

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) SPINELL HOMES, INC. (Andre Spinelli)		Name (last name first) GASTALDI LAND SURVEYING, LLC (JEFF)	
Mailing Address 1900 W. Northern Lights #200		Mailing Address 2000 E. Dowling Rd. #8	
Anchorage, Alaska 99517		Anchorage, Alaska 99507	
Contact Phone - Day 344-5678	Evening	Contact Phone - Day 248-5454	Evening 250-7510
Fax 344-1976		Fax 248-9362	
E-mail andre@spinellhomes.com		E-mail jgastaldi@gsi.net	

*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): 006 - 421 - 40 - 000			
Site Street Address: N4N (Boundary Ave. & Newell St.)			
Current legal description: (use additional sheet if necessary) CHECKPOINT SUBDIVISION - TRACT A1 - per Plat No. 2018-39			
Zoning: R4	Acreage: 7.65	Underlying Plat #: 2018-39	Grid #: SW1238
# Lots: 0	# Tracts: 1	Total # parcels: 1	

PROPOSED SUBDIVISION INFORMATION		
Proposed legal description: (use additional sheet if necessary) CHECKPOINT SUBDIVISION - TRACTS A1-1 & A1-2		
# Lots: 0	# Tracts: 2	Total # parcels: 2

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 *Jeffery A. Gastaldi* ☐ Owner ☒ Representative

(Representatives must provide written proof of authorization)

Date **1-13-2020**

Print Name **Jeffery A. Gastaldi**

Accepted by: <u>Sham Odell</u>	Poster & Affidavit: <u>N/A</u>	Fee: <u>\$2830.00</u>	Case Number: <u>512542</u>	Requested Meeting Date:
--	--	---------------------------------	--------------------------------------	-------------------------

COMPREHENSIVE PLAN INFORMATIONAnchorage 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 _____ 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): 512162
☐ 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 (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
☐ 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) ☐ 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 _____

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: Checkpoint Subdivision
- Project Location, Tax ID, or Legal Description: Tract A1
MOA Tax ID No. 006-421-40-000
- 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 ~~PPC~~ **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:

[Signature]

1/21/20



Mayor
Ethan Berkowitz

Anchorage Water & Wastewater Utility



Board Chair
Aaron D. Dotson

AWWU REQUIRED INFORMATION FOR PRE-PLATTING

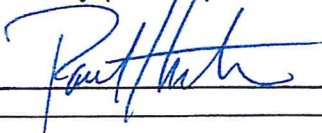
- Project Case Number or Subdivision Name: Checkpoint Tracts A1-1 & A1-2
- Project Location, Tax ID, or Legal Description: Checkpoint Tract A1 (006-421-40)
- Is this parcel located within AWWU's certificated service area? ----- ~~X~~ / N
- Is a water key box located on each parcel? ----- Y / ~~N~~
 - Does this service meet DCPM Standard? ----- Y / ~~N~~
- Is sewer stubbed to each parcel? ----- Y / ~~N~~
 - Does this service meet DCPM Standard? ----- Y / ~~N~~
- Are there any water or sewer connections that require removal? ----- Y / ~~N~~
- Are there any additional easements needed? ----- Y / ~~N~~
- Have any Private System plans been submitted for review? ----- Y / ~~N~~
- Are any of the lots subject to extended connection or other agreements? ----- Y / ~~N~~
- Does this platting action consolidate a previously connected (on-property) parcel with an unassessed parcel? ----- Y / ~~N~~

If the parcel or subdivision is within an assessment area, please populate the table below with the relevant information (as balances may change year to year, this table represents a point in time as specified in the column "Year").

	Levied	Assessment Balance	Year
Water Lateral	Y / N		
Water Transmission	Y / N		
Sewer Lateral	Y / N		
Sewer Trunk	Y / N		

- Comments:
These tracts are currently not served by water or sanitary sewer. To serve these tracts would require a main line extension of both utilities.

Verified By (AWWU):



Date:

1/21/2020

Anchorage Water & Wastewater Utility  Clearly

3000 Arctic Boulevard • Anchorage, Alaska 99503
Phone 907-564-2774 • Fax 907-562-0824 • www.awwubiz



January 13, 2020

Municipality of Anchorage
Department of Community Planning & Development
P.O. Box 196650
Anchorage, Alaska
99519-6650

Attention: Mr. David Whitfield-Platting Officer
RE: Re-plat of Tract A-1, Checkpoint Subdivision, Anchorage, Alaska

Mr. Whitfield:

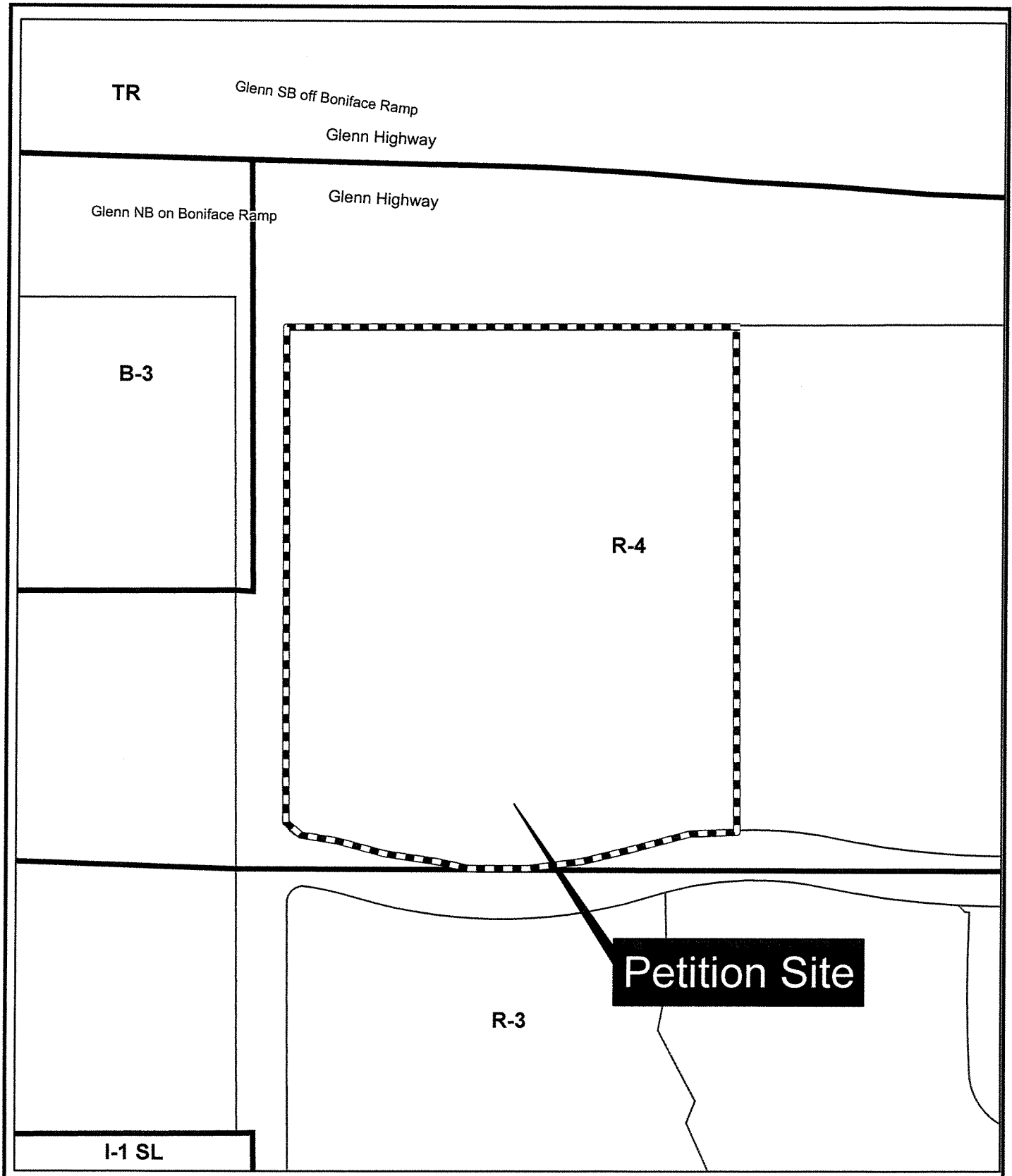
Please be advised that Gastaldi Land Surveying, LLC is authorized to represent Spinell Homes, Inc. and submit documents for the re-platting of the property referenced above into two new tracts.

Sincerely,

Andre Spinelli

Owner: Spinell Homes, Inc. 1900 W. Northern Lights Blvd. Suite 200 Anchorage, Alaska 99517	by: Andre Spinelli
---	--------------------

S12542



S12542



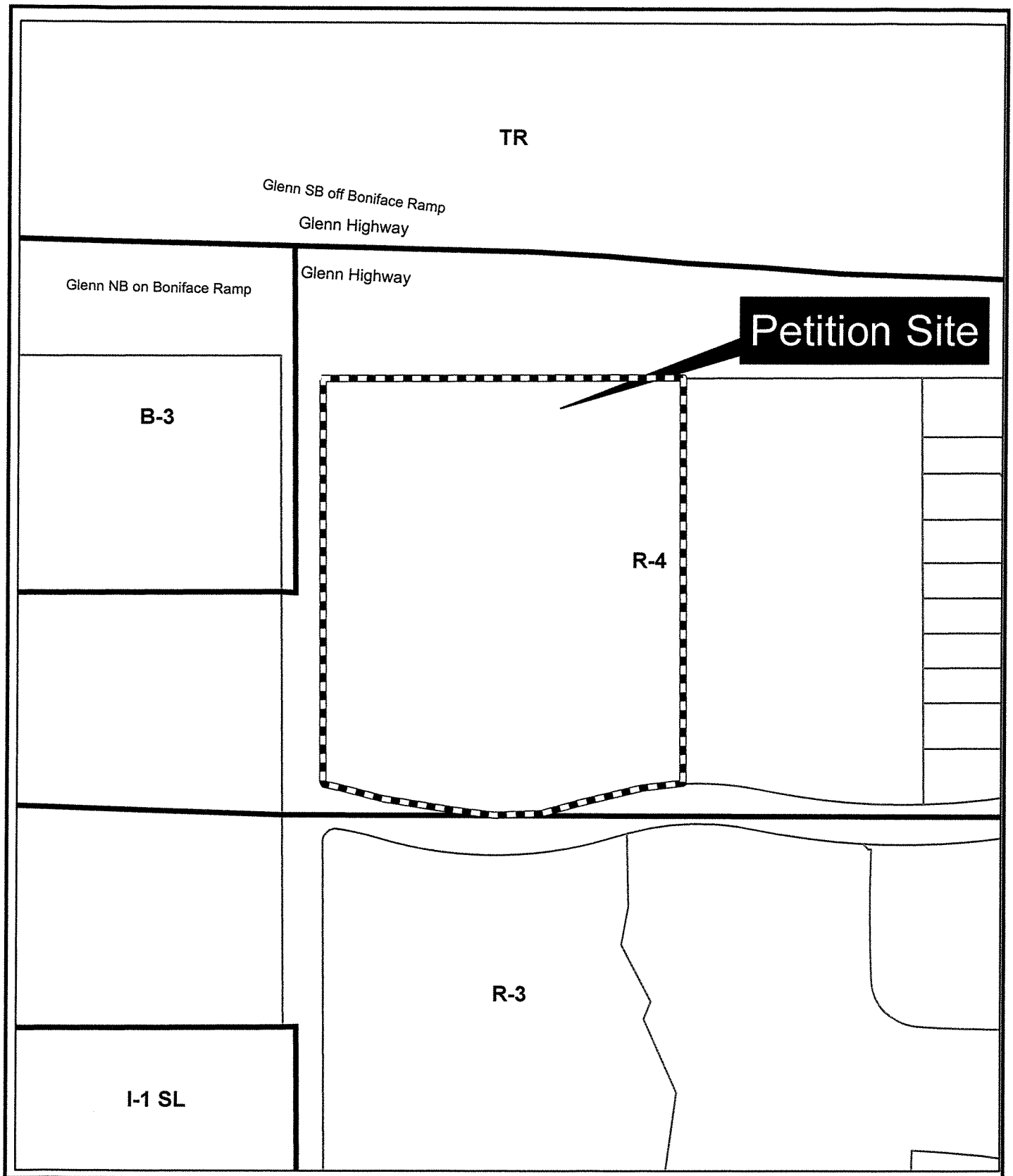
Municipality of Anchorage
Planning Department

Date: February 7, 2020

190 95 0 190 Feet



006-421-40-000



Municipality of Anchorage
Planning Department

Date: January 13, 2020

240 120 0 240 Feet



006-421-40-000



Municipality of Anchorage
Planning Department

Date: January 13, 2020

240 120 0 240 Feet

