

512740
(512622)

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) 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	Evening	Contact Phone - Day 907-522-6776	Evening
Fax		Fax	
E-mail timcabana@yahoo.com		E-mail thoffman@tbca.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: [Signature] Owner Representative
 (Representatives must provide written proof of authorization)

Date: 4/12/2021

Print Name: LOWYERMAN

Accepted by: FM

Poster & Affidavit: N/A

Fee: \$7,830.00

Case Number: 512622

Requested Meeting Date: JUN 21 2021

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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

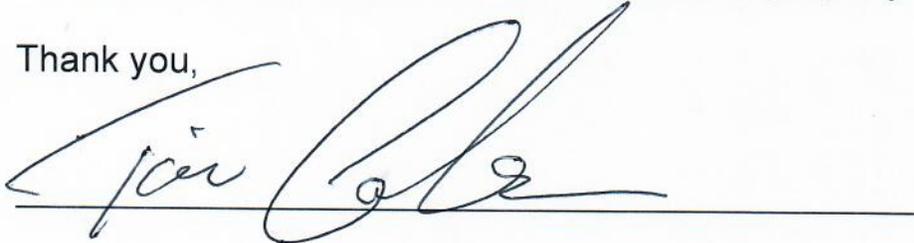
Proposed Legal: Lots **1-7** and Tract 1 **Alpine View Estates, Phase 4**

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,



A handwritten signature in black ink, appearing to read 'Tony Hoffman', is written over a horizontal line.

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Certificate of Ownership and Dedication

I (we) hereby certify that I (we) hold the known specific property interest in the above described parcel of land, together with all the rights and appurtenances thereto, and that I (we) have the full power and authority to execute this Certificate of Ownership and Dedication. I (we) have the full power and authority to execute this Certificate of Ownership and Dedication, and I (we) have the full power and authority to execute this Certificate of Ownership and Dedication, and I (we) have the full power and authority to execute this Certificate of Ownership and Dedication.

Owner: Glacier View, LLC
 P.O. Box 201
 Silverdale, Alaska 99687

Engineer: Agri
 Emily Collins

ZONING NOTES

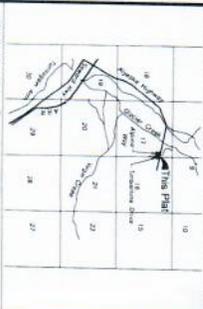
1. The project is located in the City of Silverdale, Alaska, within the Silverdale City Limits.
2. The project is located in the City of Silverdale, Alaska, within the Silverdale City Limits.

NOTES

1. The project owner certifies that the project is a residential development and that the project is not a commercial or industrial development.
2. The project owner certifies that the project is a residential development and that the project is not a commercial or industrial development.
3. The project owner certifies that the project is a residential development and that the project is not a commercial or industrial development.
4. The project owner certifies that the project is a residential development and that the project is not a commercial or industrial development.
5. The project owner certifies that the project is a residential development and that the project is not a commercial or industrial development.

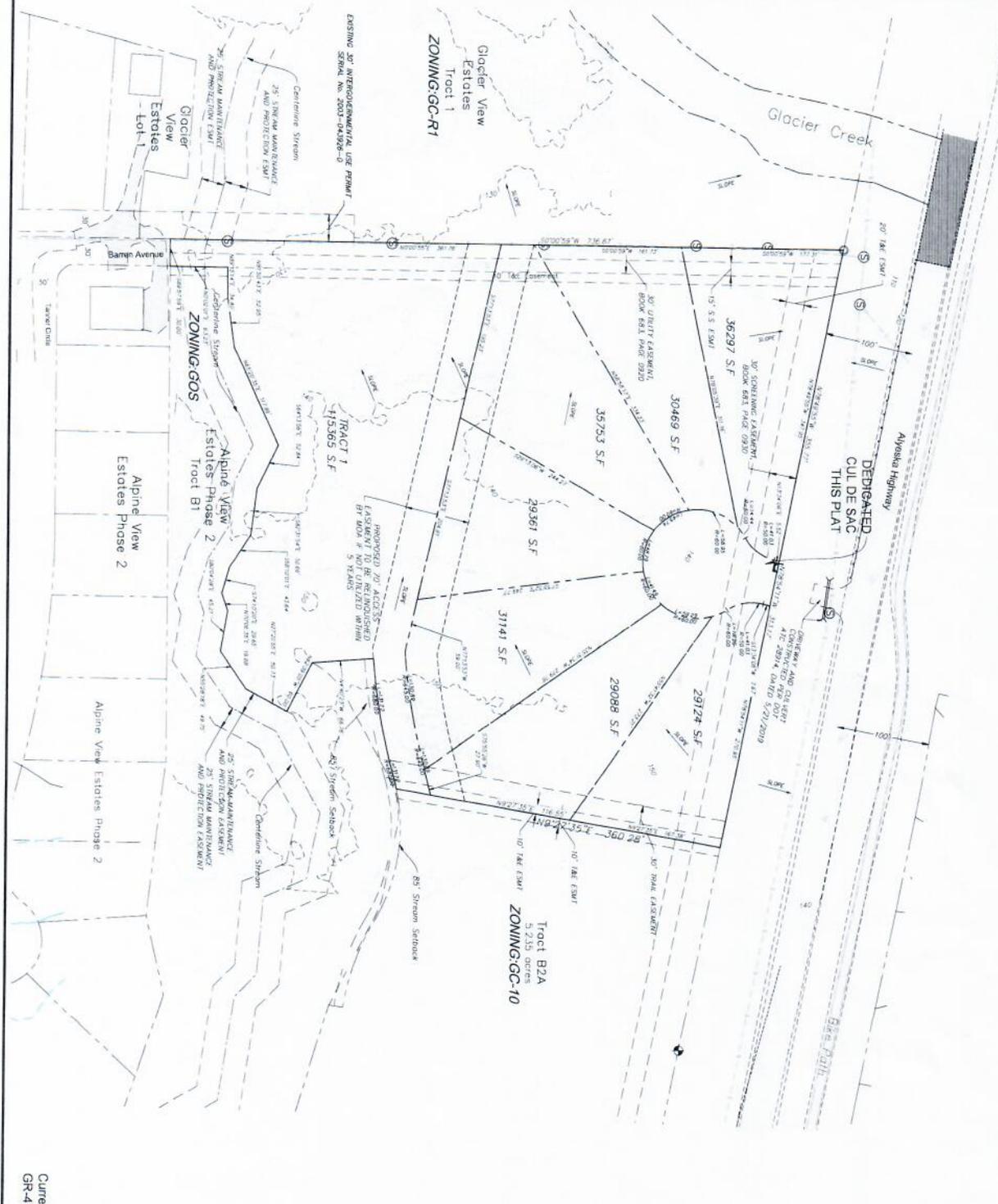
Legend

- Found 8" X 8" Concrete Monument
- Found 4" X 4" Concrete Monument
- Found 3" X 3" Aluminum Cap on 2 1/2" X 3"
- Found 3" X 3" Aluminum Post Monument
- Aluminum Post Monument
- Recommendation and Location
- Drainage Direction
- Contour Elevation



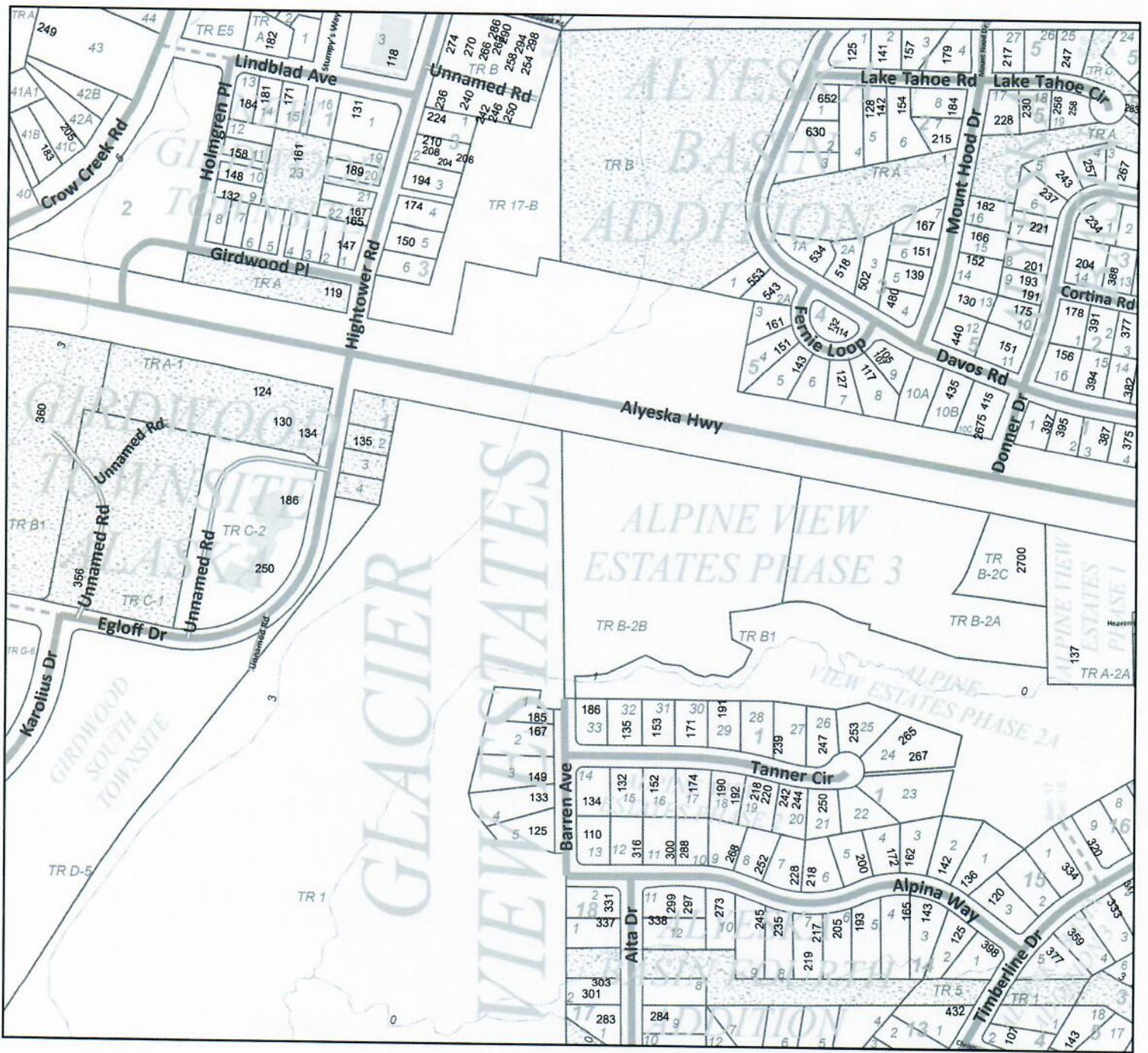
Property Map Scale: 1" = 1 Mile, 70% SEE Standard Map
PRELIMINARY PLAT
 Alpine View Estates
 Phase 4
 Tract 1, Lots 1-7

A Subdivision of
 the State of Alaska, as shown on the map of the State of Alaska, located within the 10th 1/4, Section 16 and NE 1/4, Section 17, T10N, R2E, S4W, Alaska, and is subject to the provisions of the Alaska Statutes, including but not limited to AS 08.15.010, AS 08.15.020, AS 08.15.030, AS 08.15.040, AS 08.15.050, AS 08.15.060, AS 08.15.070, AS 08.15.080, AS 08.15.090, AS 08.15.100, AS 08.15.110, AS 08.15.120, AS 08.15.130, AS 08.15.140, AS 08.15.150, AS 08.15.160, AS 08.15.170, AS 08.15.180, AS 08.15.190, AS 08.15.200, AS 08.15.210, AS 08.15.220, AS 08.15.230, AS 08.15.240, AS 08.15.250, AS 08.15.260, AS 08.15.270, AS 08.15.280, AS 08.15.290, AS 08.15.300, AS 08.15.310, AS 08.15.320, AS 08.15.330, AS 08.15.340, AS 08.15.350, AS 08.15.360, AS 08.15.370, AS 08.15.380, AS 08.15.390, AS 08.15.400, AS 08.15.410, AS 08.15.420, AS 08.15.430, AS 08.15.440, AS 08.15.450, AS 08.15.460, AS 08.15.470, AS 08.15.480, AS 08.15.490, AS 08.15.500, AS 08.15.510, AS 08.15.520, AS 08.15.530, AS 08.15.540, AS 08.15.550, AS 08.15.560, AS 08.15.570, AS 08.15.580, AS 08.15.590, AS 08.15.600, AS 08.15.610, AS 08.15.620, AS 08.15.630, AS 08.15.640, AS 08.15.650, AS 08.15.660, AS 08.15.670, AS 08.15.680, AS 08.15.690, AS 08.15.700, AS 08.15.710, AS 08.15.720, AS 08.15.730, AS 08.15.740, AS 08.15.750, AS 08.15.760, AS 08.15.770, AS 08.15.780, AS 08.15.790, AS 08.15.800, AS 08.15.810, AS 08.15.820, AS 08.15.830, AS 08.15.840, AS 08.15.850, AS 08.15.860, AS 08.15.870, AS 08.15.880, AS 08.15.890, AS 08.15.900, AS 08.15.910, AS 08.15.920, AS 08.15.930, AS 08.15.940, AS 08.15.950, AS 08.15.960, AS 08.15.970, AS 08.15.980, AS 08.15.990, AS 08.15.1000.



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

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- 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

N
1:4,610

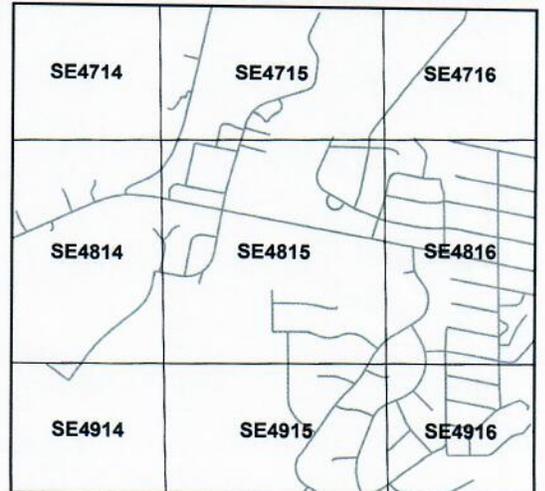
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Municipality of Anchorage

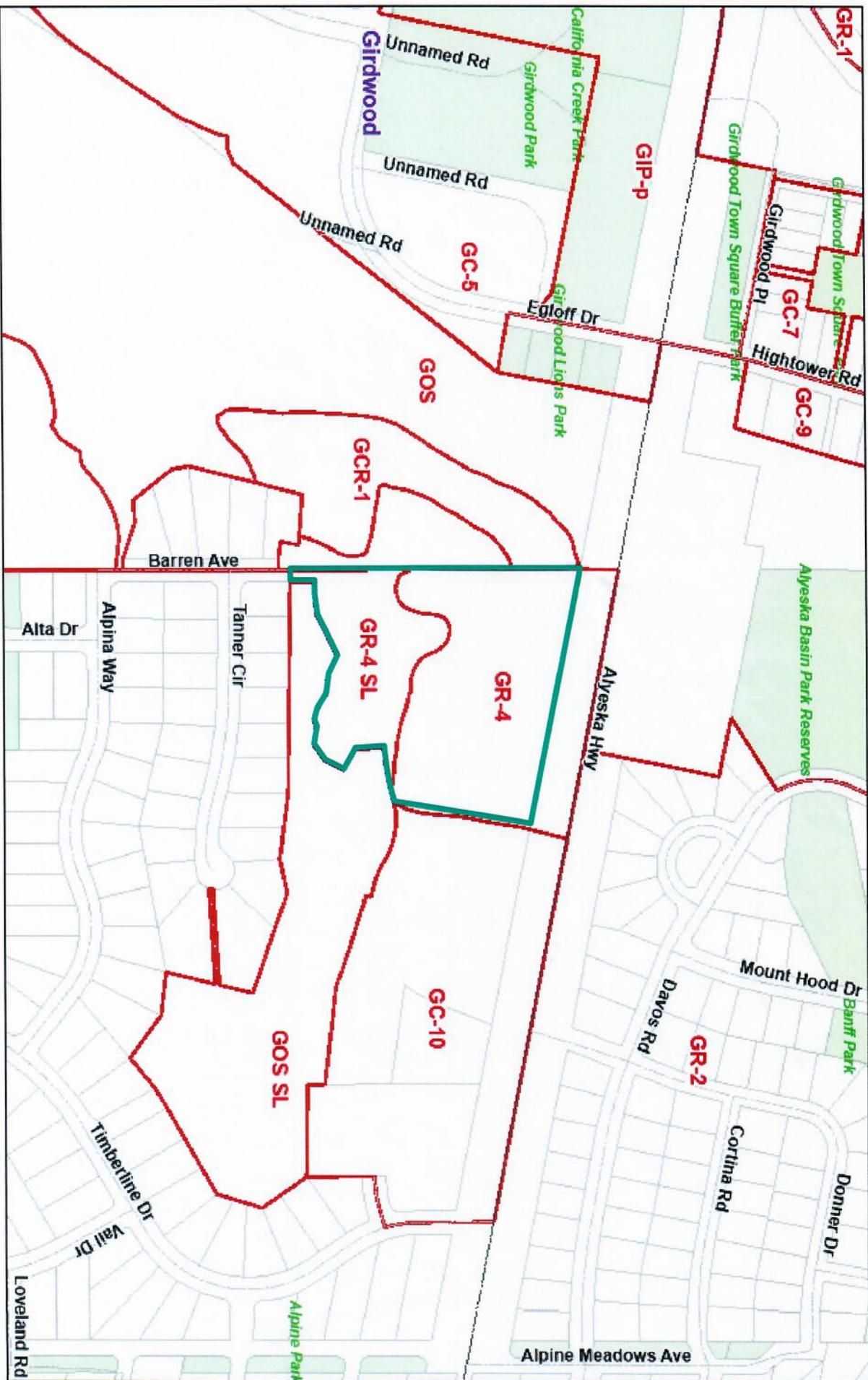
Addressing
addressing@muni.org
907.343.8466
4700 Elmore Road
P.O. Box 196650
Anchorage, AK 99519-6650



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.

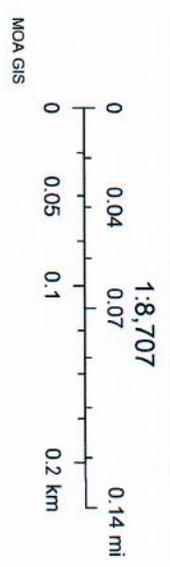


CVV 075-163-43-000 Map2

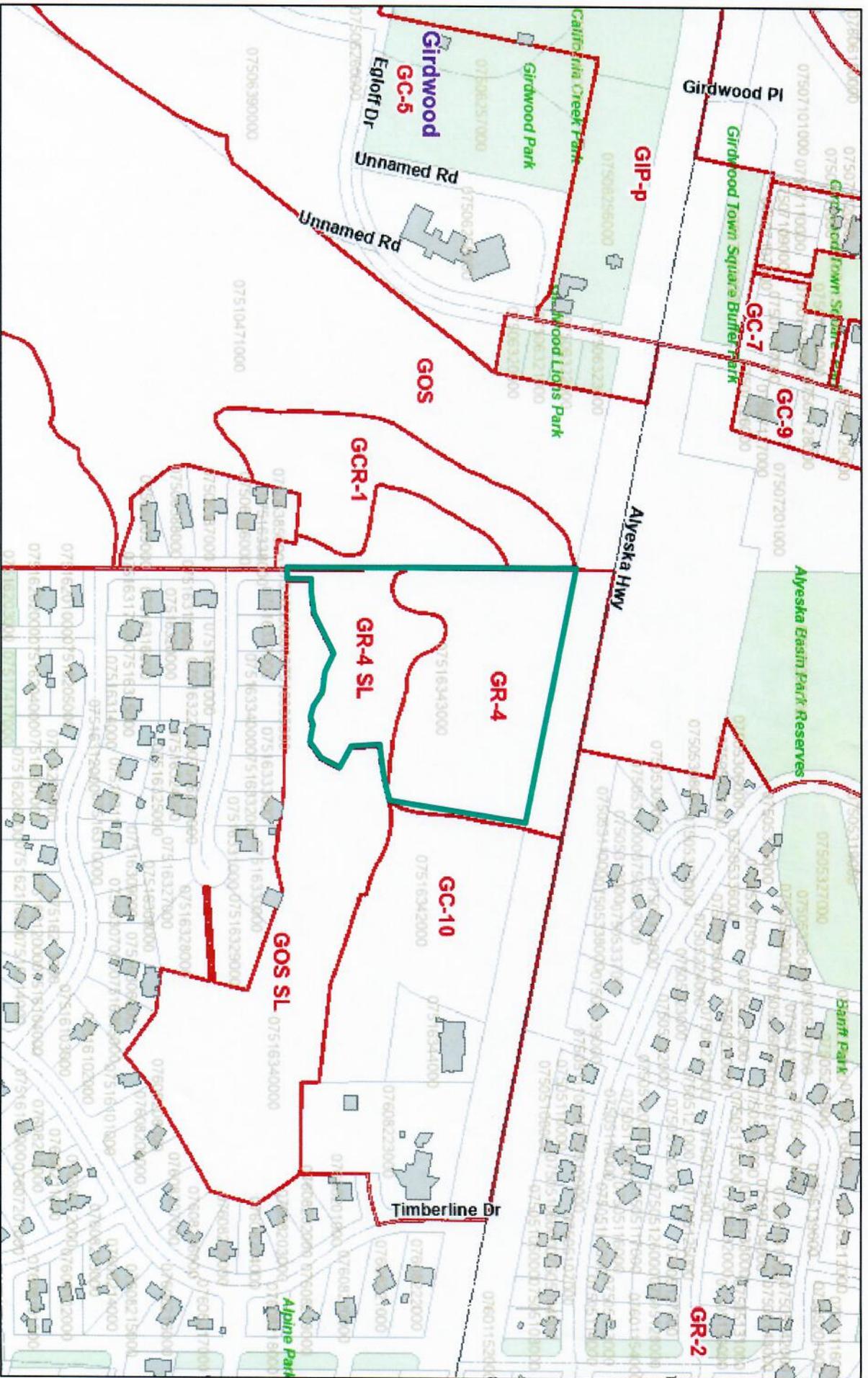


6/21/2023

- Secondary
- Local
- Community Council
- Municipal Park
- Zoning
- Property Info
- Municipality of Anchorage Boundary

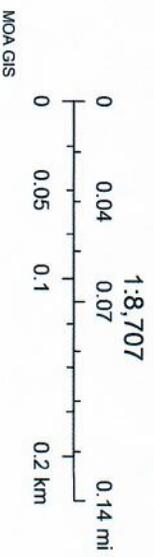


CWW Map 075163-43-000

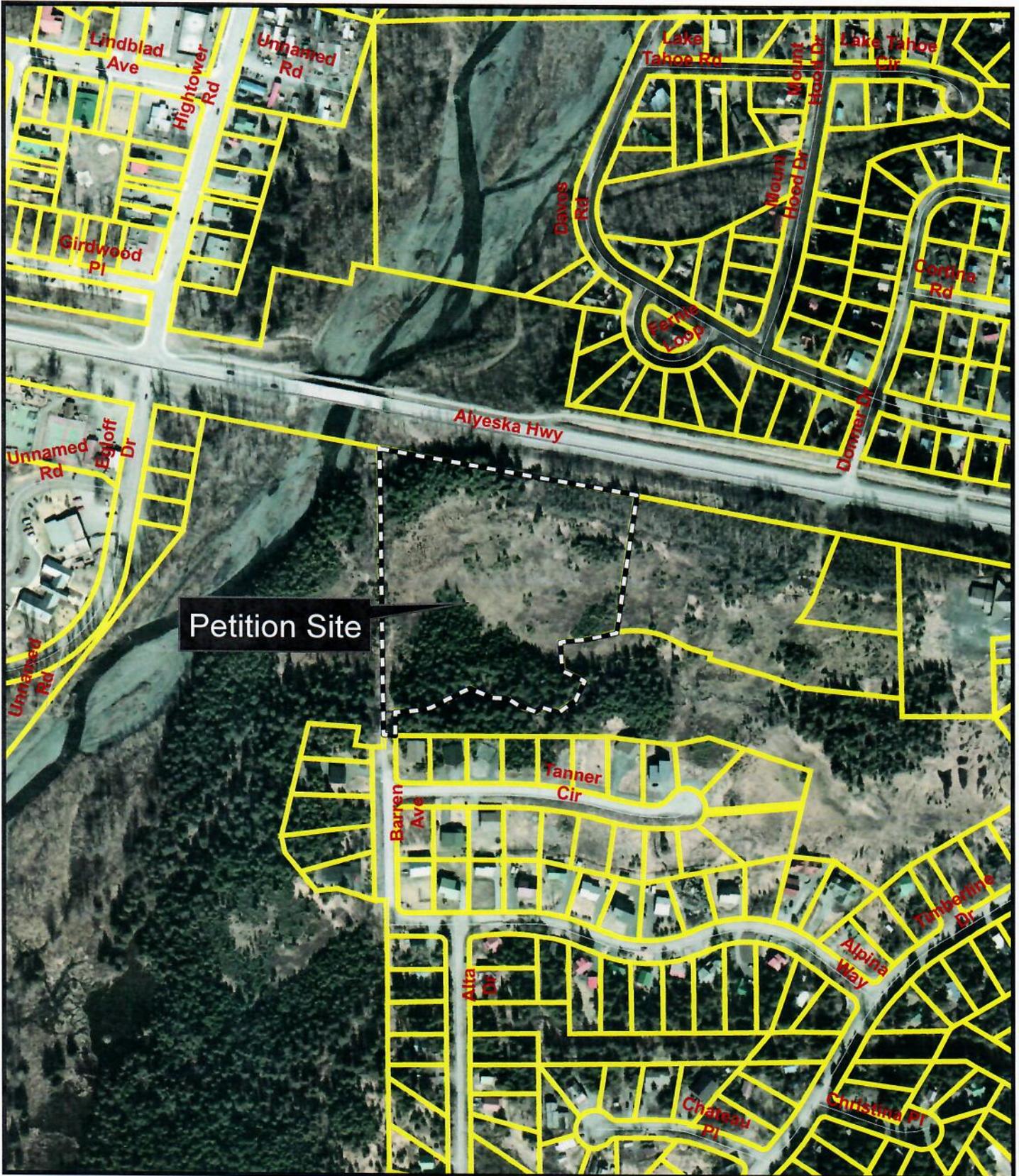


6/21/2023

- Buildings
- Municipality of Anchorage Boundary
- Secondary Community Council
- Zoning
- Parcel_Number Labels
- Property Info
- Municipal Park



S12740

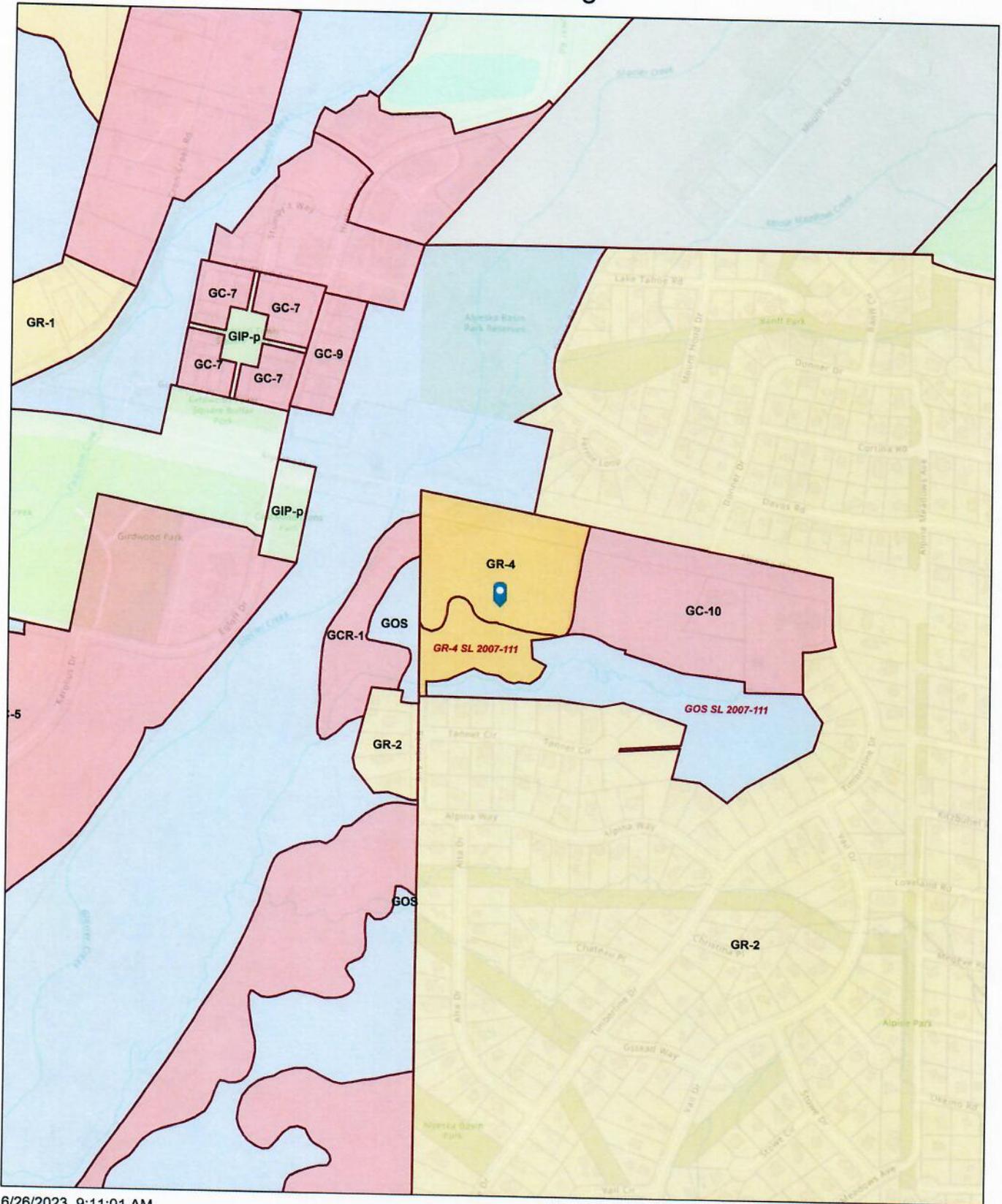


Municipality of Anchorage
Planning Department

Date: 6/21/2023



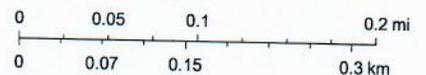
MOA Zoning



6/26/2023, 9:11:01 AM

- Zoning Outlines
- Aviation
- Zoning
- Public Lands and Institutions
- Multiple Family Residential
- Parks
- Girdwood Residential
- PropertyInformation_Hosted
- Commercial

1:9,028



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