

# Application for Preliminary Plat

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

512740  
(512622)

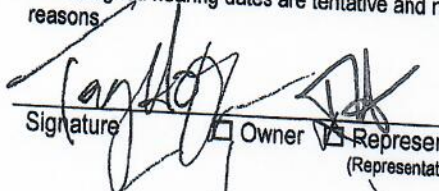
PETITIONER*		PETITIONER REPRESENTATIVE (IF ANY)	
Name (last name first)	Glacier View, LLC	Name (last name first)	The Boutet Company
Mailing Address	PO Box 201	Mailing Address	601 East 57th Avenue, Suite 102
	Girdwood, AK., 99587-0201		Anchorage, AK., 99518
Contact Phone - Day	907-632-8647	Contact Phone - Day	907-522-6776
Evening		Evening	
Fax		Fax	
E-mail	timcabana@yahoo.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.

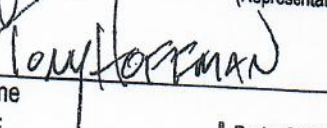

PROPERTY INFORMATION			
Property Tax # (000-000-00-000): 075-163-43-000			
Site Street Address:			
Current legal description: (use additional sheet if necessary) Alpine View Estates, Phase 3, Tract B-2B			
Zoning: GR-4, GR-4SL	Acreage: 8.059	Underlying Plat #: 2014-038	Grid #: SE4815&SE4816
# Lots: 0	# Tracts: 1	Total # parcels: 1	

PROPOSED SUBDIVISION INFORMATION		
Proposed legal description: (use additional sheet if necessary) Alpine View Estates, Phase 4 Lots 1-8 & and Tract 1		
# Lots: 7	# Tracts: 1	Total # parcels: 8

I hereby certify that (I am) (I have been authorized to act for) 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:  ☐ Owner ☒ Representative  
(Representatives must provide written proof of authorization)

4/12/2021  
Date

Print Name:   
Accepted by:  ☐ Owner ☒ Representative  
Poster & Affidavit: N/A Fee: \$7,830.00 Case Number: 512622 Requested Meeting Date: JUN 21 2021

512740 AUG 14 2023



### COMPREHENSIVE PLAN INFORMATION

Anchorage 2020 Urban/Rural Services: ☒ Urban ☐ Rural

Anchorage 2020 Major Elements – site is within or abuts:

☐ Major employment center ☐ Redevelopment/mixed use area ☐ Town center

☐ Neighborhood commercial center ☐ Industrial reserve

☐ Transit - supportive development corridor ☐ District/area plan area: \_\_\_\_\_

Chugiak-Eagle River Land Use Classification:

☐ Commercial ☐ Industrial ☐ Parks/open space ☐ Public lands/institutions ☐ Town center

☐ Transportation/community facility ☐ Alpine/slope affected ☐ Special study area ☐ Development reserve

☐ Residential at \_\_\_\_\_ dwelling units per acre ☐ Environmentally sensitive area

Girdwood-Turnagain Arm Land Use Classification

☐ Commercial ☐ Industrial ☐ Parks/open space ☐ Public lands/institutions ☐ Resort

☐ Transportation/community facility ☐ Alpine/slope affected ☐ Special study area ☐ Reserve

☒ Residential at 8-20 dwelling units per acre ☐ Mixed use ☐ Rural homestead

### 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 Corp 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

1 copy required: ☐ 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

45 copies required: ☐ Signed application (copies)

(35 copies for a ☐ Preliminary plat

short plat) ☐ 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  
Anchorage, Alaska 99518

Phone 907.522.6776  
Fax 907.522.6779

6/19/2023

Dave Whitfield, Platting Officer  
Economic and Community Development Department  
Municipality of Anchorage  
PO Box 196650  
Anchorage, AK. 99519-6650

RECEIVED  
JUN 20 2023  
BY: RY

Subject: Time Extension Request S12622 (Alpine View Estates, Phase 4)

Dear Mr. Whitfield:

We need to request a time extension for the Girdwood plat for Platting Case S12622 (Alpine View Estates). Due to a very wet season last year, the development infrastructure could not be fully installed. Additionally, Mr. Cabana has been working with the COE to modify his existing Corps permit and bring it into compliance. But, due to staffing issues, the Corps has been a little slow providing feedback.

Thank you for your consideration. Please let me know if you have any questions or comments.

Sincerely

Tony Hoffman, PLS  
The Boutet Company



# Authorization Certificate

Date: 6/21/2023

Current Project Legal:

Tract B-2B, Alpine View Estates, Phase 3 Plat 2014-38

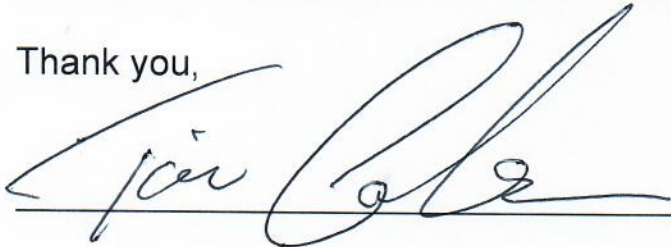
Proposed Legal: Lots **1-7** and Tract 1 **Alpine View Estates, Phase 4**

Type of Authorization: Preliminary Plat, Rezone

Statement:

I hereby authorize Tony Hoffman of The Boutet Company Inc. to represent me in the Municipality of Anchorage Platting, Rezone and Variance Applications of the above described property.

Thank you,



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S12740 AUG 14 2023

[illegible]

Cardwood, Alaska 99587

1. For AD 2002-111 OR-A, a credit to @ OUA and a debit to an Administrative Site Page Expense

1. For AD 2002-111 OR-A, a credit to @ OUA and a debit to an Administrative Site Page Expense

The primary goal of this study was to determine the effect of the use of a computerized decision support system (DSS) on the performance of a complex task. The DSS was designed to assist in the diagnosis of a simulated patient with a complex medical condition. The study was conducted in a laboratory setting with 20 participants. The participants were divided into two groups: a control group and an experimental group. The control group performed the task without the DSS, while the experimental group performed the task with the DSS. The results of the study showed that the experimental group performed significantly better than the control group in terms of accuracy and time taken to complete the task. The DSS was found to be a valuable tool for assisting in the diagnosis of complex medical conditions.

- Found 6" X6" Concrete Monument
- Found Monument
- Found 5/8" Rebar
- Set 3-1/4" Aluminum Cap on 2 1/2" X3/4" Aluminum Post Monument
- Telecommunication and Electric
- Drainage Direction
- Contour Elevation



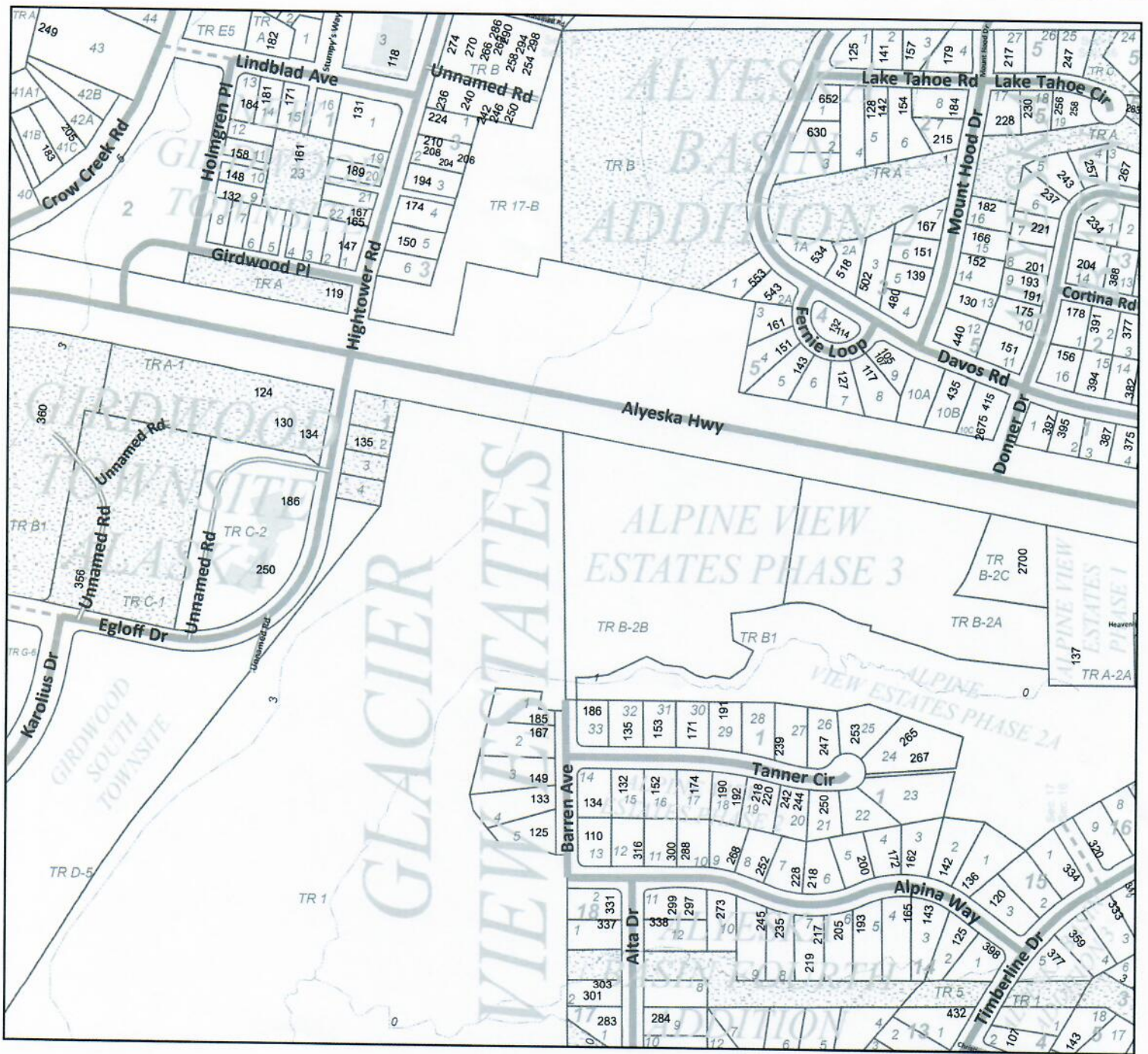
PRELIMINARY PLAT  
Alpine View Estates  
Phase 4  
Tract 1, Lots 1-7

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Current Zoning:  
GR-4 and GR-4 S.L.

S12740 AUG 14 2023





- 4819 Active Address
- Public Road
- One Way Road
- Platted/Not-Built Public Road
- Private Road
- Private Road, 4WD Access
- Driveway
- Buildings
- Parks
- Military Boundary
- Gate Preventing Through Access
- Railroad Tracks



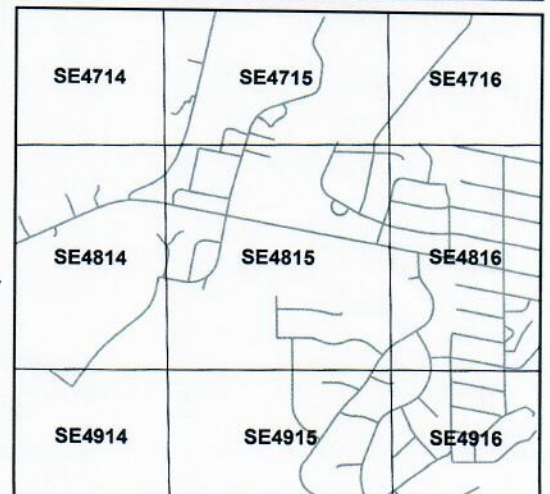
S12740 AUG 14 2023

#### Municipality of Anchorage

Addressing  
addressing@muni.org  
907.343.8466  
4700 Elmore Road  
P.O. Box 196650  
Anchorage, AK 99519-6650



This map is derived from Geographic Information Systems data developed and maintained by the Municipality of Anchorage (MOA). This map is not the official representation of any of the information included and is made available to the public solely for informational purposes. This map may be outdated, inaccurate and may omit important information. Do not rely on this information. The Municipality of Anchorage will not be liable for losses arising from errors, inaccuracies or omissions in the map.



Turnagain Arm

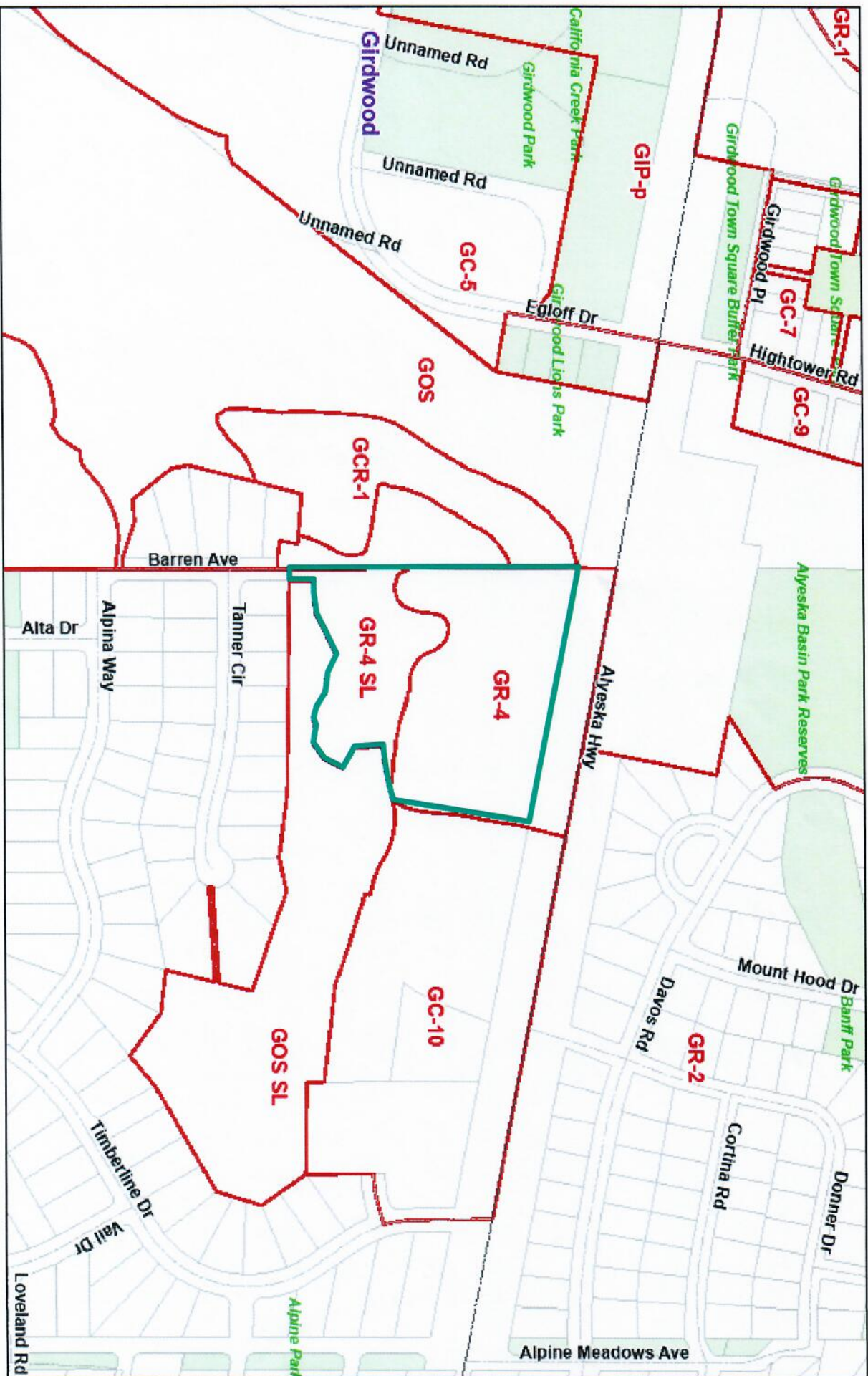
SE4815 10N02E17

17 Jun 2023

Vicinity Map

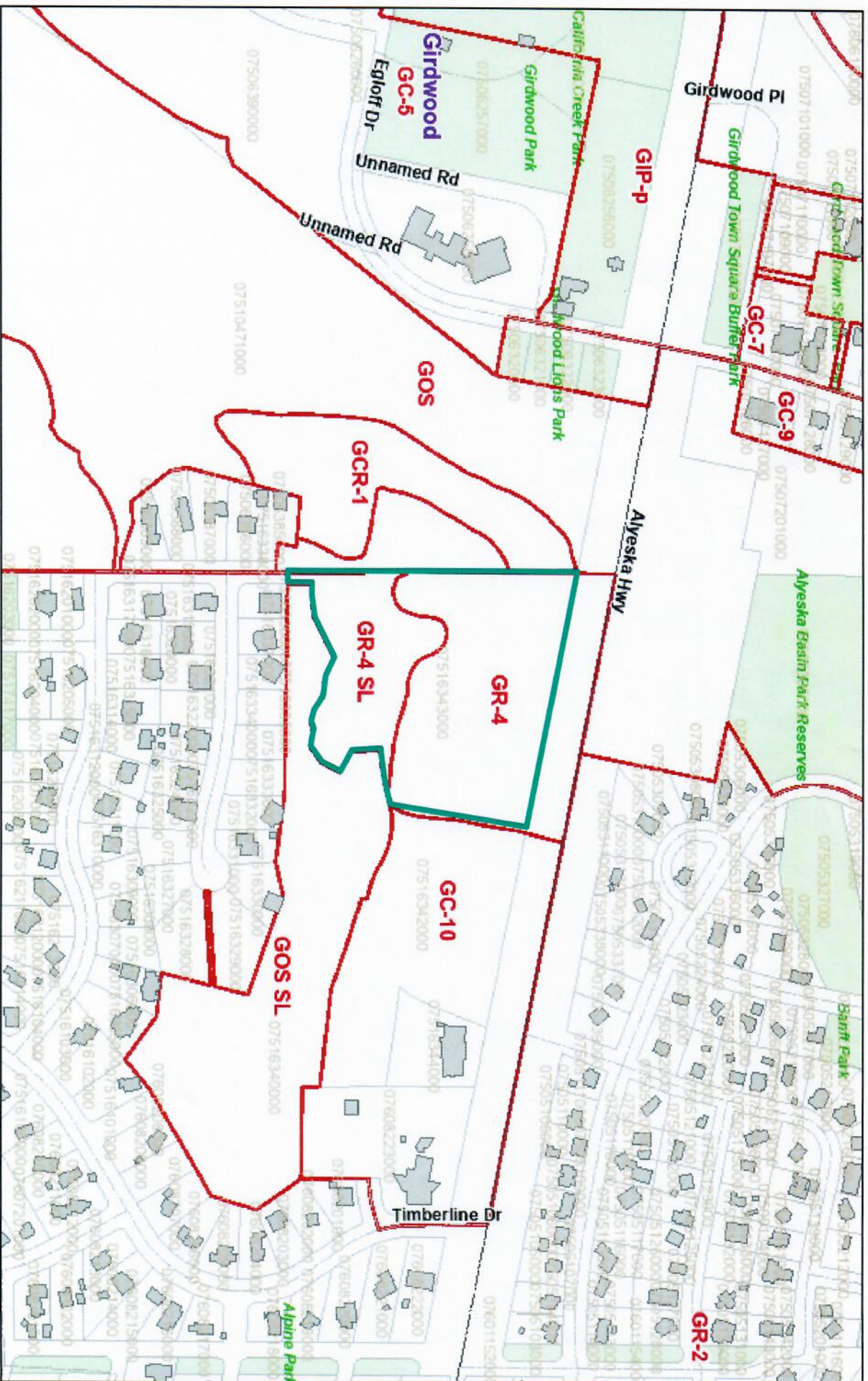


# CVW 075-163-43-000 Map2



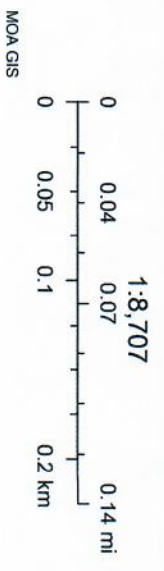


# CWV Map 075163-43-000



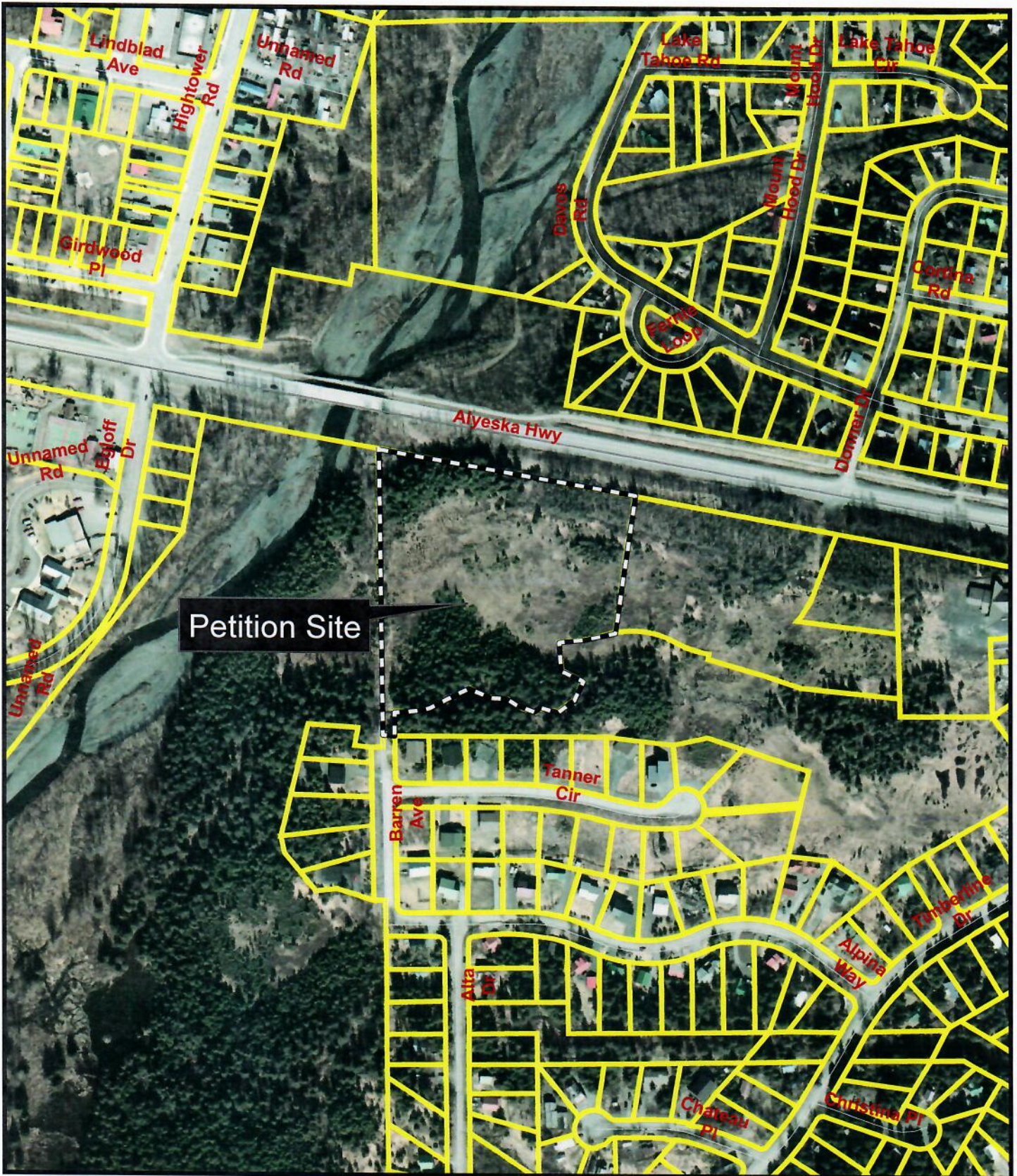
6/21/2023

- Buildings
- Municipality of Anchorage Boundary
- Secondary Community Council
- Local Zoning
- Parcel\_Number Labels
- Property Info
- Municipal Park





# S12740



Municipality of Anchorage  
Planning Department

Date: 6/21/2023





The map displays the Petition Site, outlined in black, and its surrounding context. Key features include:

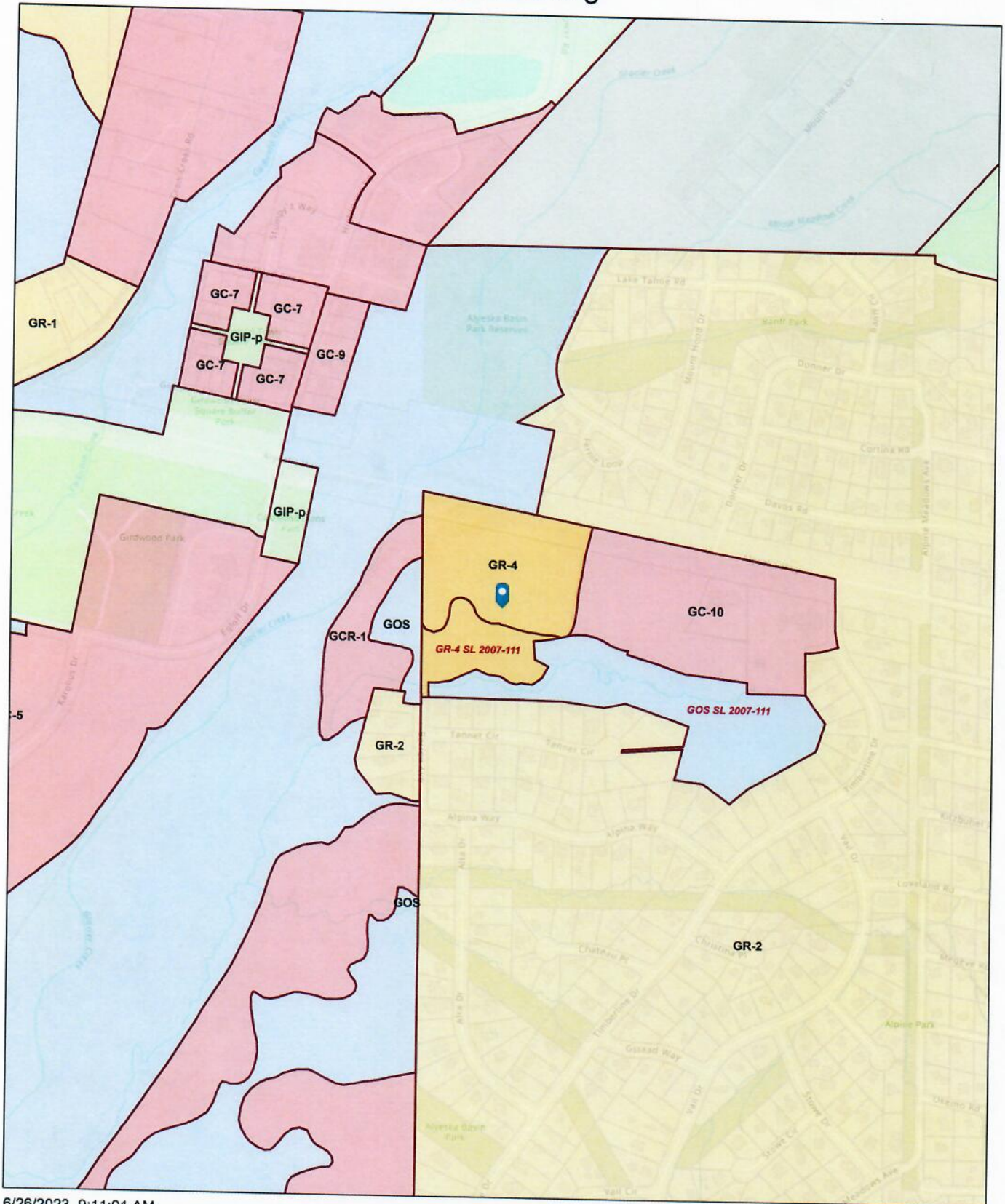
- Streets:** Alyeska Hwy, Davos Rd, Donner Dr, Mount Hood Dr, Timberline Dr, Alta Dr, Alpina Way, Tanner Cir, and Barren Ave.
- Land Parcels and Zoning:**
  - GC-7, GC-8, GC-9, GC-10, GOS, GR-2, GR-4, GCR-1, and GOS SL.
  - Specific parcel identifiers: 2005-81(S), 2005-84(S), 2005-87(S), 2005-88(S), 2005-89(S), 2005-90(S), 2005-91(S), 2005-92(S), 2005-93(S), 2005-94(S), 2005-95(S), 2005-96(S), 2005-97(S), 2005-98(S), 2005-99(S), 2006-01(S), 2006-02(S), 2006-03(S), 2006-04(S), 2006-05(S), 2006-06(S), 2006-07(S), 2006-08(S), 2006-09(S), 2006-10(S), 2006-11(S), 2006-12(S), 2006-13(S), 2006-14(S), 2006-15(S), 2006-16(S), 2006-17(S), 2006-18(S), 2006-19(S), 2006-20(S), 2006-21(S), 2006-22(S), 2006-23(S), 2006-24(S), 2006-25(S), 2006-26(S), 2006-27(S), 2006-28(S), 2006-29(S), 2006-30(S), 2006-31(S), 2006-32(S), 2006-33(S), 2006-34(S), 2006-35(S), 2006-36(S), 2006-37(S), 2006-38(S), 2006-39(S), 2006-40(S), 2006-41(S), 2006-42(S), 2006-43(S), 2006-44(S), 2006-45(S), 2006-46(S), 2006-47(S), 2006-48(S), 2006-49(S), 2006-50(S), 2006-51(S), 2006-52(S), 2006-53(S), 2006-54(S), 2006-55(S), 2006-56(S), 2006-57(S), 2006-58(S), 2006-59(S), 2006-60(S), 2006-61(S), 2006-62(S), 2006-63(S), 2006-64(S), 2006-65(S), 2006-66(S), 2006-67(S), 2006-68(S), 2006-69(S), 2006-70(S), 2006-71(S), 2006-72(S), 2006-73(S), 2006-74(S), 2006-75(S), 2006-76(S), 2006-77(S), 2006-78(S), 2006-79(S), 2006-80(S), 2006-81(S), 2006-82(S), 2006-83(S), 2006-84(S), 2006-85(S), 2006-86(S), 2006-87(S), 2006-88(S), 2006-89(S), 2006-90(S), 2006-91(S), 2006-92(S), 2006-93(S), 2006-94(S), 2006-95(S), 2006-96(S), 2006-97(S), 2006-98(S), 2006-99(S), 2007-01(S), 2007-02(S), 2007-03(S), 2007-04(S), 2007-05(S), 2007-06(S), 2007-07(S), 2007-08(S), 2007-09(S), 2007-10(S), 2007-11(S), 2007-12(S), 2007-13(S), 2007-14(S), 2007-15(S), 2007-16(S), 2007-17(S), 2007-18(S), 2007-19(S), 2007-20(S), 2007-21(S), 2007-22(S), 2007-23(S), 2007-24(S), 2007-25(S), 2007-26(S), 2007-27(S), 2007-28(S), 2007-29(S), 2007-30(S), 2007-31(S), 2007-32(S), 2007-33(S), 2007-34(S), 2007-35(S), 2007-36(S), 2007-37(S), 2007-38(S), 2007-39(S), 2007-40(S), 2007-41(S), 2007-42(S), 2007-43(S), 2007-44(S), 2007-45(S), 2007-46(S), 2007-47(S), 2007-48(S), 2007-49(S), 2007-50(S), 2007-51(S), 2007-52(S), 2007-53(S), 2007-54(S), 2007-55(S), 2007-56(S), 2007-57(S), 2007-58(S), 2007-59(S), 2007-60(S), 2007-61(S), 2007-62(S), 2007-63(S), 2007-64(S), 2007-65(S), 2007-66(S), 2007-67(S), 2007-68(S), 2007-69(S), 2007-70(S), 2007-71(S), 2007-72(S), 2007-73(S), 2007-74(S), 2007-75(S), 2007-76(S), 2007-77(S), 2007-78(S), 2007-79(S), 2007-80(S), 2007-81(S), 2007-82(S), 2007-83(S), 2007-84(S), 2007-85(S), 2007-86(S), 2007-87(S), 2007-88(S), 2007-89(S), 2007-90(S), 2007-91(S), 2007-92(S), 2007-93(S), 2007-94(S), 2007-95(S), 2007-96(S), 2007-97(S), 2007-98(S), 2007-99(S), 2008-01(S), 2008-02(S), 2008-03(S), 2008-04(S), 2008-05(S), 2008-06(S), 2008-07(S), 2008-08(S), 2008-09(S), 2008-10(S), 2008-11(S), 2008-12(S), 2008-13(S), 2008-14(S), 2008-15(S), 2008-16(S), 2008-17(S), 2008-18(S), 2008-19(S), 2008-20(S), 2008-21(S), 2008-22(S), 2008-23(S), 2008-24(S), 2008-25(S), 2008-26(S), 2008-27(S), 2008-28(S), 2008-29(S), 2008-30(S), 2008-31(S), 2008-32(S), 2008-33(S), 2008-34(S), 2008-35(S), 2008-36(S), 2008-37(S), 2008-38(S), 2008-39(S), 2008-40(S), 2008-41(S), 2008-42(S), 2008-43(S), 2008-44(S), 2008-45(S), 2008-46(S), 2008-47(S), 2008-48(S), 2008-49(S), 2008-50(S), 2008-51(S), 2008-52(S), 2008-53(S), 2008-54(S), 2008-55(S), 2008-56(S), 2008-57(S), 2008-58(S), 2008-59(S), 2008-60(S), 2008-61(S), 2008-62(S), 2008-63(S), 2008-64(S), 2008-65(S), 2008-66(S), 2008-67(S), 2008-68(S), 2008-69(S), 2008-70(S), 2008-71(S), 2008-72(S), 2008-73(S), 2008-74(S), 2008-75(S), 2008-76(S), 2008-77(S), 2008-78(S), 2008-79(S), 2008-80(S), 2008-81(S), 2008-82(S), 2008-83(S), 2008-84(S), 2008-85(S), 2008-86(S), 2008-87(S), 2008-88(S), 2008-89(S), 2008-90(S), 2008-91(S), 2008-92(S), 2008-93(S), 2008-94(S), 2008-95(S), 2008-96(S), 2008-97(S), 2008-98(S), 2008-99(S), 2009-01(S), 2009-02(S), 2009-03(S), 2009-04(S), 2009-05(S), 2009-06(S), 2009-07(S), 2009-08(S), 2009-09(S), 2009-10(S), 2009-11(S), 2009-12(S), 2009-13(S), 2009-14(S), 2009-15(S), 2009-16(S), 2009-17(S), 2009-18(S), 2009-19(S), 2009-20(S), 2009-21(S), 2009-22(S), 2009-23(S), 2009-24(S), 2009-25(S), 2009-26(S), 2009-27(S), 2009-28(S), 2009-29(S), 2009-30(S), 2009-31(S), 2009-32(S), 2009-33(S), 2009-34(S), 2009-35(S), 2009-36(S), 2009-37(S), 2009-38(S), 2009-39(S), 2009-40(S), 2009-41(S), 2009-42(S), 2009-43(S), 2009-44(S), 2009-45(S), 2009-46(S), 2009-47(S), 2009-48(S), 2009-49(S), 2009-50(S), 2009-51(S), 2009-52(S), 2009-53(S), 2009-54(S), 2009-55(S), 2009-56(S), 2009-57(S), 2009-58(S), 2009-59(S), 2009-60(S), 2009-61(S), 2009-62(S), 2009-63(S), 2009-64(S), 2009-65(S), 2009-66(S), 2009-67(S), 2009-68(S), 2009-69(S), 2009-70(S), 2009-71(S), 2009-72(S), 2009-73(S), 2009-74(S), 2009-75(S), 2009-76(S), 2009-77(S), 2009-78(S), 2009-79(S), 2009-80(S), 2009-81(S),

Date: 6/21/2023





# MOA Zoning



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Zoning Outlines

Zoning

Multiple Family Residential

Girdwood Residential

Commercial

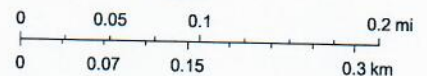
Aviation

Public Lands and Institutions

Parks

PropertyInformation\_Hosted

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