

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	Contact Phone - Day	907-522-6776
Evening		Evening	
Fax		Fax	
E-mail	timcabana@yahoo.com	E-mail	thoffman@tbcak.com

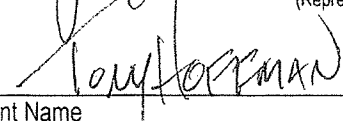
*Report additional petitioners or disclose other co-owners on supplemental form. Failure to divulge other beneficial interest owners may delay processing of this application.

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 4/12/2021
Date
(Representatives must provide written proof of authorization)

Print Name  S12622 JUN 21 2021

Accepted by:	Poster & Affidavit:	Fee:	Case Number:	Requested Meeting Date:
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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 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 _____

Certificate of Ownership and Dedication

I (we), hereby certify that I (we) hold the herein specified property interest in the property described hereon. I (we) hereby dedicate to the Municipality of Anchorage all areas depicted for use as public utility easements, streets, alleys, thoroughfares, parks, and other public areas shown hereon. There shall be reserved adjacent to the dedicated streets shown hereon a slope reservation easement sufficient to contain cut and fill slopes of 1.5 feet horizontal for each 1 foot vertical (1.5 to 1) of cut or fill for the purpose of providing and maintaining the lateral support of the constructed streets. There is reserved to the grantors, their heirs, successors and assigns, the right to use such areas at any time upon providing and maintaining other adequate lateral support, as approved by the Municipality.

I (we) hereby agree to this plat, and to any restrictions or covenant appearing hereon and any such restrictions or covenant shall be binding and enforceable against present and successive owners of this subdivided property.

Owner: Glacier View, LLC
P.O. Box 201
Girdwood, Alaska 99587

Timothy Cabana
Registered Agent

ZONING NOTES:

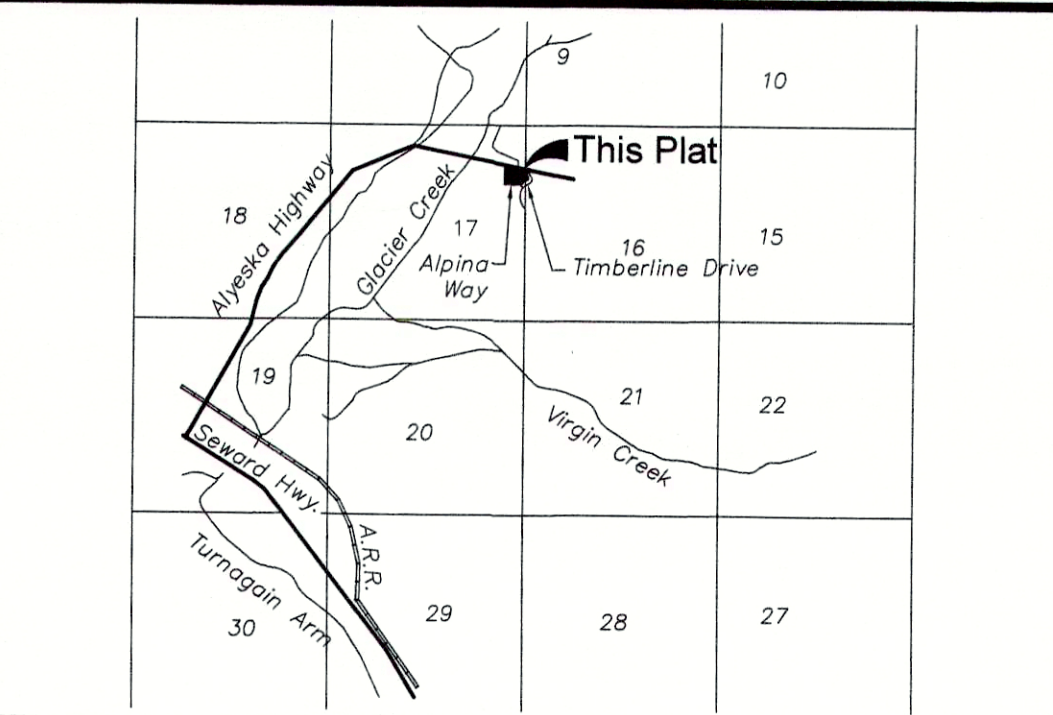
- Per AO 2007-111, GR-4 S.L. is limited to 8 D.U.A., and is subject to an Administrative Site Plan Review.
- Per AMC 21.09, GR-4 is allowed up to 20 D.U.A. and is subject to Site Plan Review.

Notes

- The property owner and utilities shall not raise, lower, or re-grade the property in a manner that will alter the drainage patterns from those shown on the approved grading and drainage plan without prior approval from Municipality of Anchorage Building Safety Office.
- Property owners and utilities shall not obstruct, impede or alter approved drainage facilities (e.g. swales, ditches) in any way that will adversely impact adjacent properties or rights-of-way.
- The 30' screening easement along the north boundary of Tract B-2A and B-2B shall retain existing, undisturbed vegetation and is exclusive of any utility easements.
- Tract B-2A is split zoned GR-4 and GC-10. Tract B-2B is split zoned GR-4 and GR-4 S.L. per A.O. 2007-111.
- This property contains wetlands per a Corp of Engineers determination. Any development within the wetlands shall be in conformance with a wetlands permit approved and issued by the Corps of Engineers.
- Portions of this subdivision are situated within the Flood Hazard District as it exists on the date hereof. The boundaries of the Flood Hazard District may be altered from time to time in accordance with the provisions of section 21.60.020 (Anchorage Municipal Code). All construction activities and any land use within the Flood Hazard District shall conform to the requirements of A.M.C. 21.60.
- Within the stream maintenance and protection easements, all structures, and use of land and structures, shall conform to AMC 21.45.210.
- The location of the centerline of stream, and the jurisdictional offsets shown, are per plat 2008-16.
- Distances shown to the foot are to that foot (i.e. 50'=50.00').
- Easements being shown by Book & Page are not being dedicated this plat.

Legend:

- Found 6"x6" Concrete Monument
- Found Monument
- Found 5/8" Rebar
- Set 3-1/4" Aluminum Cap on 2 1/2"x30" Aluminum Post Monument
- T&E Telecommunication and Electric
- SLOPE Drainage Direction
- 140- Contour Elevation
- "C" Wetlands



Vicinity Map Scale: 1" = 1 Mile T10N R2E Seward Meridian

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

A Subdivision of:
Tract B2-B, Alpine View Estates Phase 3 (Plat 2014-38), Located within the NW 1/4, Section 16 and NE 1/4, Section 17, T10N, R2E, Seward Meridian, Anchorage Recording District, Alaska. Creating 8 Lots and 1 Tract in approximately 8.059 acres.

Grid: SE4815 & SE4816
Scale: 1"=50'
Drawn: TH/Checked: JZ
FB/Page: 2014/9-10
Date: 4/11/2021
MOA Case No.: N/A

SHEET 1 of 1

The Boutet Co.
601 East 57th Place, Suite #102
Anchorage Alaska, 99518
PHONE (907) 522-6776 FAX (907) 522-6779

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