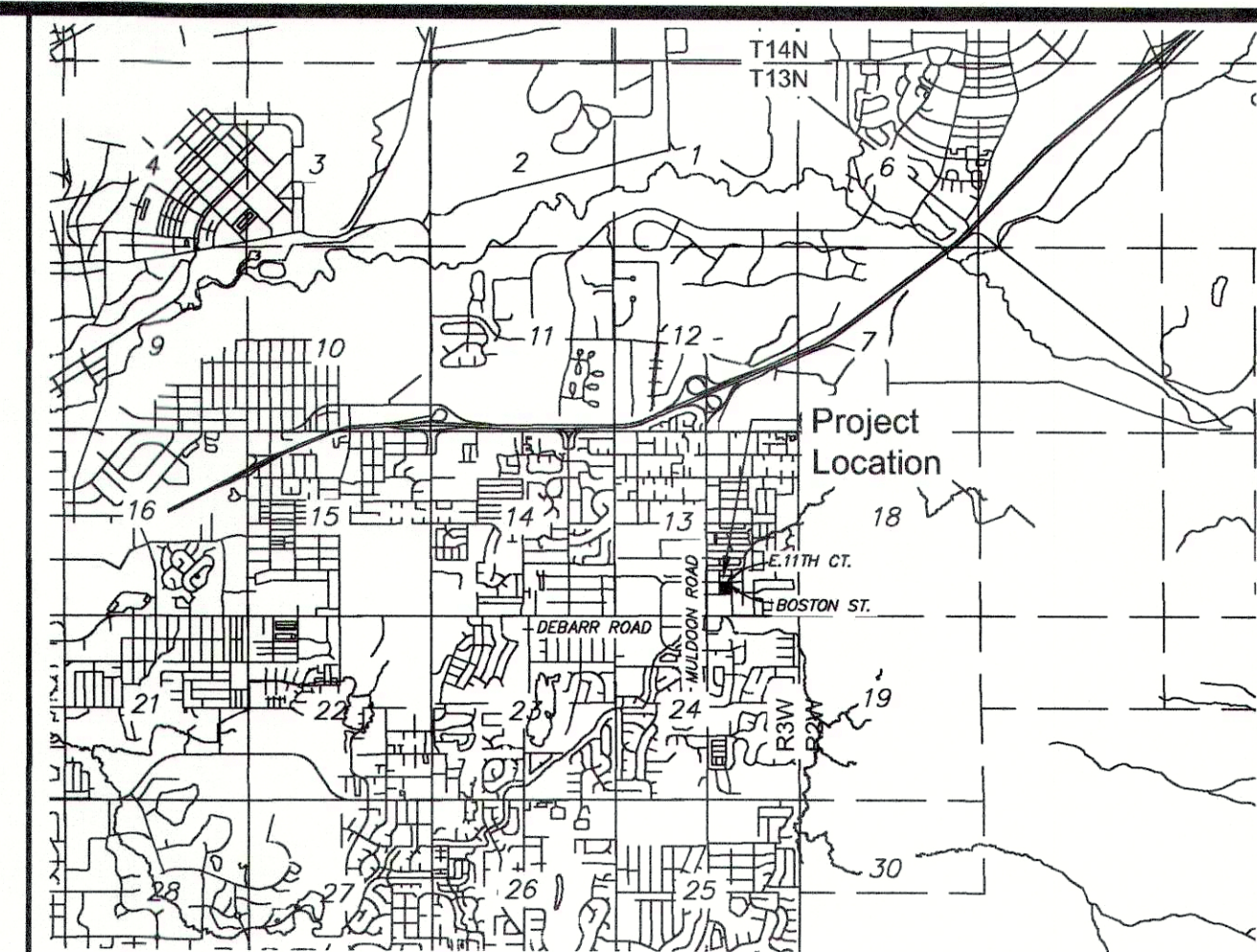
5. *In all cases it must be proven that the remaining property in the area can be adequately served and the traffic circulation is enhances by the vacation of right-of-way.*

S 12711 APR 19 2023

6. *The Municipality will consider realignment of right-of-way by vacation and rededication where it can be clearly shown the right-of-way realignment will enhance traffic circulation and will provide for the movement of traffic with generally the same beginning and ending points as the original right-of-way.*

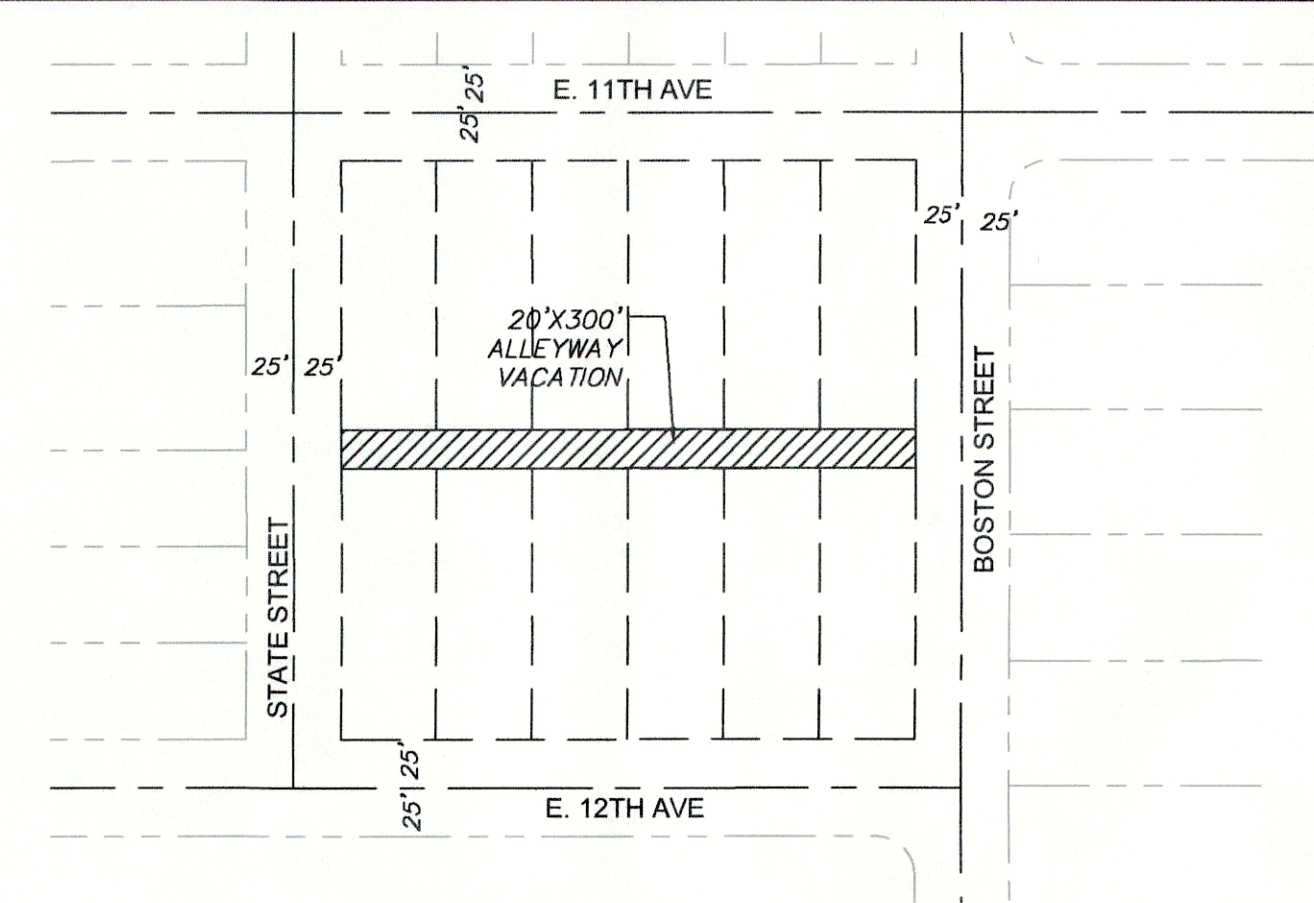
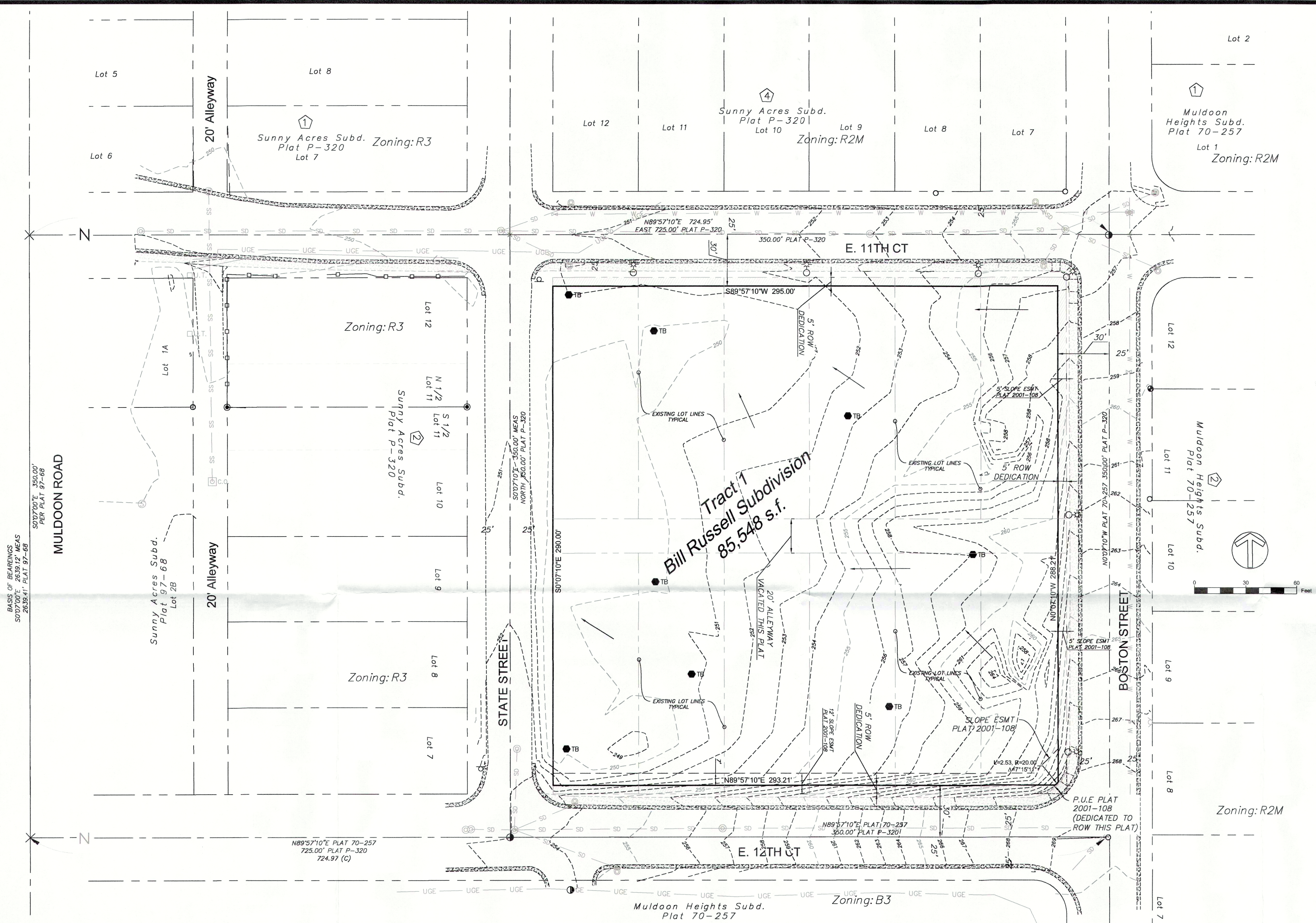
No realignment of Municipal right of way is being contemplated here.





Section 13, R.3W, T13N
Seward Meridian, Alaska
VICINITY MAP
SCALE: 1"=1 MILE

- LEGEND**
- (P) PROPORTIONED DIMENSION
 - (X) COMPUTED POSITION ONLY
 - ⊗ SEWER MANHOLE
 - ⊕ STORM DRAIN FIELD INLET
 - ⊖ STORM DRAIN CURB INLET
 - ⊙ STORM DRAIN MANHOLE
 - ⊕ FIRE HYDRANT
 - ⊕ WATER VALVE
 - ⊕ STORM DRAIN LINE
 - ⊕ SEWER LINE
 - ⊕ WATER LINE
 - ⊕ WOODEN FENCE
 - ⊕ FOUND ALUMINUM POST MONUMENT
 - ⊕ FOUND 1 1/2" YELLOW PLASTIC CAP ON 8" REBAR
 - ⊕ FOUND 2" ALUMINUM CAP MONUMENT IN CASE, FLUSH IN PAVEMENT
 - ⊕ FOUND 8" REBAR
 - ⊕ ELECTRIC TRANSFORMER
 - ⊕ STORM DRAIN FIELD INLET
 - ⊕ TELECOMMUNICATIONS PEDESTAL
 - ⊕ LUMINAIRE
 - ⊕ PAVEMENT
 - ⊕ CURB AND GUTTER
 - ⊕ DRAINAGE
 - ⊕ CONTOUR (1 FOOT INTERVAL)
 - ⊕ UNDERGROUND NATURAL GAS PER MARKINGS
 - ⊕ UGC UNDERGROUND TELECOMMUNICATIONS PER MARKINGS
 - ⊕ C.V.C. CABLE TV PEDESTAL
 - ⊕ UTILITY POLE
 - ⊕ GUY ANCHOR
 - ⊕ OVERHEAD UTILITY LINE
 - ⊕ WELL CASING
 - ⊕ SEPTIC PIPE
 - ⊕ SEWER CLEANOUT
 - ⊕ SIGN
 - ⊕ TESTHOLE
 - ⊕ UGE UNDERGROUND TELECOMMUNICATIONS PER MARKINGS
 - ⊕ SURFACE DRAINAGE



Existing Lot Configuration

- Notes:**
1. Basis of Vertical Datum is Municipality of Anchorage Benchmark GAAB 11.
 2. Elevations are expressed in GAAB Datum, 1972 adjustment.
 3. There exists a blanket easement for electric distribution and distribution on Lot 8, granted to Chugach Electric Association on June 17, 1952 at Book 73, Page 353.

Zoning: R2M

Preliminary Plat of:

Tract 1,
Bill Russell Subdivision

A RE-SUBDIVISION LOTS 1-12, BLOCK 3 SUNNY
ACRES SUBDIVISION, PER PLAT P-320
WITH VACATION OF A 20' ALLEYWAY

Located in Section 13, Township 13 North, Range 3 West, Seward
Meridian, Anchorage Recording District, Alaska

CREATING 1 TRACT IN 1.96 ACRES

\$12,711 APR 19 2023

Grid Map: 1341	
Scale: 1"=30'	
Drawn: TH / Checked: JZ	
FB/Page: 2020-5/65-69	
Date: 12/6/2022	
MOA Case No.: S12711	
SHEET: 1 of 1	