

PLANNING DEPARTMENT  
CURRENT PLANNING STAFF ANALYSIS  
PLATTING BOARD

**DATE:** October 2, 2024

**CASE:** S12800

**REQUEST:** Removal of Plat Note #3 per plat 2020-30, Tracts A1-1 and A1-2, Checkpoint Subdivision

**APPLICANT:** Spinell Homes, Inc., Owner

**REPRESENTATIVE:** Triad Engineering, LLC

**LOCATION:** Boundary Avenue and Newell Street

**PARCEL ID NO.:** 006-421-42-000, 006-421-43-000

**GRID:** SW1238

**SITE:** 7.65 acres (333,234 square feet)

**LAND USE:** Residential

**UTILITIES:** Public Water/Wastewater

**TOPO:** Flat

**VEGETATION:** N/A

**ZONING:** R-4 (Multifamily Residential) District

**COMPREHENSIVE PLAN**

Classification: “Compact Mixed Residential Low” per the *Anchorage 2040 Land Use Plan Map*

**SURROUNDING AREA**

	<u>NORTH</u>	<u>EAST</u>	<u>SOUTH</u>	<u>WEST</u>
Zoning:	R-4	R-4	R-4	B-3
Land Use:	Multi-family Residential	Multi-family Residential	Multi-family Residential	Vacant

## **ATTACHMENTS**

1. Maps
2. Application
3. Comments
4. Posting Affidavit

## **REQUEST**

This is a request to remove existing Plat Note #3 per plat 2020-30, Tracts A1-1 and A1-2, Checkpoint Subdivision.

Plat note #3 reads as follows:

*“Prior to development of Tracts A1-1 & A1-2, site plan approval shall be obtained from the Urban Design Commission to ensure conformance with Anchorage Municipal Code 21.45.130.”*

The petitioner is requesting the plat note removal to allow for permitting and development to occur on Tract A1-2. This tract is south of the tract between Boundary Avenue. The removal of this plat note does not impact the 30-foot Highway Screening easement on Tract A1-1, which matches current Title 21 standards of Freeway Landscaping Table 21.07-4, thus a review by the Urban Design Commission would be unnecessary with the development that will occur.

## **AGENCY COMMENTS**

Comments from all reviewing agencies are available in Attachment #3. Private Development, Right-of-Way, and the Traffic Engineering Department recommends approval of removing Plat Note # 3. Reviewing agencies have no objections to the requested plat note removal.

## **COMMUNITY COUNCIL & PUBLIC COMMENTS**

816 public hearing notices were mailed on September 9, 2024. As of this writing, no public comments were received, and the Northeast and Mountain View Community Councils did not comment.

## **STAFF ANALYSIS**

The criteria listed in 21.03.200G.9. must be met for successful removal or modification of a plat note. Those criteria are listed and addressed below.

- a. **Conditions that required the plat note(s) on the original plat have changed and the need for the plat note has been negated;**

Conditions that required the plat note have changed and the need for this plat note for Tract A1-1 & Tract A1-2 have been negated. At the time the plat note was placed on the previous plats, the requirement for L4 Freeway Landscaping did not exist. AMC 21.45.130's intent was to protect visually the entrances to urban areas and increase landscaping for properties adjacent to

the Glenn Highway and Boundary Avenue. Currently, AMC 21.07.080 *Landscaping* contains requirements for freeway landscaping that will enhance and preserve the appearance of the municipality along these portions of the Glenn Highway. Tract A1-1 is subject to the standards and Tract A1-2 is not adjacent to Boundary Avenue.

**b. Modification or removal of the plat note(s) will not have a negative impact on adjacent or nearby properties; and**

Removal of the plat note will not have a negative effect on neighboring properties. Landscaping will still be required per AMC 21.07.080 *Freeway Landscaping (L4)* which meets or exceeds plat note #3.

Private Development, Traffic Engineering, and Right-of-Way Departments have no objection to the modification of the plat note.

**c. Despite modification or removal of the plat note(s), the plat continues to meet the approval criteria of subsection 21.03.200C.9.**


Plat 2020-30 would continue to meet the approval criteria for subdivisions in subsection 21.03.200C.9. if this subject plat note is modified. The existing subdivision still “[facilitates] the orderly and efficient layout and use of the land to the maximum extent feasible,” even without the restrictive plat note. The petitioner will be required to retain the 30-foot Highway Screening Easement and required landscaping.

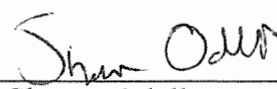
**DEPARTMENT RECOMMENDATION**

- A. Approval of the request to remove plat note #3 per plat 2020-30, Tracts A1-1 and A1-2, Checkpoint Subdivision, subject to:
1. Recording a resolution with the State of Alaska Recorder’s Office, and provide proof to the Planning Department.
  2. The following removal of plat note:
    - a. #3. “Prior to development of Tracts A1-1 & A1-2, site plan approval shall be obtained from the Urban Design Commission to ensure conformance with Anchorage Municipal Code 21.45.130.”

Reviewed by:

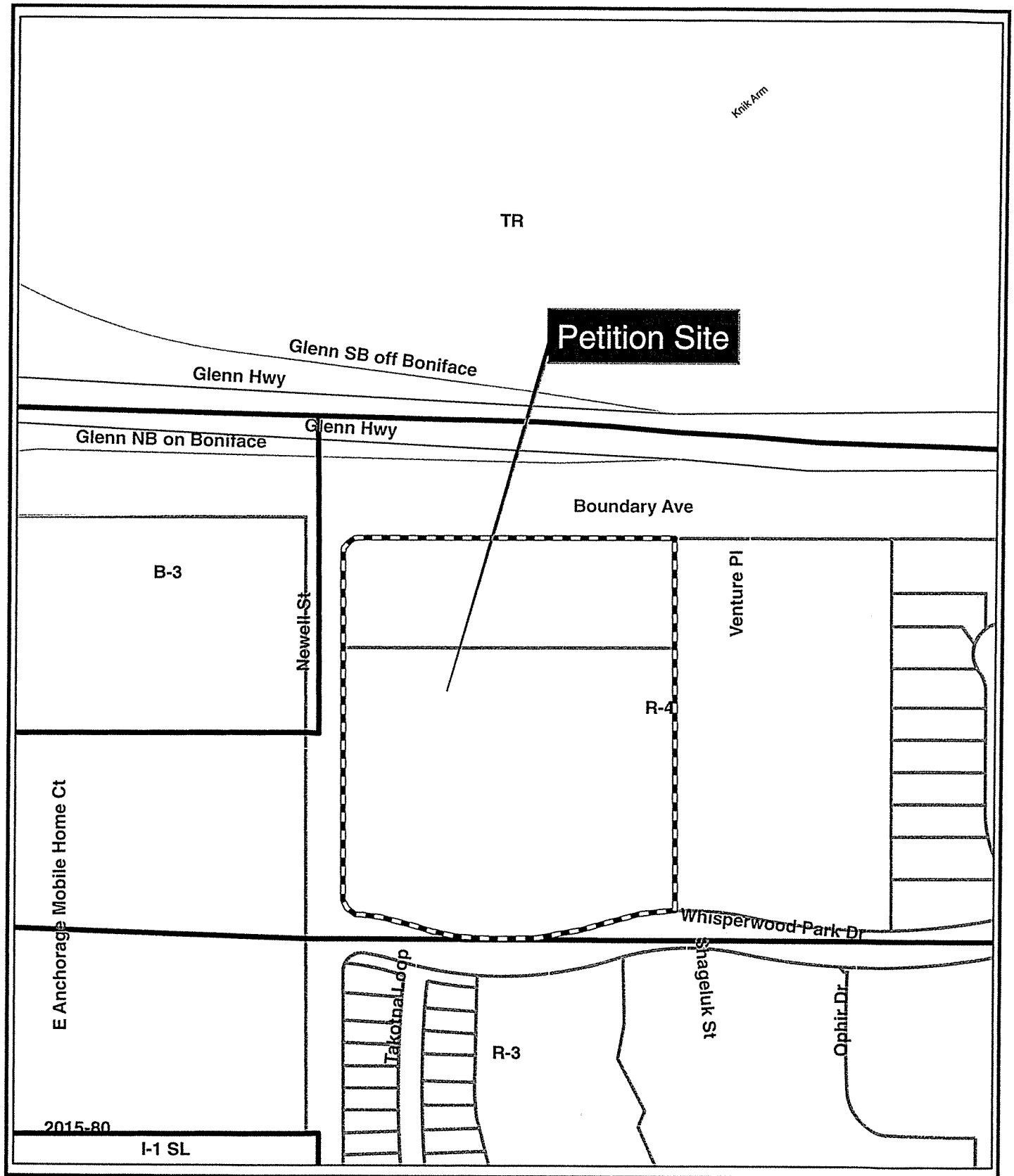
Prepared by:

  
\_\_\_\_\_  
Craig H. Lyon  
Director

  
\_\_\_\_\_  
Shawn Odell  
Senior Planner

# **MAPS**

# S12800

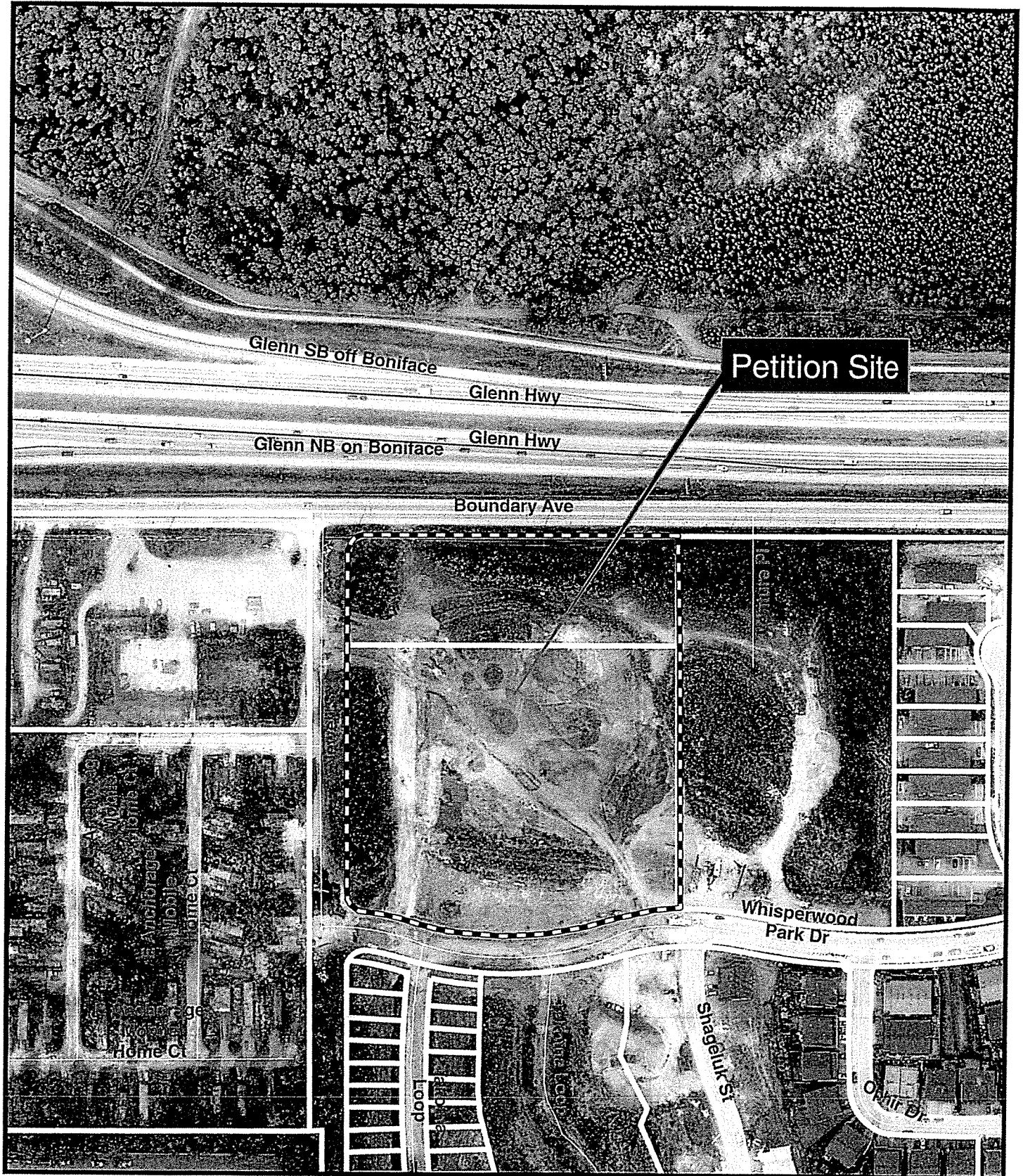


Municipality of Anchorage  
Planning Department

Date: 8/13/2024



# S12800



Municipality of Anchorage  
Planning Department

Date: 8/13/2024



# APPLICATION

# Application for Plat Note Modification or Removal

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



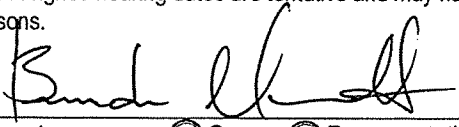
PETITIONER*		PETITIONER REPRESENTATIVE (IF ANY)	
Name (last name first)	Spinelli, Andre	Name (last name first)	Marcott, Brandon
Mailing Address	1900 Northern Lights Blvd	Mailing Address	P.O. Box 111989
	Anchorage, AK 99517		Anchorage, AK 99511
Contact Phone – Day	Evening	Contact Phone – Day	Evening
	907-344-5768		907-344-3114
E-mail	andre@spinellhomes.com	E-mail	brandonmarcott@triadak.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.

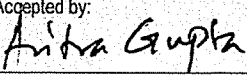
PROPERTY INFORMATION			
Property Tax # (000-000-00-000): 00642142000, 006421430			
Site Street Address: Boundary Ave & Newell Street			
Current legal description: (use additional sheet if necessary) Tracts A1-1 & A1-2 Checkpoint Subdivision			
Zoning: R4	Acreage: 7.65	Underlying Plat #: 2020-30	Grid #: SW1238
# Lots:	# Tracts: 2	Total # parcels: 2	

PROPOSED PLAT NOTE INFORMATION
Description of Plat Note to be modified/removed: (use additional sheet if necessary)  Plat note #3 of plat 2020-30 to be deleted in its entirety.

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 Date 8.2.24  
(Representatives must provide written proof of authorization)

Brandon Marcott  
Print Name \$12800 SEP 16 2024

Accepted by: 	Poster & Affidavit: 3+1	Fee: \$1415.00	Case Number: 512800	Requested Meeting Date: PB : 10/02/2024
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**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): 2020-30  
☐ 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** (Only one copy of applicable items is required for initial submittal)
1 copy required: ☒ Signed application (original)  
☒ Watershed sign off form, completed  
☒ 8½" by 11" reduced copy of plat  
☒ Written narrative detailing justification for modification/removal of Plat Note
4 copies required: ☐ Subdivision drainage plan (if applicable)9 copies required: ☐ Topographic map of platted area (if applicable)
16 copies required: ☒ Signed application (copies)  
(7 copies for a ☒ Preliminary plat  
short plat) ☐ As-built survey (if applicable)  
(Additional information may be required)

Additional required documents unless specifically waived by Platting Officer:

☐ Soils investigation and analysis reports (if applicable)

Waived by \_\_\_\_\_

**APPROVAL CRITERIA (AMC 21.03.210G.9.)**

Plat note modifications or deletions may be approved if the platting board finds that all of the following approval criteria have been met:

- a. Conditions that required the plat note(s) on the original plat have changed and the need for the plat note has been negated;
- b. Modification or removal of the plat note(s) will not have a negative impact on adjacent or nearby properties; and
- c. Despite modification or removal of the plat note(s), the plat continues to meet the approval criteria of subsection 21.03.200C.9.

## Authorization Certificate

Date: 7.26.24

Project Name: Plat Note #3, Checkpoint Subdivision Tracts A1-1 & A1-2

Legal Description: Tract A1-2, Checkpoint Subdivision

Type of Authorization: Plat Note Deletion

Statement:

I hereby authorize Brandon Marcott of Triad Engineering, LLC to represent me in the Municipality of Anchorage Platting Board Review of the above-described property.

Thank you,

Andre Spinelli

Andre Spinelli,

Spinell Homes, Inc.

## Authorization Certificate

Date: 7.26.24

Project Name: Plat Note #3, Checkpoint Subdivision Tracts A1-1 & A1-2

Legal Description: Tract A1-1, Checkpoint Subdivision

Type of Authorization: Plat Note Deletion

Statement:

I hereby authorize Brandon Marcott of Triad Engineering, LLC to represent me in the Municipality of Anchorage Platting Board Review of the above-described property.

Thank you,

A handwritten signature in dark ink, appearing to read 'Clayton Brooks', is written over a horizontal line.

Clayton Brooks,

AK Corporation of Seventh-Day Adventists

S 12800 SEP 16 2024



ENGINEERING, LLC

**PHYSICAL**

615 E. 82<sup>nd</sup> Ave, Suite 101  
Anchorage, AK 99518

**MAILING**

P.O. Box 111989  
Anchorage, AK 99511

**OFFICE**

907-561-6537

**WEB**

triadak.com

## Tracts A1-1 & A1-2 Checkpoint Subdivision Plat Note #3 Removal

### Introduction

The purpose of this request is to delete plat note #3 from plat 2020-30 as it relates to Tracts A1-1 and A1-2 of Checkpoint Subdivision. Plat note #3 states; "Prior to development of Tracts A1-1 & A1-2, site plan approval shall be obtained from the Urban Design Commission to ensure conformance with Anchorage Municipal Code 21.45.130."

Tract A1-2 is currently undergoing permitting review with the Municipality when this plat note was discovered. AMC Code 21.45.130 purpose is to "protect visually the major entrances to the urbanizing areas of the municipality for the benefit of tourists and residents. Section A.2b Applicability, "Adjacent to the right-of-way of the Glenn Highway, or to streets serving as its frontage roads, east of Boniface Parkway and west of Peters Creek." The intent of this code would be to increase landscaping, setback, signage standards, etc for properties immediately adjacent to Boundary Avenue which is the frontage road to the Glenn Highway.

Tract A1-2 is inland from Boundary Avenue and only has access to Newell Street and Whisperwood Park Drive for vehicular traffic. This plat note would not apply to Tract A1-2 as it is not adjacent to Boundary Avenue. Furthermore, Tract A1-1 is prohibited from directly accessing Boundary Avenue via plat note #1. There also exists a 30' Highway Screening Easement along the north boundary of Tract A1-1. This easement matches the width requirements of current T21 landscaping standards for Freeways, thus a review by the Urban Design Commission would be unnecessary due to these conditions.

### ***Approval Criteria (AMC 21.03.210G.9)***

***1. Conditions that require the plat note(s) on the original plat have changed and the need for the plat note has been negated;***

This condition is met. Current Title 21.07.080 contains planting bed requirements for freeway screening along Boundary Avenue. There exists a 30' Highway Screening Easement along the northern boundary of Tract A1-1 so development of this tract will utilize existing Title 21 requirements. Elevating the review of the landscaping requirements to the Urban Design Commission is no longer relevant. Additionally, Plat Note #3 applies to Tract A1-2 which is inland from Boundary Avenue and thus negatively impacted by a plat note that is otherwise not applicable to this tract. Lastly, Tract A1-1 is prohibited from taking direct access to Boundary Avenue per Plat Note #1 (Tract A1-1 is mislabeled as A-1).

**2. *Modification or removal of the plat note(s) will not have a negative impact on the adjacent properties; and***

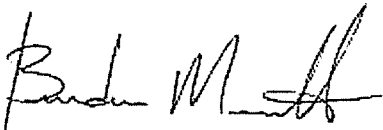
This condition is met. Current Title 21 landscaping requirements between adjacent properties will continue to be met with future site development.

**3. *Despite modification or removal of the plat note(s), the plat continues to meet the approval criteria of subsection 21.03.200C.9.***

This condition is met. With removal of the plat note, Plat 2020-30 continues to meet the criteria for review and approval of subdivision plans (21.03.200C.9).

Thank you for your time and consideration in this matter. If you have any questions or require additional information, please call 344-3114 or email me at [brandonmarcott@triadak.com](mailto:brandonmarcott@triadak.com).

Sincerely,  
Triad Engineering, LLC



Brandon Marcott, P.E.



## Gastaldi Land Surveying, LLC

2000 E. Dowling Road, Suite 8 • Anchorage, Alaska 99507  
(907) 248-5454 • Fax (907) 248-9362

**AFFIDAVIT OF CORRECTION TO PLAT**

I, JEFFERY A. GASTALDI MADE THE FOLLOWING CORRECTIONS TO THE PLAT OF CHECKPOINT SUBDIVISION (PLAT NO. 2020-30):

REVISED LOCATIONS OF THE 30' HIGHWAY SCREENING EASEMENT AND THE 20' T. & E. EASEMENT ON THE NORTH SIDE OF TRACT A1-1. THE EXISTING 20' T. & E. EASEMENT DOES NOT COVER THE EXISTING FACILITIES FOR CHUGACH ELECTRIC ASSOCIATION, INC.

THE ABOVE REVISIONS CONSTITUTE THE SOLE CHANGES MADE TO THE PLAT ASIDE FROM ITS NOTATION IN THE REVISION BLOCK ON THE PLAT. THE ABOVE REVISIONS DO NOT AFFECT ANY VALID EXISTING RIGHTS. I AM THEREFORE SUBMITTING THIS PLAT FOR REFILE AS CORRECTED.

5-22-2020

DATE:

Jeffery A. Gastaldi, LS-6091  
Registered Land Surveyor





WMS WATERCOURSE MAPPING SUMMARY

Per the requirements for watercourse verification outlined in Project Management and Engineering Operating Policy and Procedure #8 and Planning Department Operating Policy and Procedure #1 (effective June 18, 2007), MOA Watershed Management Services has inspected the following location for the presence or absence of stream channels or other watercourses, as defined in Anchorage Municipal Code (21.35).

- Project Case Number or Subdivision Name: Tracts A1-1 & A1-2, Checkpoint Subdivision
- Project Location, Tax ID, or Legal Description: Tracts A1-1 & A1-2, Checkpoint Subdivision
- Project Area (if different from the entire parcel or subdivision): \_\_\_\_\_

In accordance with the requirements and methods identified, WMS verifies that this parcel, project area, or application:

X YES DOES NOT contain stream channels and/or drainageways, as identified in WMS field or archival mapping information.\*

\_\_\_\_\_ DOES contain stream channels and/or drainageways AND these are located and identified on submittal documents in general congruence with WMS field and archival mapping information.  
*New or additional mapping IS NOT REQUIRED.\**

\_\_\_\_\_ Contains stream channels and/or drainageways BUT one or more streams or other watercourses:

- are NOT shown on submittal documents, or
- are NOT depicted adequately on submittal documents for verification, or
- are NOT located or identified on submittal documents in general congruence with WMS field and archival mapping information.

*New or additional mapping IS REQUIRED and must be re-submitted for further review and verification.\**

\_\_\_\_\_ Presence of stream channels and/or drainageways is unknown AND field verification is not possible at this time. WMS will verify as soon as conditions and prioritized resources allow.

\* Streams omitted in error by WMS or others remain subject to MOA Code and must be shown in new mapping upon identification of the error.

**ADDITIONAL INFORMATION:**

<input type="checkbox"/> Y <input checked="" type="checkbox"/> N	WMS written drainage recommendations are available.	<input type="checkbox"/> Preliminary	<input type="checkbox"/> Final
<input type="checkbox"/> Y <input checked="" type="checkbox"/> N	WMS written field inspection report or map is available.	<input type="checkbox"/> Preliminary	<input type="checkbox"/> Final
<input type="checkbox"/> Y <input checked="" type="checkbox"/> N	Field flagging and/or map-grade GPS data is available.		

Inspection Certified By:

Date:

K. R. C. Jr.

8/2/24

**REVIEWING  
AGENCY AND  
PUBLIC  
COMMENTS**

# MUNICIPALITY OF ANCHORAGE



Development Services Department  
Private Development Section

Phone: 907-343-8301  
Fax: 907-343-8200

*Mayor Suzanne LaFrance*  
**MEMORANDUM**

## Comments to Preliminary Plat Applications/Petitions

RECEIVED

**DATE:** August 19, 2024

**TO:** Shawn Odell, Senior Planner

AUG 19 2024

**FROM:** Judy Anunciacion, Private Development Engineer

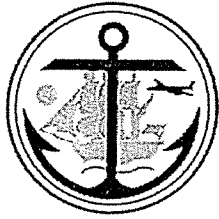
**SUBJECT:** Comments for Platting Authority  
Case # S12800

**Case No. S12800:** Request to Remove Plat Note #3 (Plat 2020-30) which reads: "Prior to development of Tracts A1-1 and A1-2, site plan approval shall be obtained from the Urban Design Commission to ensure conformance with Anchorage Municipal Code 21.45.130".

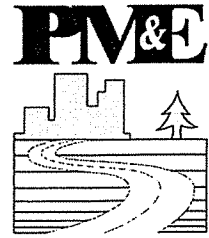
**Legal Description:** Tracts A1-1 & A1-2, Checkpoint Subdivision (Plat 2020-30).

### Department Recommendations:

Private Development has no objection to the request to remove plat note #3 which reads: "Prior to development of Tracts A1-1 and A1-2, site plan approval shall be obtained from the Urban Design Commission to ensure conformance with Anchorage Municipal Code. 21.45.130".



**Municipality of Anchorage**  
**Project Management and Engineering**  
**MEMORANDUM**



**DATE:** September 4, 2024

**RECEIVED**

**TO:** Dave Whitfield

SEP 04 2024

**FROM:** Kyle Cunningham

**SUBJECT:** S12795, S12798 & S12800: Comments from Watershed Management Services.

Watershed Management Services (WMS) has the following comments for the October 2, 2024 Platting Board hearing.

- S12795 – Tracts 2 & 3, MAC MC COY Subdivision (Plat 83-92);
  - WMS has no comments on or objections to this request.
- S12798 – Lot 15A, Block 4H, Rabbit Creek View & Heights Subdivision Replat (Plat 2004-91);
  - WMS has no comments on or objections to this request.
- S12800 - Tracts A1-1 & A1-2, Checkpoint Subdivision (Plat 2020-30);
  - WMS has no comments on or objections to this request.

# MEMORANDUM

RECEIVED

SEP 04 2024

DATE: September 04, 2024  
TO: Dave Whitfield, Platting Officer, Planning Section, Planning Division  
FROM: Seth Wise, Engineering Technician III, Planning Section, AWWU  
RE: Plat Case Comments  
Meeting Date: October 02, 2024  
Agency Comments Due: September 04, 2024

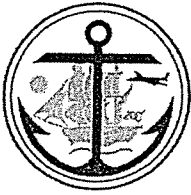
The Anchorage Water & Wastewater Utility has reviewed the reference plat(s) and has the following comments:

**S12800 TRACTS A1-1 & A1-2, CHECKPOINT SUBDIVISION (PLAT 2020-30) – Request to Remove Plat Note # 3 (Plat 2020-30) which reads: "Prior to development of Tracts A1-1 & A1-2, site plan approval shall be obtained from the Urban Design Commission to ensure conformance with Anchorage Municipal Code 21.45.130.", GRID SW1238.**

1. These parcels are located within AWWU's certificated water and sanitary sewer service districts.
2. No assessments are due upon completion of this platting action.
3. AWWU has no objection to this platting action.

If you have any questions pertaining to public water or sewer, please call (907) 564-2757 or send an e-mail to [seth.wise@awwu.biz](mailto:seth.wise@awwu.biz).





**MEMORANDUM**

**RECEIVED**

**AUG 29 2024**

**DATE:** August 27, 2024

**TO:** Current Planning Division Supervisor.  
Planning Department

**THRU:** Kristen A. Langley, Traffic Safety Section Supervisor,  
Traffic Engineering Department

**FROM:** Randy Ribble, Assistant Traffic Engineer

**SUBJECT:** Traffic Engineering Department Comments

**S12800** Remove Plat Note 3 (Plat 2020-30) which reads "Prior to development of Tracts A-1 and A-2, site plan approval shall be obtained from Urban Design Commission to ensure conformance with AMC 21.45.130

**Tracts A1-1 and A1-2, Checkpoint Subdivision (Plat 20-0030)**

Traffic Engineering has no objection to removal of this plat note.

**Kimmel, Corliss A.**

---

**From:** Walters, Michael S.  
**Sent:** Wednesday, August 28, 2024 9:56 AM  
**To:** Blake, Lori A.; Kimmel, Corliss A.  
**Subject:** S12800 Request for Reviewing Agency Comments

RECEIVED

AUG 28 2024

All:

ROW has the following comments for case number S12800:

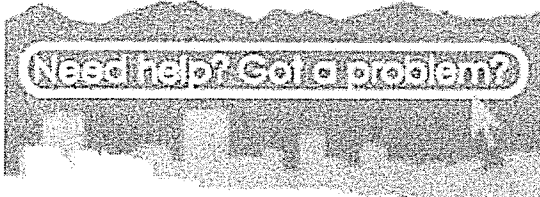
ROW has no comment or objections on the proposed action.

Regards,

Michael S Walters  
Senior Plan Reviewer  
Right of Way Section  
[michael.walters@anchorageak.gov](mailto:michael.walters@anchorageak.gov)  
Office: 907-343-8226  
Cell: 907-727-7637  
Fax: 907-249-7910

**#ANCWORKS!**

*An online tool for Anchorage*



RECEIVED

AUG 23 2024

Date: August 20, 2024

To: MOA Current Planning Division

From: Chugach Electric Association, Inc. (Chugach)

Subject: MOA Case No. S-12800/2400080  
Checkpoint Subdivision, Tracts A1-1 & A1-2 (Plat 2020-30)  
Plat Note Modification; Checkpoint Subdivision, Tracts A1-1 & A1-2

Chugach has the following comments:

1. Chugach has no objection regarding the Plat Note Modification to remove Plat Note #3 of Checkpoint Subdivision, Tracts A1-1 & A1-2 (Plat 2020-30).
2. Additional easements will be obtained as part of an applicant construction project.





THE STATE  
of **ALASKA**  
GOVERNOR MICHAEL J. DUNLEAVY

Department of Transportation and  
Public Facilities

Program Development and Statewide Planning  
Anchorage Field Office

4111 Aviation Avenue  
P.O. Box 196900  
Anchorage, AK 99519-6900  
Main number: 907-269-0520  
Fax number: 907-269-0521  
Website: dot.alaska.gov

August 21, 2024

RECEIVED

AUG 21 2024

David Whitfield, Current Planning Manager  
MOA, Community Development Department  
Planning Division  
P.O. Box 196650  
Anchorage, Alaska 99519-6650

[Sent Electronically]

Re: MOA Plat Review

Dear Mr. Whitfield:

The Alaska Department of Transportation and Public Facilities (DOT&PF) has reviewed the following plat and has the following no comments:

- **S12795 – 5500 Lake Otis Pkwy, Plat Note Removal**
- **S12796 – 4125 Ptarmigan Terrace Ave, Lot Consolidation**
- **S12798 – 7970 Viola Cr, Plat Note Removal**

The Alaska Department of Transportation and Public Facilities (DOT&PF) has reviewed the following plat and has comments:

- **S12792 – 5000 Rabbit Creek Rd – Subdivision**
  - No objection to the proposed subdivision
  - Applicant should be made aware that there is an AMATS project on Rabbit Creek Road currently in development that may affect future access to Rabbit Creek Road. Inquires about the AMATS Rabbit Creek Road Rehabilitation project can be sent to Project Manager, Rori Van Nortwick, [rori.vannortwick@alaska.gov](mailto:rori.vannortwick@alaska.gov).
- **S12800 – Plat 2020-30 Plat Note #3 Removal**
  - No objection to the proposed removal of plat note #3.
  - If possible, please correct plat note #1 to read "No direct access to Boundary Avenue will be granted for Tract A1-1", to reflect to the correct Tract designation.

*"Keep Alaska Moving through service and infrastructure."*


All properties accessing DOT&PF roads must apply to Right-of-Way for a driveway permit, subject to provisions listed in 17 AAC 10.020. Any previously issued driveway permits become invalid once the property undergoes a platting action and must be reissued.

We recommend the petitioner verify all section line easements and DOT&PF road rights-of-way adjacent to their property. For assistance, the petitioner may contact the Engineering group within the Right of Way section in DOT&PF at (907) 269-0700. The petitioner is liable to remove any improvements within the easements and rights-of-way that impede the operation and maintenance of those facilities even if they are not shown on the plat, so it is in the petitioner's best interest to identify the exact locations and widths of any such easements or rights-of-way before they improve the property.

If any section line easements or road rights-of-way exist within the bounds of their plat, we recommend the petitioner dedicate them. If there is an existing right-of-way or easement, the petitioner is unable to develop that portion of the property yet continues to pay property taxes on it; dedicating will remove that cost to the petitioner.

If there are any questions regarding these comments please feel free to contact me at (907) 269-0522 or [mark.eisenman@alaska.gov](mailto:mark.eisenman@alaska.gov).

Sincerely,



Mark Eisenman  
Anchorage Area Planner, DOT&PF

cc:

Sean Baski, P.E., Highway Design Group Chief, DOT&PF  
Matt Walsh, Property Management Supervisor CR, Right of Way, DOT&PF  
Corliss Kimmel, Office Associate, Current Planning, MOA  
Lori Black, Office Associate, Current Planning, MOA  
Devki Rearden, Engineering Associate, DOT&PF  
Anna Bosin P.E, Traffic & Safety Engineer, DOT&PF

**SHIRAZI'S CERTIFICATE**



**Municipality of Anchorage  
Development Services Department  
Onsite Water and Wastewater Section**



**MEMORANDUM**

**DATE:** August 19, 2024  
**TO:** Dave Whitfield, Current Planning Manager  
**FROM:** Deb Wockenfuss, On-Site Water and Wastewater Section  
**SUBJECT:** Comments on Cases due September 4, 2024

**RECEIVED**

**AUG 19 2024**

The On-Site Water & Wastewater Program has reviewed the following cases and has these comments:

S12795      Mac McCoy Subdivision Plat Note Removal

No objection

S12798      Rabbit Creek View and Heights Subdivision Plat Note Removal

No objection

S12800      Checkpoint Subdivision Plat Note Removal

No objection

**Kimmel, Corliss A.**

---

**From:** Wilson, Karleen K.  
**Sent:** Monday, August 19, 2024 3:53 PM  
**To:** Kimmel, Corliss A.; Blake, Lori A.  
**Subject:** FW: S12795, S12798 & S12800 Request for Reviewing Agency Comments  
**Attachments:** S12800 Routing Coversheet.pdf

RECEIVED

No comments.

AUG 19 2024

Regards,

Karleen Wilson  
Addressing Official  
907.343.8168 (desk)  
907.343.8466 (shared Addressing)  
[Official Address Map](#)

**From:** Stewart, Gloria I. <[gloria.stewart@anchorageak.gov](mailto:gloria.stewart@anchorageak.gov)>  
**Sent:** Wednesday, August 14, 2024 11:36 AM  
**Cc:** Stewart, Gloria I. <[gloria.stewart@anchorageak.gov](mailto:gloria.stewart@anchorageak.gov)>  
**Subject:** S12795, S12798 & S12800 Request for Reviewing Agency Comments

Hello all. Attached please find Routing Coversheets for the above referenced Long Plat Cases S12795, S12798 & 12800, all of which are scheduled as Public Hearings before the Platting Board on 10/02/2024. Routing materials can be viewed by clicking on the links below, scrolling to bottom of page and selecting Reviewing Agency Routing preceded by the Case No. of interest. **PLEASE REMIT COMMENTS EITHER BY MAIL OR EMAIL AS FOLLOWS:** by email to Corliss Kimmel & Lori Blake ([corliss.kimmel@anchorageak.gov](mailto:corliss.kimmel@anchorageak.gov) & [lori.blake@anchorageak.gov](mailto:lori.blake@anchorageak.gov)) or by USPS to the address listed in the upper right hand corner of the Routing Cover Sheet.

S12795      <https://www.muni.org/CityViewPortal/Planning/Status?planningId=18047>.

S12798      <https://www.muni.org/CityViewPortal/Planning/Status?planningId=18052>.

S12800      <https://www.muni.org/CityViewPortal/Planning/Status?planningId=18059>.



Planning Department  
MUNICIPALITY OF ANCHORAGE

Gloria I. Stewart  
Senior Planning Technician •  
Planning Department  
Current Planning Division - Zoning & Platting  
Email: [gloria.stewart@anchorageak.gov](mailto:gloria.stewart@anchorageak.gov)  
Phone: (907) 343-7934  
4700 Elmore Road, Anchorage, AK 99507  
[www.muni.org/planning](http://www.muni.org/planning)



ENSTAR Natural Gas Company, LLC  
Engineering Department, Right of Way Section  
401 E. International Airport Road  
P. O. Box 190288  
Anchorage, Alaska 99519-0288  
(907) 277-5551  
FAX (907) 334-7798

August 15, 2024

RECEIVED

AUG 15 2024

Municipality of Anchorage, Planning Division  
PO Box 196650  
Anchorage, AK 99519-7943

To whom it may concern:

ENSTAR Natural Gas Company has reviewed the following plat note modifications and has no comments or recommendations.

- **MAC MC COY SUBDIVISION**  
MOA Case # S12795
- **RABBIT CREEK VIEW & RABBIT CREEK HEIGHTS SUBDIVISION**  
MOA Case # S12798
- **CHECKPOINT SUBDIVISION**  
MOA Case # S12800

If you have any questions, please feel free to contact me at 334-7944 or by email at [james.christopher@enstarnaturalgas.com](mailto:james.christopher@enstarnaturalgas.com).

Sincerely,

*James Christopher*

James Christopher  
Right of Way Agent  
ENSTAR Natural Gas Company, LLC

**Kimmel, Corliss A.**

---

**From:** OSP Design Group <ospdesign@gci.com>  
**Sent:** Wednesday, September 4, 2024 6:26 PM  
**To:** Kimmel, Corliss A.; Blake, Lori A.  
**Cc:** OSP Design Group  
**Subject:** RE: S12795, S12798 & S12800 Request for Reviewing Agency Comments

RECEIVED

[EXTERNAL EMAIL]

SEP 04 2024

Corliss,

In review GCI has no comments or objections to the note removal in S12795 - Mac McCoy Subd Tracts 2 & 3 plat Note 2 from Plat 83-92 that reads "Tracts 2 & 3 shall share one common access to Lake Otis Parkway".

In review GCI has no objections to plat S12798 - Rabbit Creek View and Rabbit Creek Heights Subd Block 4H Lot 15A, modification of current Plat 2004-91 Note 14 reads "Lots fronting on cul-de-sacs shall have no direct vehicular access to Carl or Nickleen Streets". The proposed note to state, "Access from Carl or Nickleen Streets from lots that have frontage on cul-de-sacs require approval from Municipal Traffic Engineering Department".

In review GCI has no comments or objections to the note removal in S12800 - Checkpoint Subd Tracts A1-1 & A1-2 plat Note 3 from Plat 2020-30 that reads "Prior to development of Tracts A1-1 & A1-2, site plan approval shall be obtained from the Urban Design Commission to ensure conformance with Anchorage Municipal Code 21.45.130."

Thanks,

GCI | OSP Design

e: OSPDesign@gci.com | w: [www.gci.com](http://www.gci.com)

**From:** Stewart, Gloria I. <gloria.stewart@anchorageak.gov>  
**Sent:** Wednesday, August 14, 2024 11:36 AM  
**Cc:** Stewart, Gloria I. <gloria.stewart@anchorageak.gov>  
**Subject:** S12795, S12798 & S12800 Request for Reviewing Agency Comments

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

Hello all. Attached please find Routing Coversheets for the above referenced Long Plat Cases S12795, S12798 & 12800, all of which are scheduled as Public Hearings before the Platting Board on 10/02/2024. Routing materials can be viewed by clicking on the links below, scrolling to bottom of page and selecting Reviewing Agency Routing preceded by the Case No. of interest. **PLEASE REMIT COMMENTS EITHER BY MAIL OR EMAIL AS FOLLOWS:** by email to Corliss Kimmel & Lori Blake ([corliss.kimmel@anchorageak.gov](mailto:corliss.kimmel@anchorageak.gov) & [lori.blake@anchorageak.gov](mailto:lori.blake@anchorageak.gov)) or by USPS to the address listed in the upper right hand corner of the Routing Cover Sheet.

S12795      <https://www.muni.org/CityViewPortal/Planning/Status?planningId=18047>.

S12798      <https://www.muni.org/CityViewPortal/Planning/Status?planningId=18052>.

S12800      <https://www.muni.org/CityViewPortal/Planning/Status?planningId=18059>.

# **POSTING AFFIDAVIT**





# AFFIDAVIT OF POSTING

CASE NUMBER: 512800

I, John Andrew Walatka hereby certify that I have posted a Notice as prescribed by Anchorage Municipal Code 21.03.020H.5. on the property that I have petitioned for Platting Board. The notice was posted on 8/9/2024 which is at least 21 days prior to the public hearing on this petition. I acknowledge this Notice(s) must be posted in plain sight and displayed until all public hearings have been completed.

Affirmed and signed this 9<sup>th</sup> day of August, 20 24.

John Andrew Walatka  
Signature

## LEGAL DESCRIPTION

Tract or Lot: Tract A1-2, A1-1

Block: N/A

Subdivision: check point



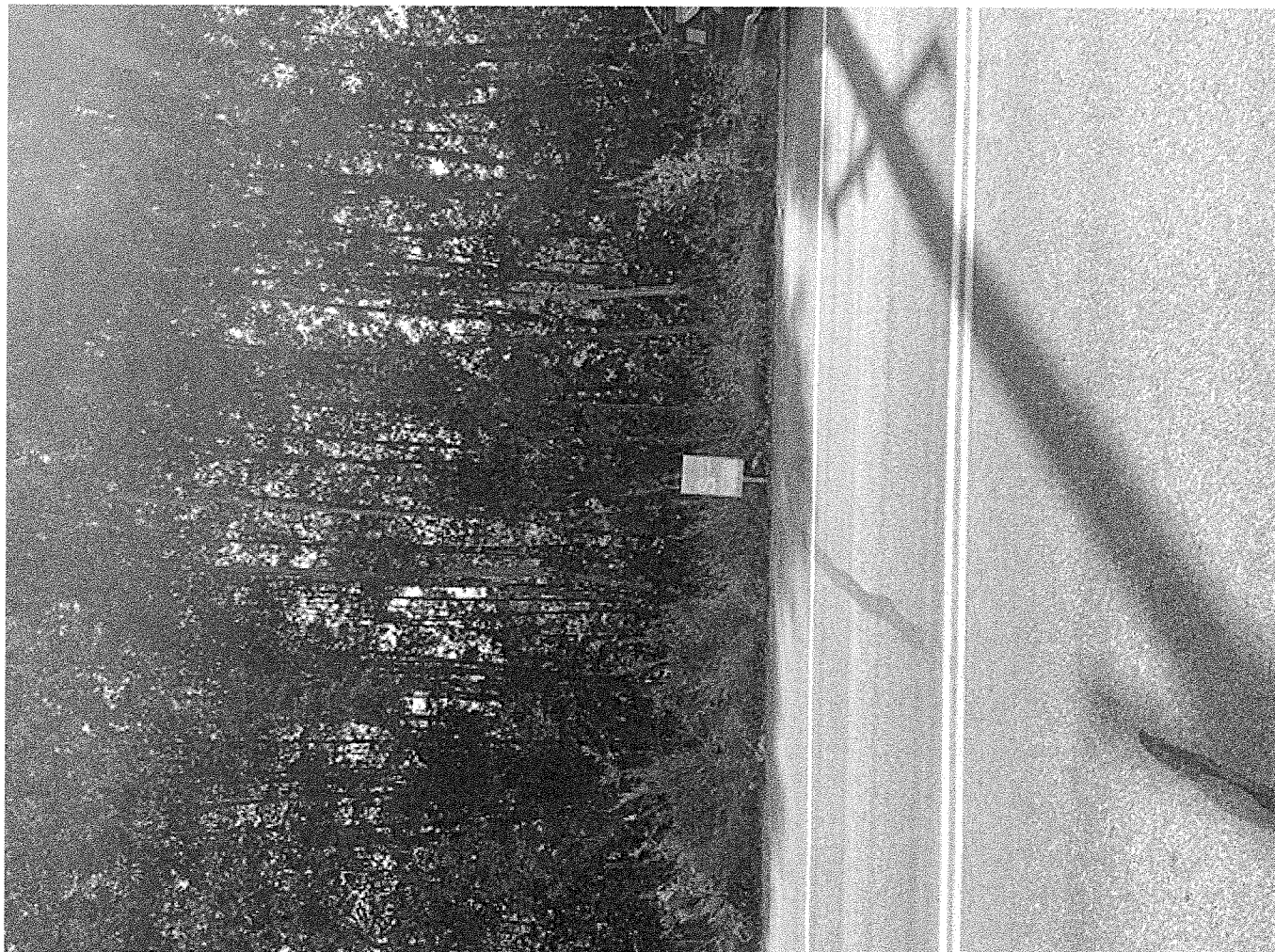








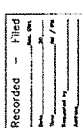




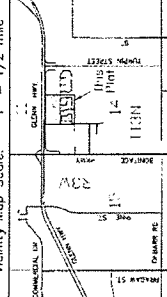
**HISTORICAL AND  
RELATED  
INFORMATION**



1. Direct material counts from US-1, 2-3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839,



Vicinity Map Scale:



A Plat of:  
**Checkpoint Subdivision**  
**Lots 1-4 & Tract A**

A SUBDIVISION OF: THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 11 NORTH, RANGE 1 WEST, SUNDAY MURKIN, RECORDS OF THE ANCHORAGE RECORDING DISTRICT, EXCEPTING THEREFROM THE NORTHEASTLY 25 FEET CONVEYED TO THE STATE OF ALASKA, DEPARTMENT OF HIGHWAYS BY INSTRUMENT RECORDED MAY 1, 1960 IN 193273-360, PAGE 148 CONTAINING 40 ACRES, MORE OR LESS

<h1>S4</h1> <h2>Group</h2>	<p>Lynd B. Meyer's United Technology Consultants Business and Economics Consulting on Sampling</p>	<p>Test H Dwyer, P.E. Hwy 101, Box 100 Huntsville, AL 35891 (887) 508-1164 me@S4AM.com</p>
	<p>Team by Ced Book: 103</p>	<p>Scale 1" = 100' 103 MOVA Case 5-11853-1 Order 7/25/2012</p>

page 1 of 2

[illegible]

**ACCEPTANCE OF DEDICATION**

The Municipality of Anchorage hereby accepts for public use and for public purposes the real property described in the foregoing plat, not limited to the segmental right-of-way, roadways, thoroughfares and parks shown hereon.

Dated at Anchorage, Alaska this 30th day of January, 2012.

Christina A. Jones  
Municipal Clerk

\_\_\_\_\_  
Mayor of Anchorage

Anchorage Landing District Plat #2012-76

**SURVIVOR'S CERTIFICATE**

I, Thomas H. Dwyer, professional land surveyor, do hereby certify that the above is a true and correct copy of the original of my said bearing and that the same has been duly and lawfully recorded in my office.

I further certify that the above bearings are given correctly and that all permanent monuments and markers are in their proper location, and that the same have been well and stoutly set.


**PLAT APPROVAL**

Plat approved by the Municipal Planning Authority this \_\_\_\_\_ day of July, 2012

*[Signature]*  
PLANNING DIRECTOR

*[Signature]*  
ASSESSING OFFICE

*[Circular Stamp: CITY OF ALBUQUERQUE, Planning Department, Thomas H. Dwyer, Surveyor No. 14499]*


 Questionnaire Condominium Association  
 3007 Arden Road, Arlington, VA 22204  
 Subscribed and sworn before me this 21<sup>st</sup> day of July, 2012.  
 For DAVID N. CATTILL  
DAVID N. CATTILL  
President  
 Notary Public for the District of Columbia  
 PL 2012-47  
 Anchorage Recording District

[illegible]

