

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)	Nick Francis, ECM	Name (last name first)	Bojko, Veronica/DOWL
Mailing Address	10950 Mausel Street, Unit B-1a Eagle River, AK 99577	Mailing Address	4041 B Street Anchorage, AK 99503
Contact Phone – Day	(907) 343-8257	Contact Phone – Day	(907) 562-2000
Evening		Evening	
Fax		Fax	(907) 563-3953
E-mail	nfrancis@eklutna.com	E-mail	vbojko@dowl.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): 052-301-01-000			
Site Street Address: 31085 Eklutna Lake Road			
Current legal description: (use additional sheet if necessary) South half (S1/2) and the south half (S1/2) of the northeast quarter (NE1/4) of Section 29, Township 16 North (T16N), Range 1 East (R1E), Seward Meridian, Alaska			
Zoning: CE-R10 SL'	Acreage: 397.626	Underlying Plat #: N/A	Grid #: NE1903, NE1802, NE1803
# Lots: N/A	# Tracts: N/A	Total # parcels: 1	

PROPOSED SUBDIVISION INFORMATION		
Proposed legal description: (use additional sheet if necessary) Tracts A & B and Lots 1, 2 & 3 Yagheli Tinitun Subdivision		
# Lots: 3	# Tracts: 2	Total # parcels: 5

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 Veronica L Bojko ☐ Owner ☒ Representative Date 12/27/2016
(Representatives must provide written proof of authorization)

Print Name
Accepted by: FM Poster & Affidavit: 3x affidavit Fee: \$5,107.50 Case Number: 512327 Requested Meeting Date: P2C 03/06/17

COMPREHENSIVE PLAN INFORMATIONAnchorage 2020 Urban/Rural Services: ☐ Urban ☒ Rural

Anchorage 2020 Major Elements – site is within or abuts: N/A

- ☐ 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 1.1 dwelling units per acre ☐ Environmentally sensitive area

Girdwood- Turnagain Arm Land Use Classification N/A

- ☐ 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: Running concurrently with this project
☐ Preliminary Plat ☐ Final Plat - Case Number(s):
☒ Conditional Use - Case Number(s): Running concurrently with this project
☐ 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 _____



Fidelity Title Agency Of Alaska, LLC

3150 C Street, Suite 220, Anchorage, AK 99503

Phone: (907) 277-6601 • Fax: (907) 277-6613

*A Non-Affiliated
Independent & Locally Owned Company
Where Experience Counts*

CERTIFICATE TO PLAT

ORDER NO: F-61271

PROPERTY: 31085 Eklutna Lake Road, Chugiak, AK 99567

DOWL HKM
4041 B Street
Anchorage AK 99503
Attn: Veronica Bojko
Phone: (907) 562-2000
Email: vbojko@dowl.com
Reference:

Questions regarding this Certificate to Plat should be directed to:
Howard Hancock at (907) 277-6626 or howardh@fidelityak.com



Fidelity Title Agency Of Alaska, LLC

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Phone: (907) 277-6601 • Fax: (907) 277-6613

CERTIFICATE TO PLAT

October 20, 2016

Charge: \$300.00

**DOWL HKM
4041 B Street
Anchorage, AK 99503**

**Attn: Veronica Bojko
Phone: (907) 562-2000
E-Mail: vbojko@dowl.com**

Re: Our Order No. F-61271

This is the Certificate to Plat as of **October 14, 2016** at 8:00 A.M. for plats of the following described properties:

The South one-half (S1/2) and the South one-half of the Northeast one-quarter (S1/2 NE1/4) of Section 29, Township 16 North, Range 1 East, Seward Meridian, according to the official Bureau of Land Management Survey thereof, being located in the Anchorage Recording District, Third Judicial District, State of Alaska.

The estate or interest in the land which is covered by this report is Fee Simple.

Title to the estate or interest in the land is vested in:

Eklutna, Inc., as to the surface estate and Cook Inlet Region, Inc., as to the subsurface estate

Subject to the Following Exceptions

1. **Reservations and exceptions** as contained in the United States Patent and/or in Acts authorizing the issuance thereof, said patent was recorded July 25, 1985 in Book 1298 at Page 369.
Affects: Surface Estate
2. **Reservations and exceptions** as contained in the United States Patent and/or in Acts authorizing the issuance thereof, said patent was recorded August 5, 1985 in Book 1303 at Page 848.
Affects: Subsurface Estate

3. **Terms, covenants, conditions and provisions**, including rights-of-way and easements as contained in the Alaska Native Claims Settlement Act dated December 18, 1971, U.S. Public Law 92-203, 85 Stat. 688, 43 U.S.C.A. 1601, et seq, and any amendments and additions thereto, and any regulations arising therefrom.

Note: No assurance is given as to the location of the common boundary dividing the surface and subsurface estates in said land as provided in said Act.

4. **Rights of the public and/or government entities** in and to Bureau of Land Management and/or State of Alaska Section Line Easement pursuant to 43 U.S.C. 932 as ratified by Alaska Statute 19.10.010.
Affects: The West 33 feet of the South 1/2
5. **Reservation of easement** for highway purposes, and any assignments or uses thereof for recreational, utility or other purposes, as disclosed by **Public Land Order No. 601**, dated August 10, 1949, and amended by Public Land Order No. 757, dated October 10, 1959; Public Land Order No. 1613, dated April 17, 1958; and Department of the Interior Order No. 2665, dated October 16, 1951, Amendment No. 1 thereto, dated July 17, 1952 and Amendment No. 2 thereto, dated September 15, 1956, filed in the Federal Register.
Affects: Eklutna Lake Road
6. **Rights of the public and/or governmental agencies** in and to any portion of said land lying below the ordinary high water line of Eklutna River.
7. **Any prohibition or limitation** on the use, occupancy or improvements of the land resulting from the right of the public or riparian owners to use any waters which may cover the land or to use any portion of the land which is now or may formerly have been covered by water.
8. **North Anchorage Land Agreement**, including the terms and provisions thereof, executed by and between the parties indicated, to the record of which reference is hereby made, for the purposes set out therein:
Among: The State of Alaska, The Municipality of Anchorage and Eklutna, Inc.
Recorded: March 18, 1982
Book: 708 Page: 295

Amended by instruments:

Recorded: January 21, 1983 Book: 838 Page: 767
Recorded: February 9, 1983 Book: 847 Page: 223
Recorded: April 11, 2003 as Reception No. 2003-033580-0

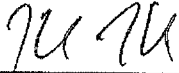
And further amended by:

Alaska Land Bank Agreement Pursuant to North Anchorage Land Agreement, including terms and provisions thereof, to the record of which reference is hereby made:
Among: Eklutna, Inc., the United States of America, acting through the Department of the Interior, Bureau of Land Management, the State of Alaska, acting through its Department of Natural Resources, and the Municipality of Anchorage
Recorded: October 16, 2002
Reception No.: 2022-022984-0

Order No.: F-61271

This Certificate to Plat is restricted to the use of the addressee and does not cover any liens or rights existing as a result of filing a financing statement concerning personal property which may become a fixture or part of the real estate concerned. This report is not to be utilized as a basis to convey, mortgage or otherwise hypothecate any interest in real property. Liability herein is specifically limited to compensation received therefore.

Fidelity Title Agency Of Alaska, LLC



Howard Hancock, Title Officer



Fidelity Title Agency Of Alaska, LLC
3150 C Street, Suite 220, Anchorage, AK 99503
Phone: (907) 277-6601 • Fax: (907) 277-6613

Privacy Policy

We recognize and respect the privacy expectations of today's consumers and the requirements of applicable federal and state privacy laws. We believe that making you aware of how we use your non-public personal information ("Personal Information"), and to whom it is disclosed, will form the basis for a relationship of trust between us and the public that we serve. This Privacy Statement provides that explanation. We reserve the right to change this Privacy Statement from time consistent with applicable privacy laws.

In the course of our business, we may collect Personal Information about you from the following sources:

- From applications or other forms we receive from you or your authorized representative;
- From your transactions with, or from the services being performed by, us, our affiliates, or others;
- From our internet web sites;
- From the public records maintained by governmental entities that we either obtain directly from those entities, or from our affiliates or others; and
- From consumer or other reporting agencies.

Our Policies Regarding the Protection of the Confidentiality and Security of Your Personal Information

We maintain physical, electronic and procedural safeguards to protect your Personal Information from unauthorized access or intrusion. We limit access to the Personal Information only to those employees who need such access in connection with providing products or services to you or for other legitimate business purposes.

Our Policies and Practices Regarding the Sharing of Your Personal Information

We may share your Personal Information with our affiliates, such as insurance companies, agents, and other real estate settlement service providers. We also may disclose your Personal Information:

- to agents, brokers or representatives to provide you with services you have requested;
- to third-party contractors or service providers who provide services or perform marketing or other functions on our behalf; and
- to others with whom we enter into joint marketing agreements for products or services that we believe you may find of interest.

In addition, we will disclose your Personal Information when you direct or give us permission, when we are required by law to do so, or when we suspect fraudulent or criminal activities. We also may disclose your personal Information when otherwise permitted by applicable privacy laws such as, for example, when disclosure is needed to enforce our right arising out of any agreement, transaction or relationship with you. One of the important responsibilities of some of our affiliated companies is to record documents in the public domain. Such documents may contain your Personal Information.

Right to Access Your Personal Information and Ability to Correct Errors or Request Changes or Deletion

Certain states afford you the right to access your Personal Information and, under certain circumstances, to find out to whom your Personal Information has been disclosed. Also, certain states afford you the right to request correction, amendment or deletion of your Personal Information. We reserve the right, where permitted by law, to charge a reasonable fee to cover the costs incurred in responding to such requests. All requests must be made in writing to the above address.

Meeting Notes

Ernie Turner Recovery Center - Recovery Journey Program

Open House – December 13th 2016

The project falls within the Eklutna Valley Community Council (EVCC). The EVCC does not meet on a regular basis and was not scheduled to hold a meeting until January 2017. Due to timing constraints, the project team elected to hold their own public meeting to discuss the project. Representatives from Eklutna Inc., Eklutna Construction & Maintenance, Cook Inlet Tribal Council (CITC), Cook Inlet Housing Authority (CIHA), and DOWL hosted a community open house for the project on December 13, 2016 at the Native Village of Eklutna's (NVE) Health Clinic Conference Room at Mile 26.6 on the Glenn Highway. Municipal code requires that a mailed notice be sent to the all property owners within 500 feet of the outer boundary of the land on which a proposed project is located on, or owners of the 50 parcels nearest the outer boundary (up to one-mile) of the land. There are only 3 property owners within a one-mile radius, one private residence, the State of Alaska, and the MOA. As such, we expanded our notification area to include the residents of Thunderbird Falls. Postcards were mailed to 89 residents on November 22nd, 2016, 21 days in advance of the meeting (see attached – Open House Mailer, Meeting Minutes and Fact Sheet). An email notification was also provided to the Eklutna Valley Community Council on November 20, 2016. The open house consisted of four presentations and an open question and answer period.

The presentations began with Curtis McQueen, the Chief Executive Officer (CEO) of Eklutna Inc. He presented an overview of the work that Eklutna Inc. does, specifically related to land development for public welfare and health and wellbeing for people in Alaska. He explained different partnerships that Eklutna Inc. has formed in order to create projects such as the NVE's Health Clinic, and the Thunderbird Falls community which was developed on Eklutna land. He introduced the current project of developing a residential treatment facility for individuals recovering from substance addiction, which will retain the name Ernie Turner Center.

Michelle Ritter, AICP, with DOWL, then gave an overview of the proposed rezone, replat and conditional use permit. She described the area of land that will be rezoned and explained the process by which the rezone will be reviewed by the Planning and Zoning Commission and the Assembly for approval. She also explained that the approximate 16-acre portion of the site that will be rezoned will also be replatted into 3 individual lots, one of which will be developed with the new Ernie Turner Recovery Center. Michelle explained that the new center will be considered a Correctional Community Residential Center (CCRC) and will require approval of a conditional use permit (CUP).

Gloria O'Neill, the president and CEO of CITC, gave the third presentation. She introduced CITC's mission related to serving the community. She provided the background for the Ernie Turner Center – Recovery Journey Program. She explained that the current Ernie Turner Center in Anchorage has been successful but there is still high need in the community. This catalyzed the partnership between CITC, Eklutna Inc., and CIHA to find a new location for an additional facility. The group looked at 6 different sites and decided on the current proposed parcel because of its beauty, tranquility, and related positive impacts on recovery.

Rebecca Ling with CITC, the fourth presenter, continued the presentation by describing the details of the Recovery Journey Program. She explained that the facility is organized based on tribal concepts; the house has a family chief and operates as a family. The treatment focuses on the whole person; several staff that work closely with each individual. The new Ernie Turner Center will have 16 beds and will be served by 13 professional staff persons, including nurses.

Attendees from the public included two representatives from the Eklutna Valley Community Council, one of which was the council President. They had questions regarding potential community concerns to which project representatives provided responses (the notes represent a summary of what was discussed):

- *Question:* How is this project related to the “Vet Village” project?
Response: This project is not related to the “Vet Village” at all. That project was proposed by another entity, not affiliated with any of this project team. Also, “Vet Village” did not have the support of Eklutna Inc., the land owner, or of the Native Village of Eklutna –neither of which had been consulted by the proponents of “Vet Village”.
- *Question:* What the staffing levels and will there be 24-hour care?
Response: Yes, the facility will have 13 staff onsite during daytime hours as well as several staff persons who will be available for 24-hour care.
- *Question:* The roadway is steep, windy, icy, and dark along that area. Will added traffic and pedestrians create a safety issues? The hill right near the proposed site is especially dangerous and has caused accidents.
Response: The Recovery Journey Program activities will be oriented on the campus, we do not anticipate residents walking along Eklutna Lake Road. The idea is to create a haven for residents so that they want to remain onsite. Additionally, the project design will go through a platting process, CUP, and building permit process; during these steps the design team will meet with traffic engineers from the Municipality of Anchorage and the State of Alaska Department of Traffic & Public Facilities to determine the most appropriate design mitigations for the site and roadway and will discuss road maintenance.
- *Question:* Will bus services return to the area?
Response: Unsure, that would be a question for the public transportation provider.
- *Question:* Will the people in the facility be considered voting members within the community council?
Response: Residents of the Ernie Turner Center – Recovery Journey Program will not be considered voting members, but, as the future land owner, CITC would be a voting member.
- *Concern:* Road plowing stops at the Water Treatment Facility.
Response: The project team will need to coordinate with snow plow maintenance for the new facility.
- *Comment:* Other property owners have had issues with well and septic systems in the area.
Response: Well and septic potential will be investigated as a part of the design.
- *Question:* Are there other planned survey or construction activities?
Response: The site survey is complete; the next activity will be geotechnical drilling.
- *Comment:* The area is currently used for dumping trash and large debris, an added presence and lighting should help with the safety of the area.
Response: Concur.

The meeting ended with the members of the public expressing they would share this information with their Community Council Members. The project representatives offered to provide a project fact sheet.

WMS Archive File Name: 16ErnieTurnerSub

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: Unsubdivided
- Project Location, Tax ID, or Legal Description: S1/2 & S1/2 NE1/4 Sec 29 T16N, R1E, S.M., AK Tax ID # 052-301-01-000
- Project Area (if different from the entire parcel or subdivision): Lots 1-3 only (see attached figure)
Vacant parcel on Eklutna Lake Road just past the Eklutna Water treatment Site

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

_____ **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.**

X ~~_____~~ 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. ** Client has submitted mapping request for field mapping in Spring/Summer of 2017. -EBC*

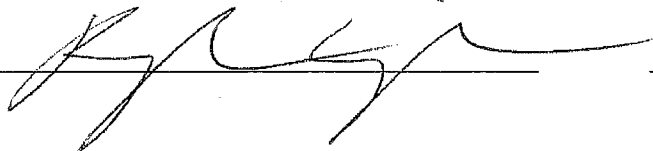
* Streams omitted in error by WMS or others remain subject to MOA Code and must be shown in new mapping upon identification of the error.

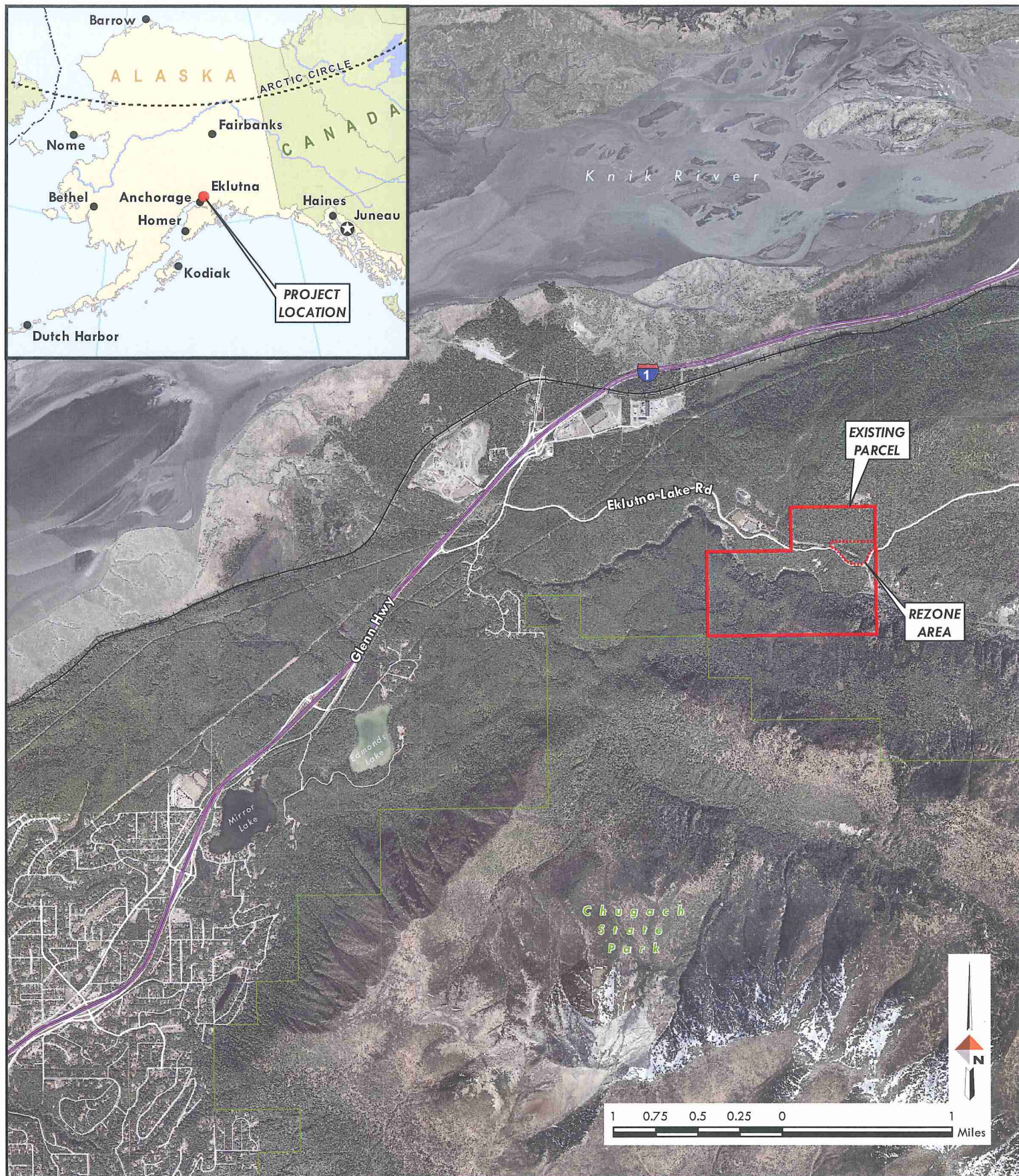
ADDITIONAL INFORMATION:

- | | | |
|--|--|---|
| <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:

 12/16/16



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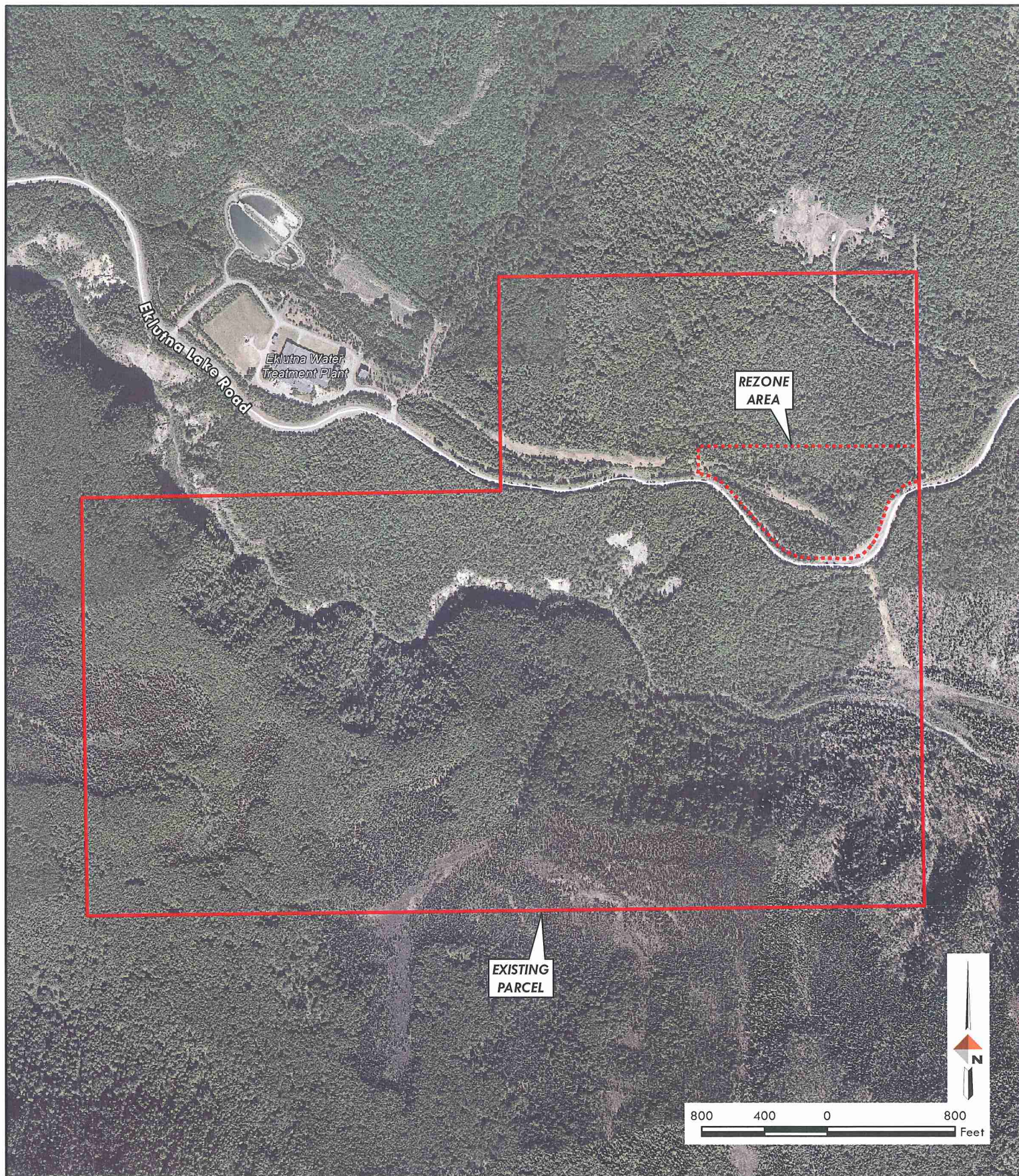


LOCATION MAP
 ERNIE TURNER RECOVERY CENTER
 REZONE-REPLAT
 EKLUTNA, ALASKA

PROJECT: 1132.62334.01

DATE: DECEMBER 2016

FIGURE 1



Path: Q:\132\62334-01\60GIS\62334 - Fig2 - Aerial Map.mxd

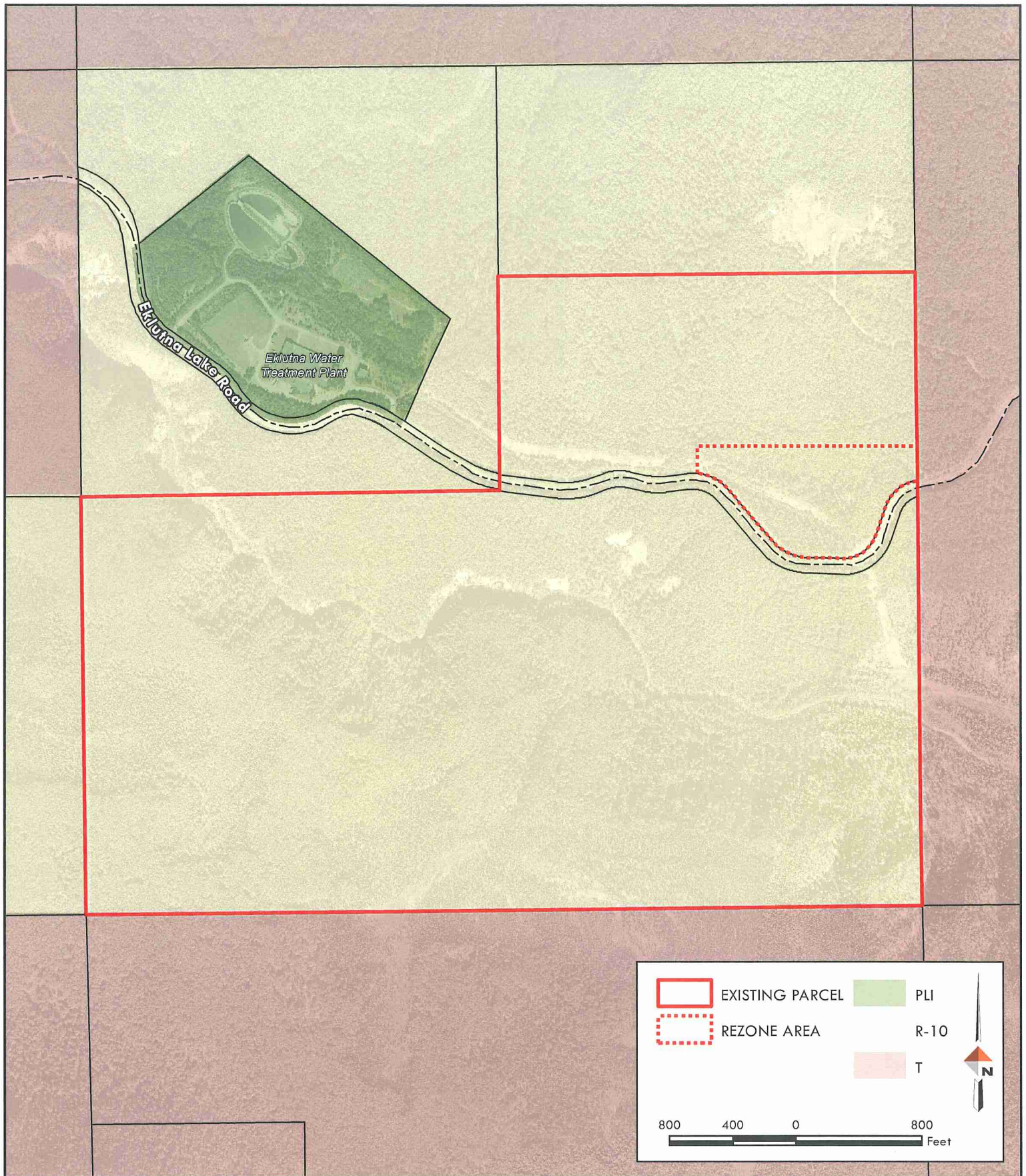


AERIAL
 ERNIE TURNER RECOVERY CENTER
 REZONE-REPLAT
 EKLUTNA, ALASKA

PROJECT: 1132.62334.01

DATE: DECEMBER 2016

FIGURE 2



Path: Q:\132\62334-01\60GIS\62334 - Fig3 - Exist Zoning Map.mxd

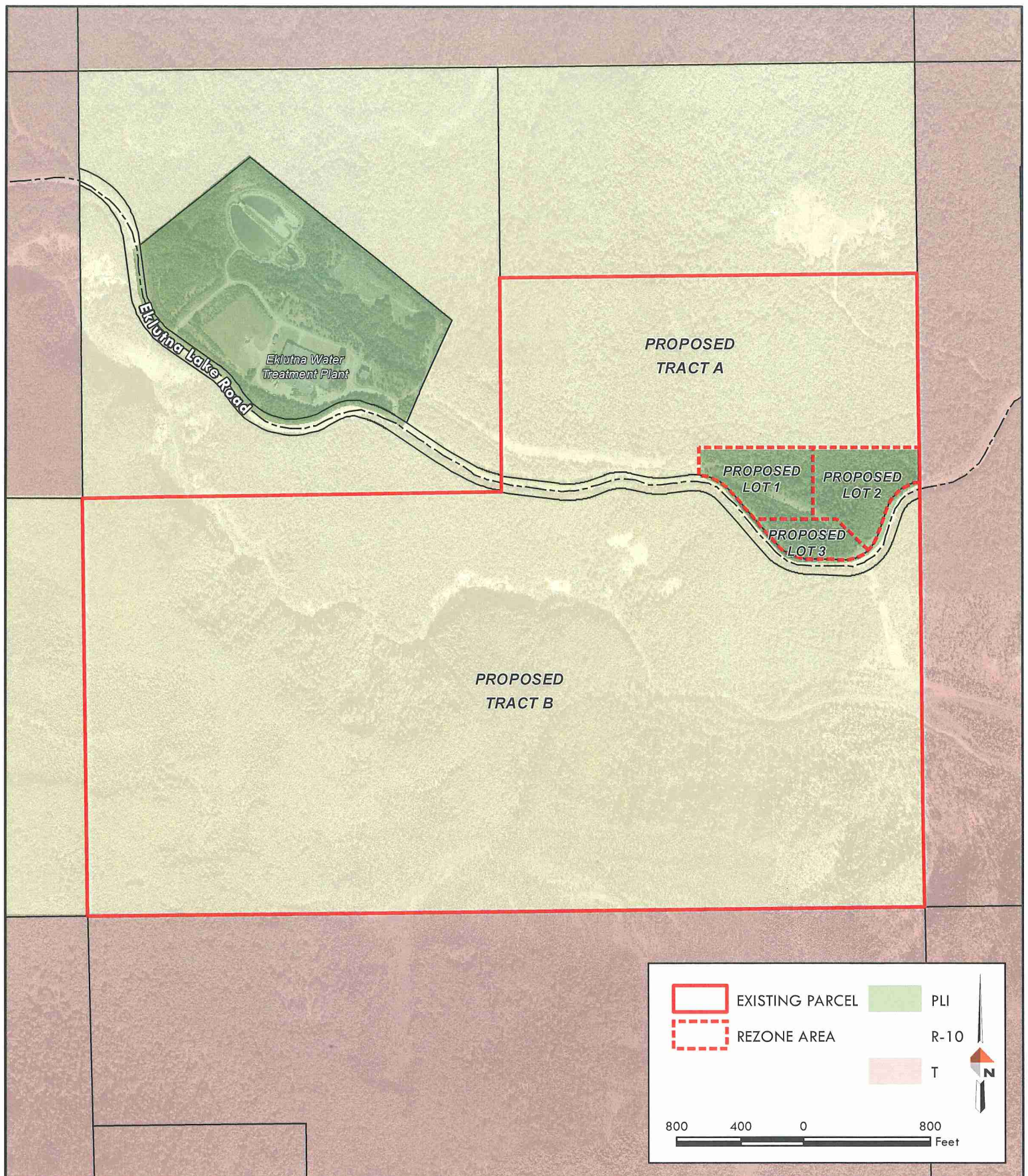


EXISTING ZONING MAP
ERNIE TURNER RECOVERY CENTER
REZONE-REPLAT
EKLUTNA, ALASKA

PROJECT: 1132.62334.01

DATE: DECEMBER 2016

FIGURE 3



Path: Q:\132\62334-01\60GIS\62334 - Fig4 - Prop Zoning Map.mxd

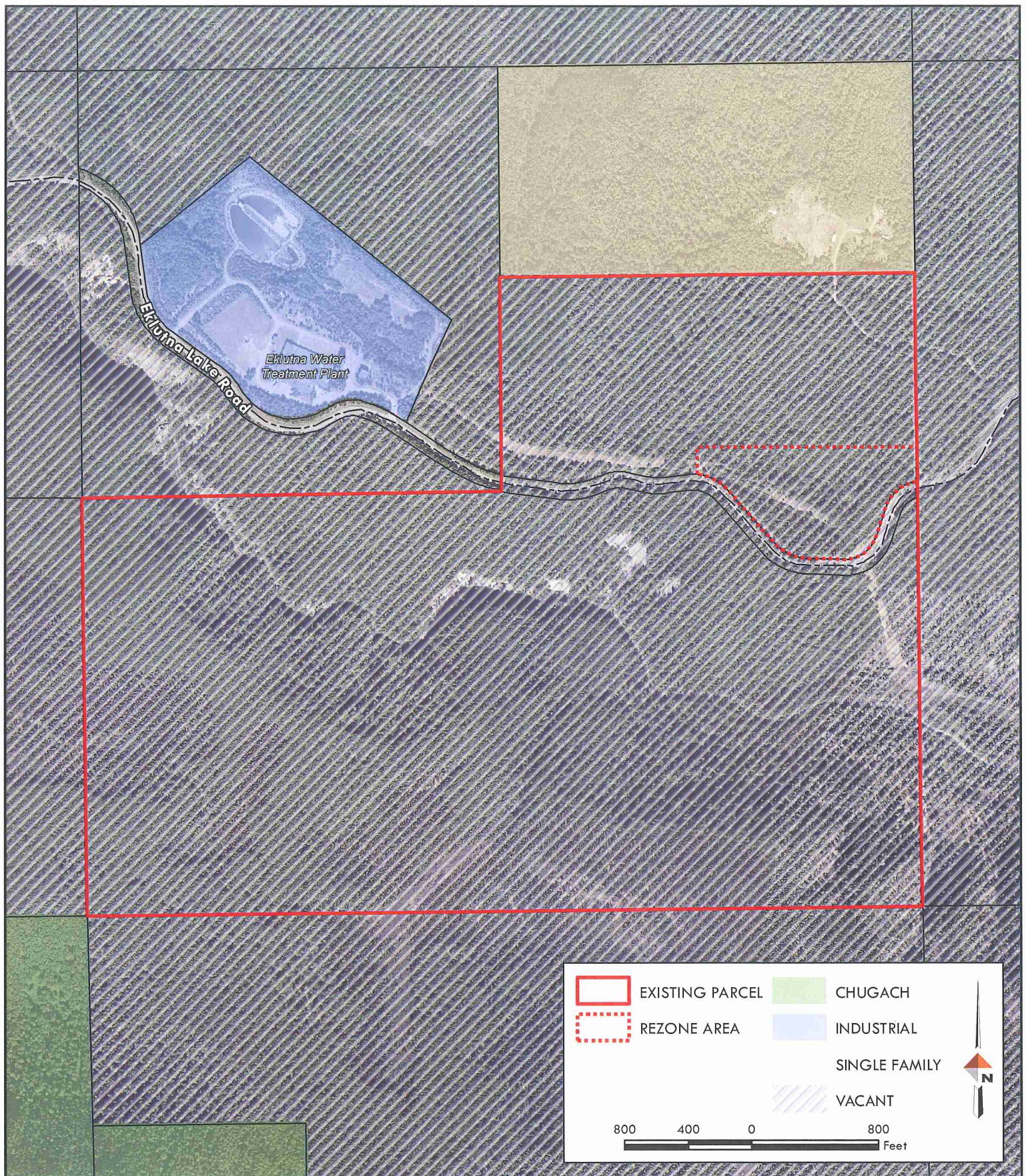
PROPOSED ZONING MAP
ERNIE TURNER RECOVERY CENTER
REZONE-REPLAT
EKLUTNA, ALASKA

PROJECT: 1132.62334.01


DATE: DECEMBER 2016

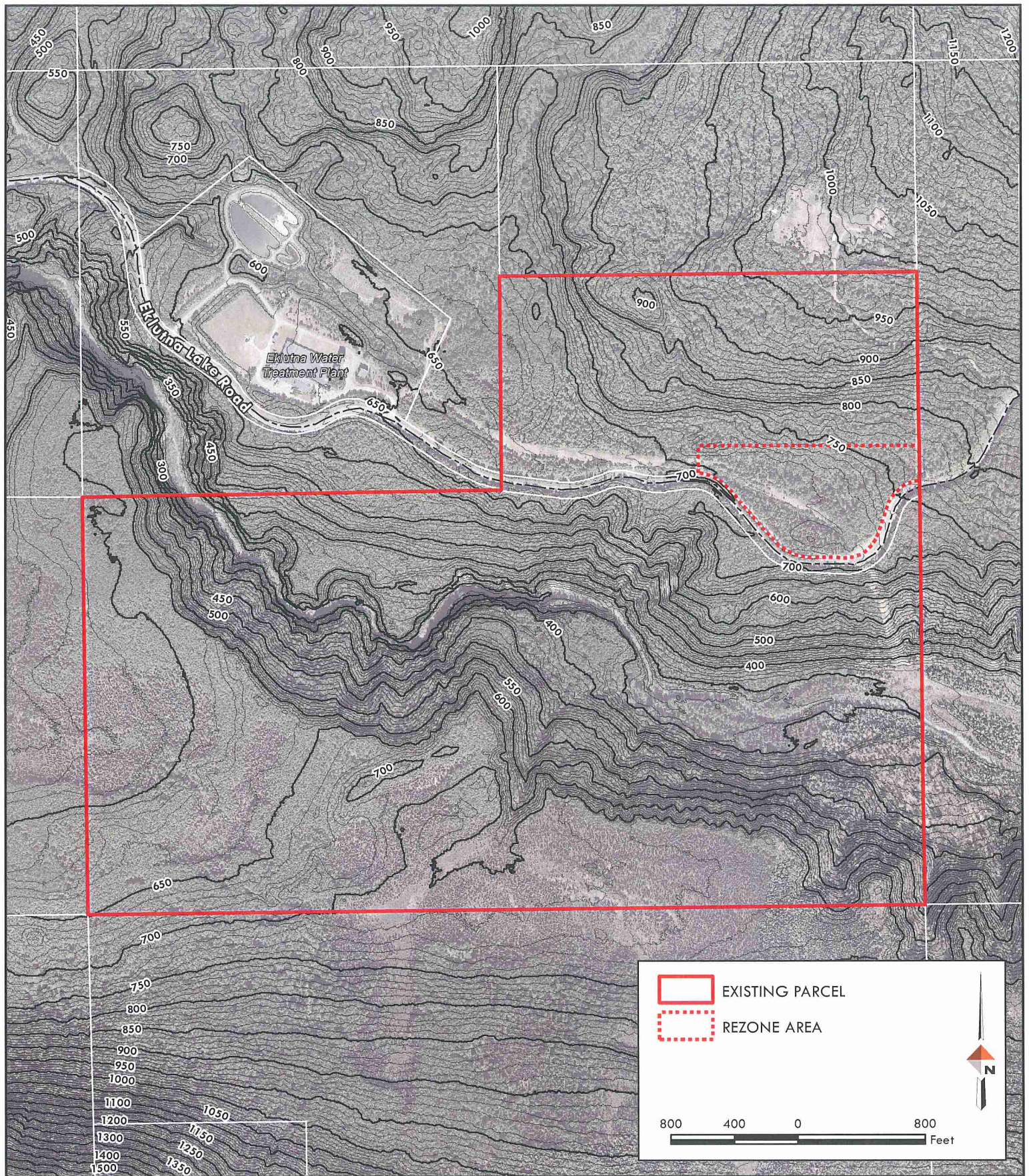
FIGURE 4





Path: Q:\32\62334-01\60GIS\62334 - Fig5 - Land Use Map.mxd

	<p>LAND USE MAP ERNIE TURNER RECOVERY CENTER REZONE-REPLAT EKLUTNA, ALASKA</p>		PROJECT: 1132.62334.01
			DATE: DECEMBER 2016
	FIGURE 5		



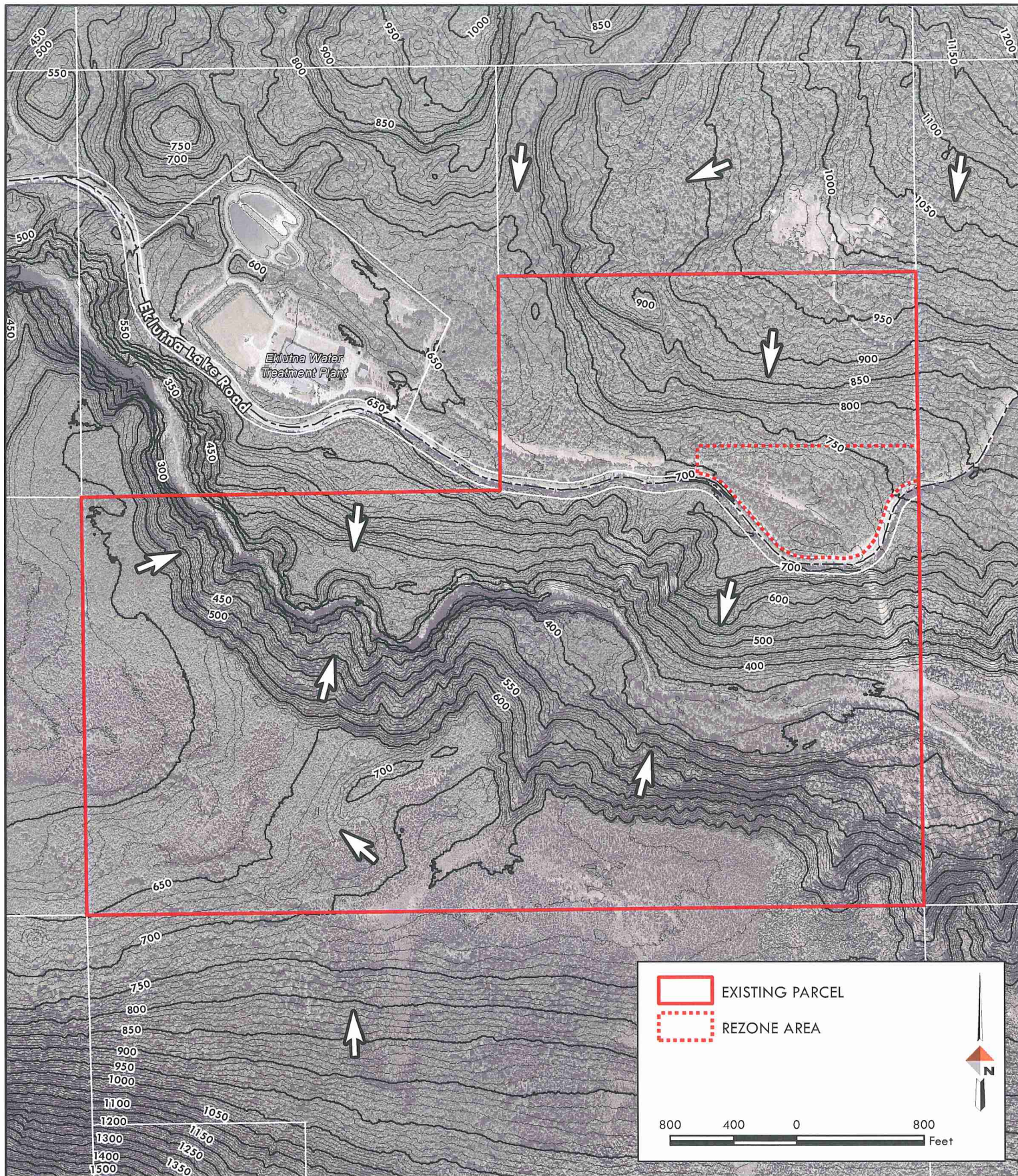
Path: Q:\132\62334-01\60GIS\62334 - PLAT Fig6 - Topo Map.mxd



TOPOGRAPHY MAP
 ERNIE TURNER RECOVERY CENTER
 REZONE-REPLAT
 EKLUTNA, ALASKA

PROJECT: 1132.62334.01
 DATE: DECEMBER 2016

FIGURE 6



Path: Q:\132\62334-01\60GIS\62334 - PLAT Fig7 - Drainage Map.mxd

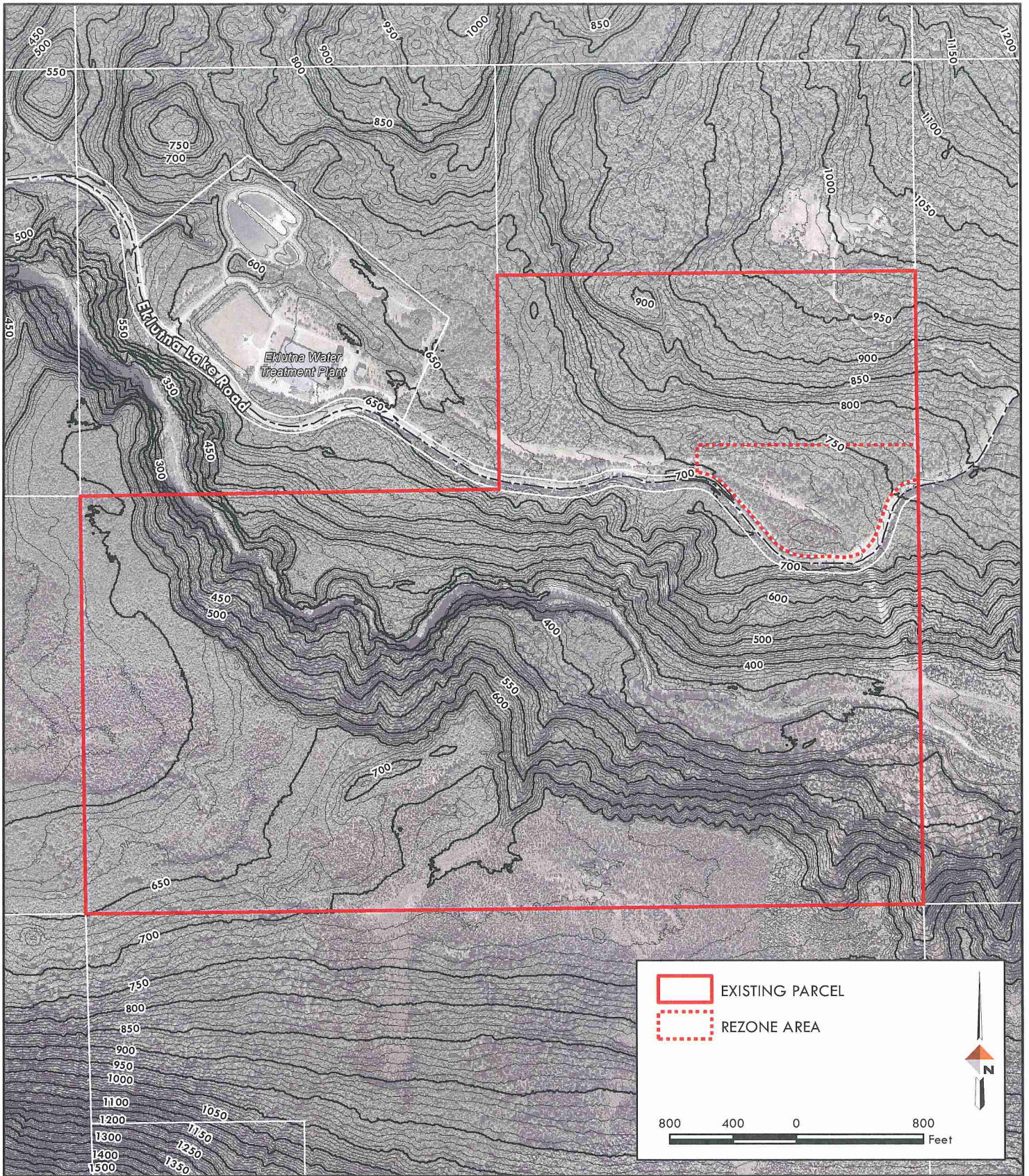


DRAINAGE MAP
ERNIE TURNER RECOVERY CENTER
REZONE-REPLAT
EKLUTNA, ALASKA

PROJECT: 1132.62334.01

DATE: DECEMBER 2016

FIGURE 7



Path: Q:\32\62334-01\60GIS\62334 - PLAT Fig6 - Topo Map.mxd

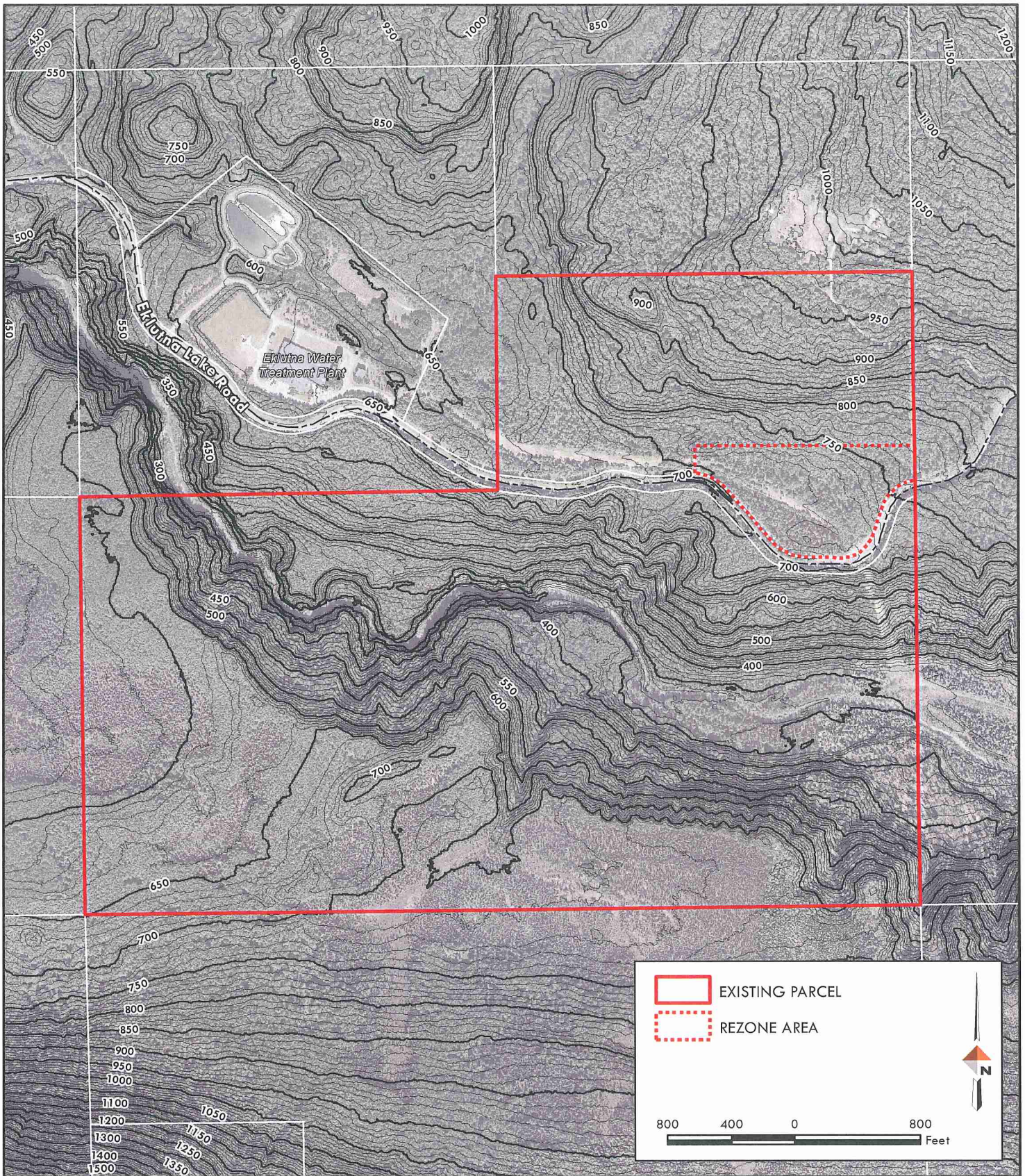


TOPOGRAPHY MAP
 ERNIE TURNER RECOVERY CENTER
 REZONE-REPLAT
 EKLUTNA, ALASKA

PROJECT: 1132.62334.01

DATE: DECEMBER 2016

FIGURE 6



Path: Q:\132\62334-01\60GIS\62334 - PLAT Fig6 - Topo Map.mxd

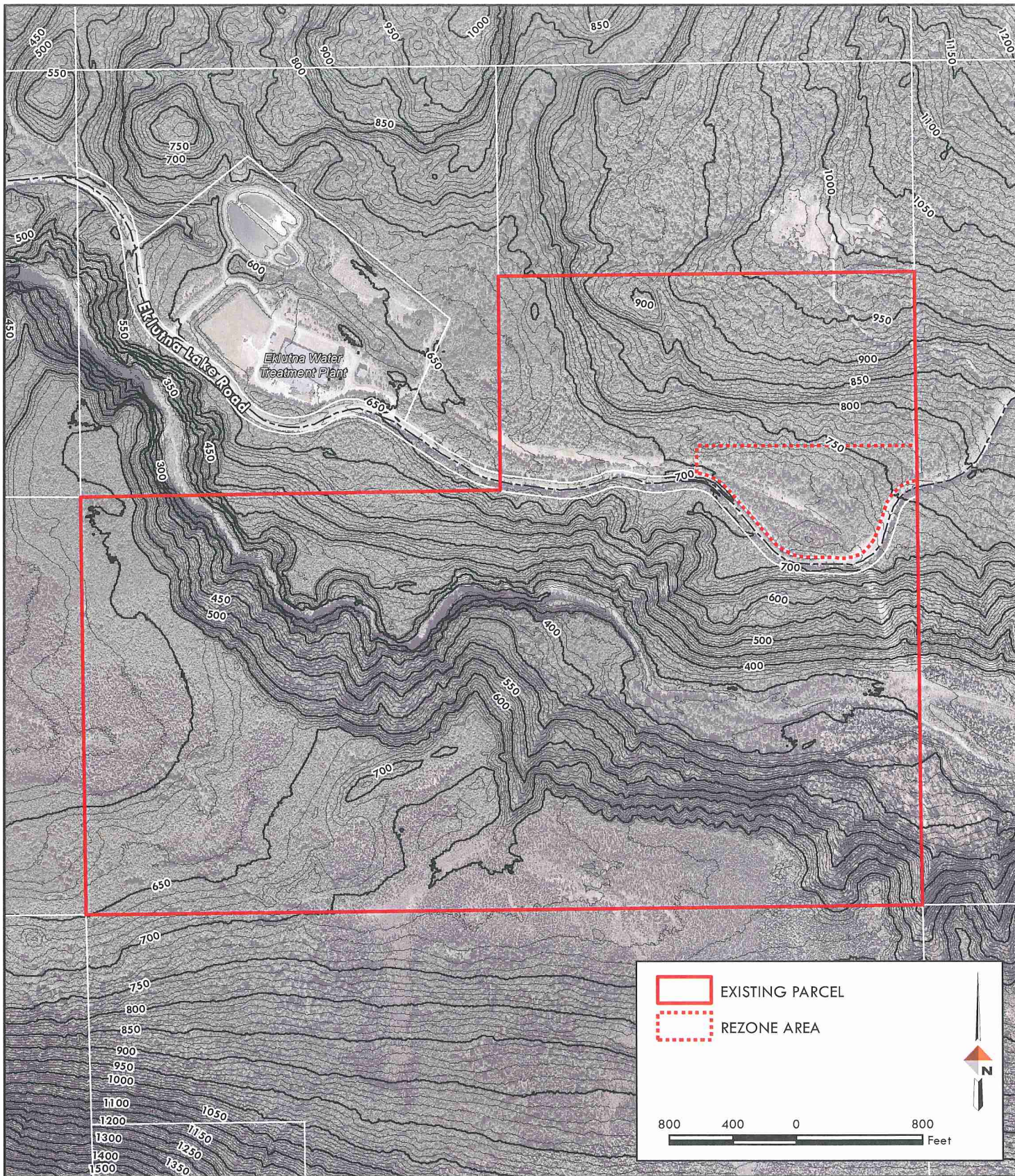


TOPOGRAPHY MAP
ERNIE TURNER RECOVERY CENTER
REZONE-REPLAT
EKLUTNA, ALASKA

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FIGURE 6



Path: Q:\32\62334-01\60GIS\62334 - PLAT Fig6 - Topo Map.mxd

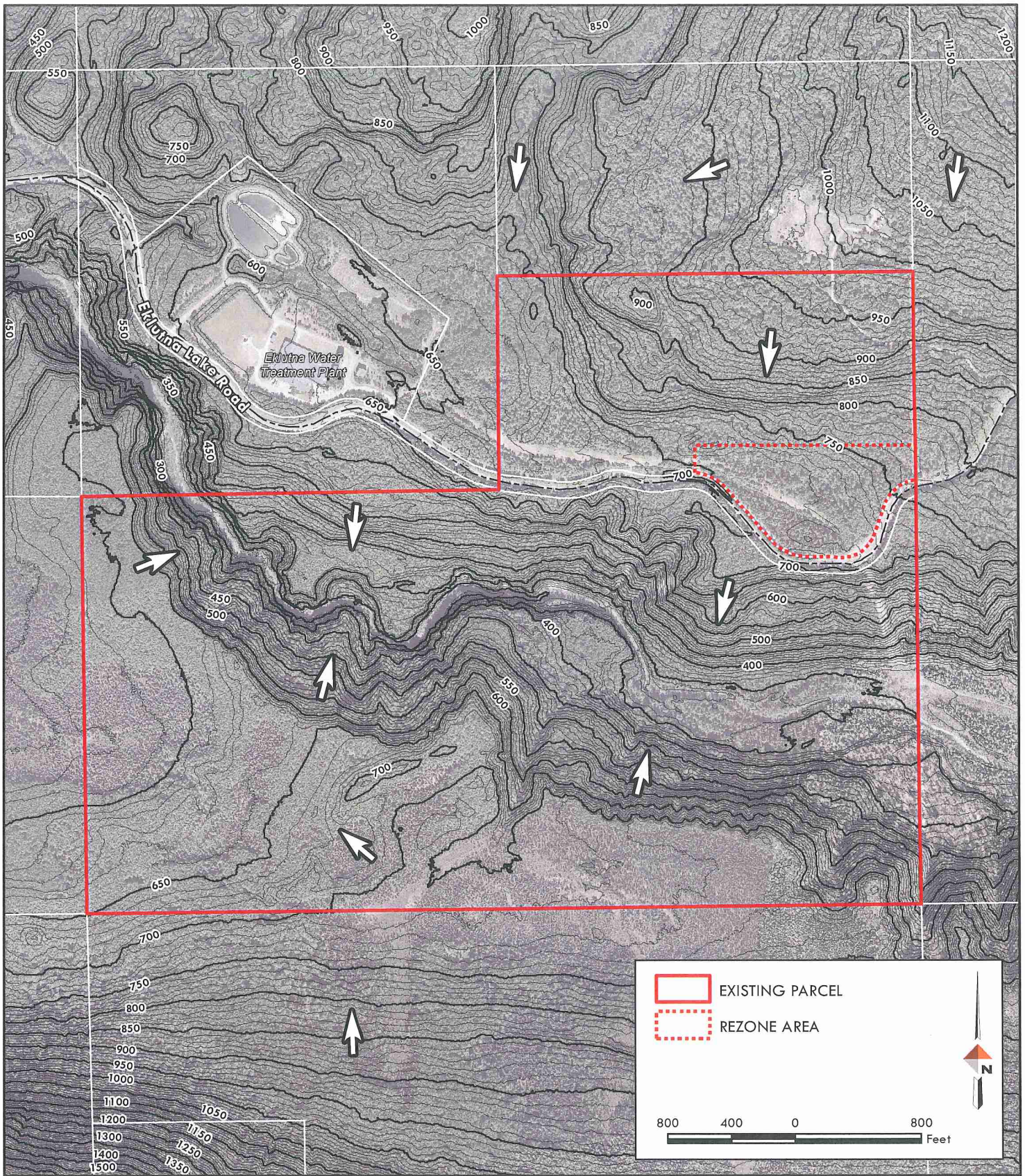


TOPOGRAPHY MAP
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EKLUTNA, ALASKA

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FIGURE 6



Path: Q:\32\62334-01\60GIS\62334 - PLAT Fig7 - Drainage Map.mxd

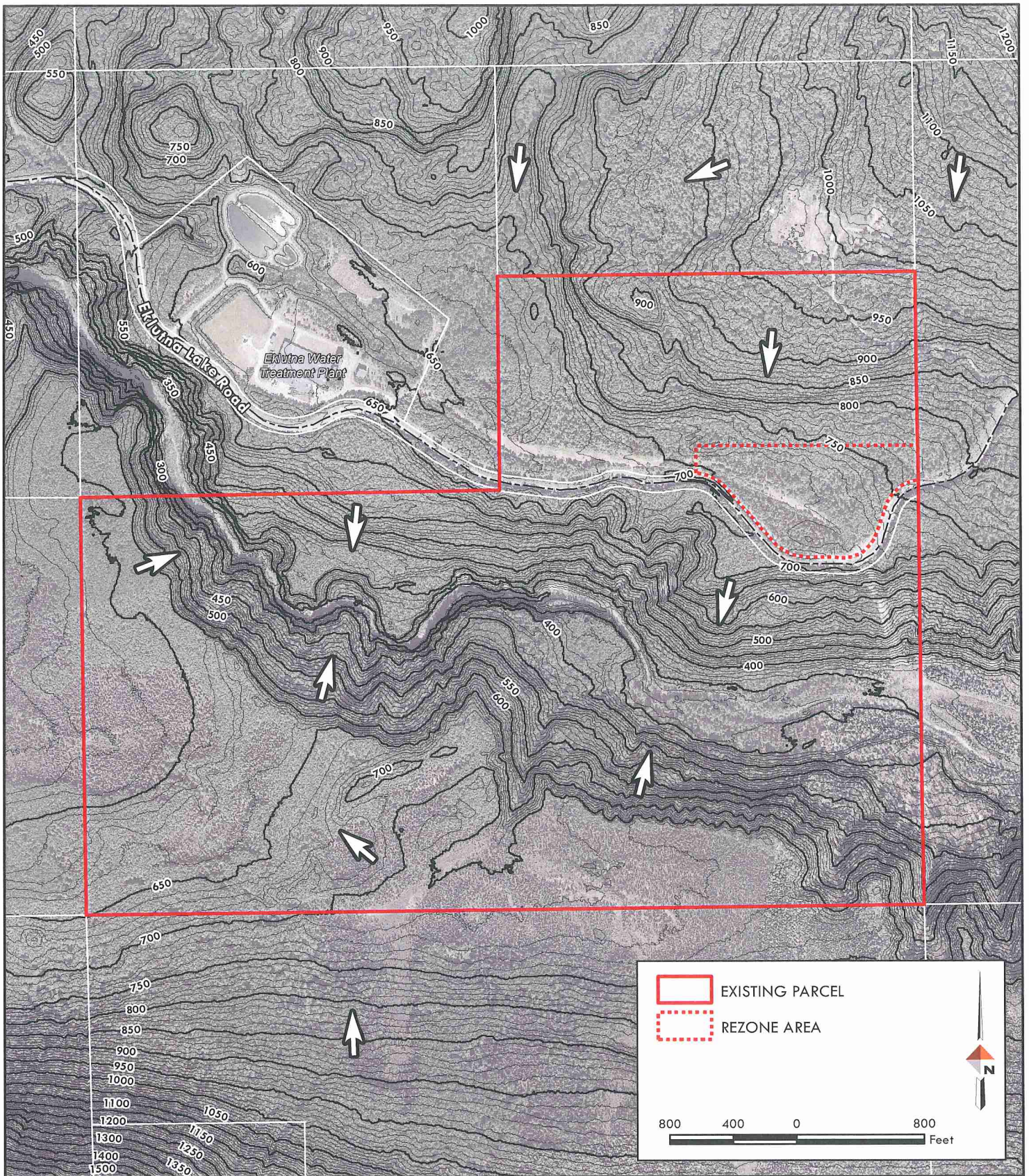


DRAINAGE MAP
ERNIE TURNER RECOVERY CENTER
REZONE-REPLAT
EKLUTNA, ALASKA

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FIGURE 7



Path: Q:\132\62334-01\60GIS\62334 - PLAT Fig7 - Drainage Map.mxd

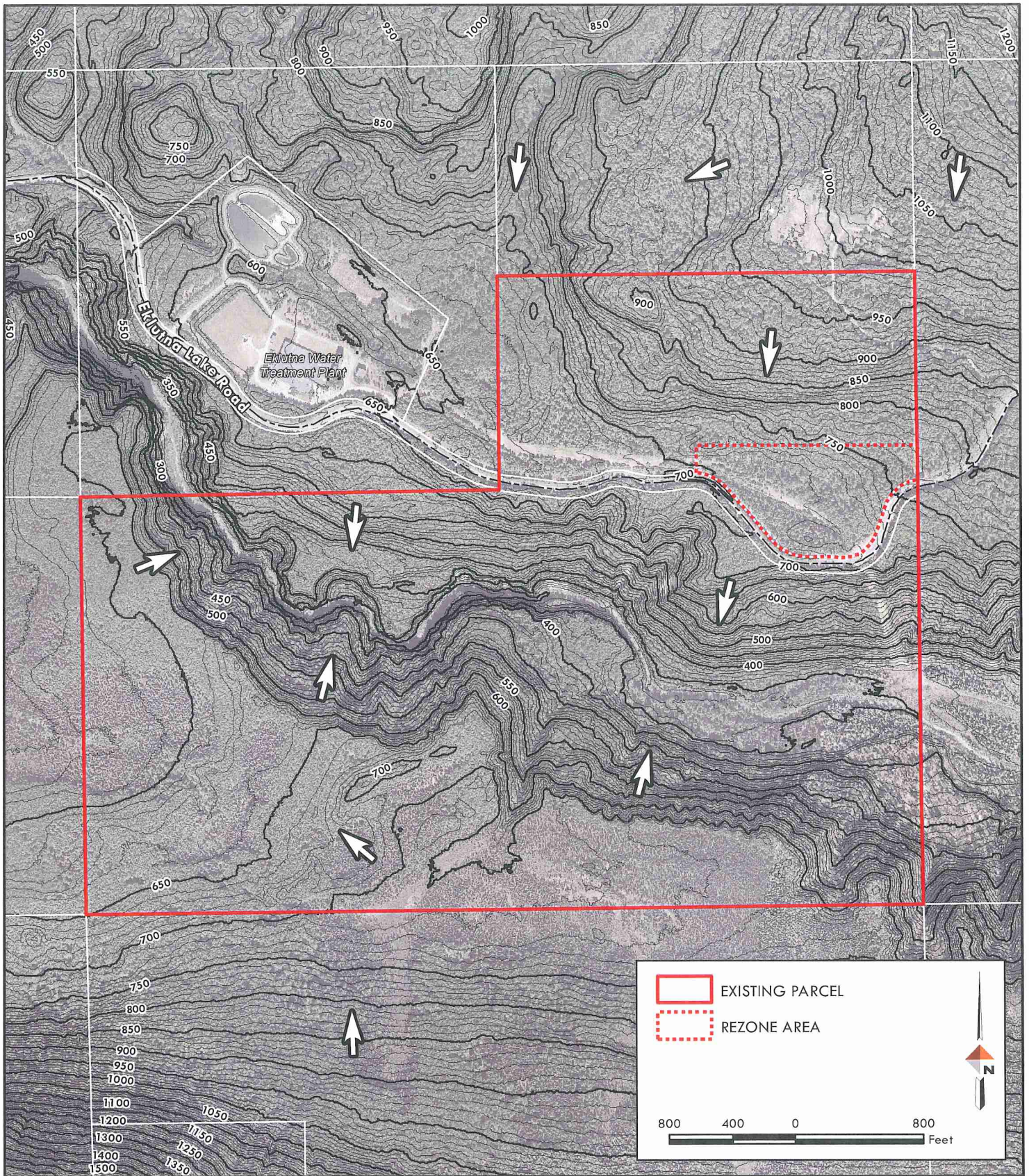


DRAINAGE MAP
ERNIE TURNER RECOVERY CENTER
REZONE-REPLAT
EKLUTNA, ALASKA

PROJECT: 1132.62334.01

DATE: DECEMBER 2016

FIGURE 7



Path: Q:\32\62334-01\60GIS\62334 - PLAT Fig7 - Drainage Map.mxd

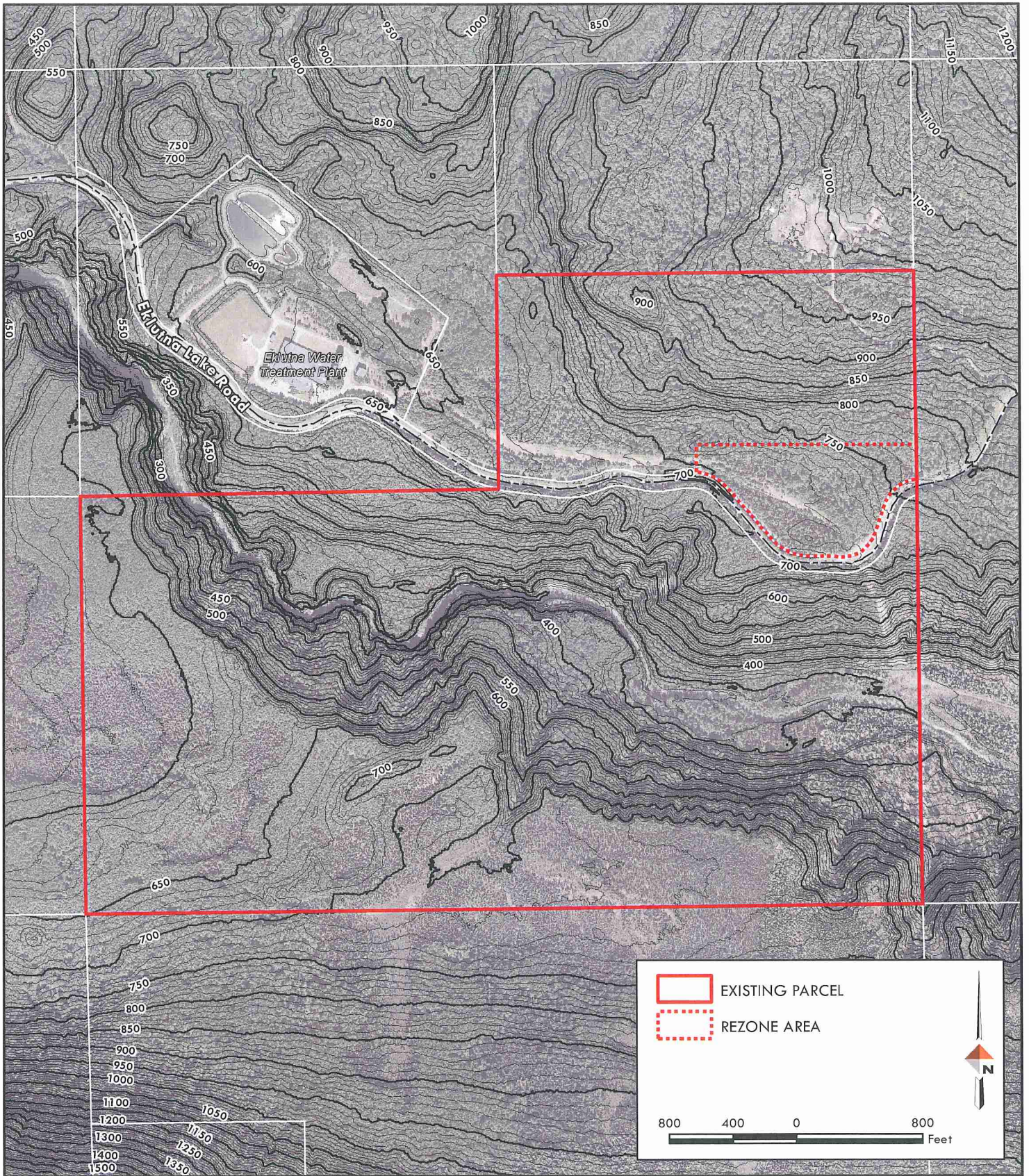


DRAINAGE MAP
ERNIE TURNER RECOVERY CENTER
REZONE-REPLAT
EKLUTNA, ALASKA

PROJECT: 1132.62334.01

DATE: DECEMBER 2016

FIGURE 7



Path: Q:\132\62334-01\60GIS\62334 - PLAT Fig6 - Topo Map.mxd

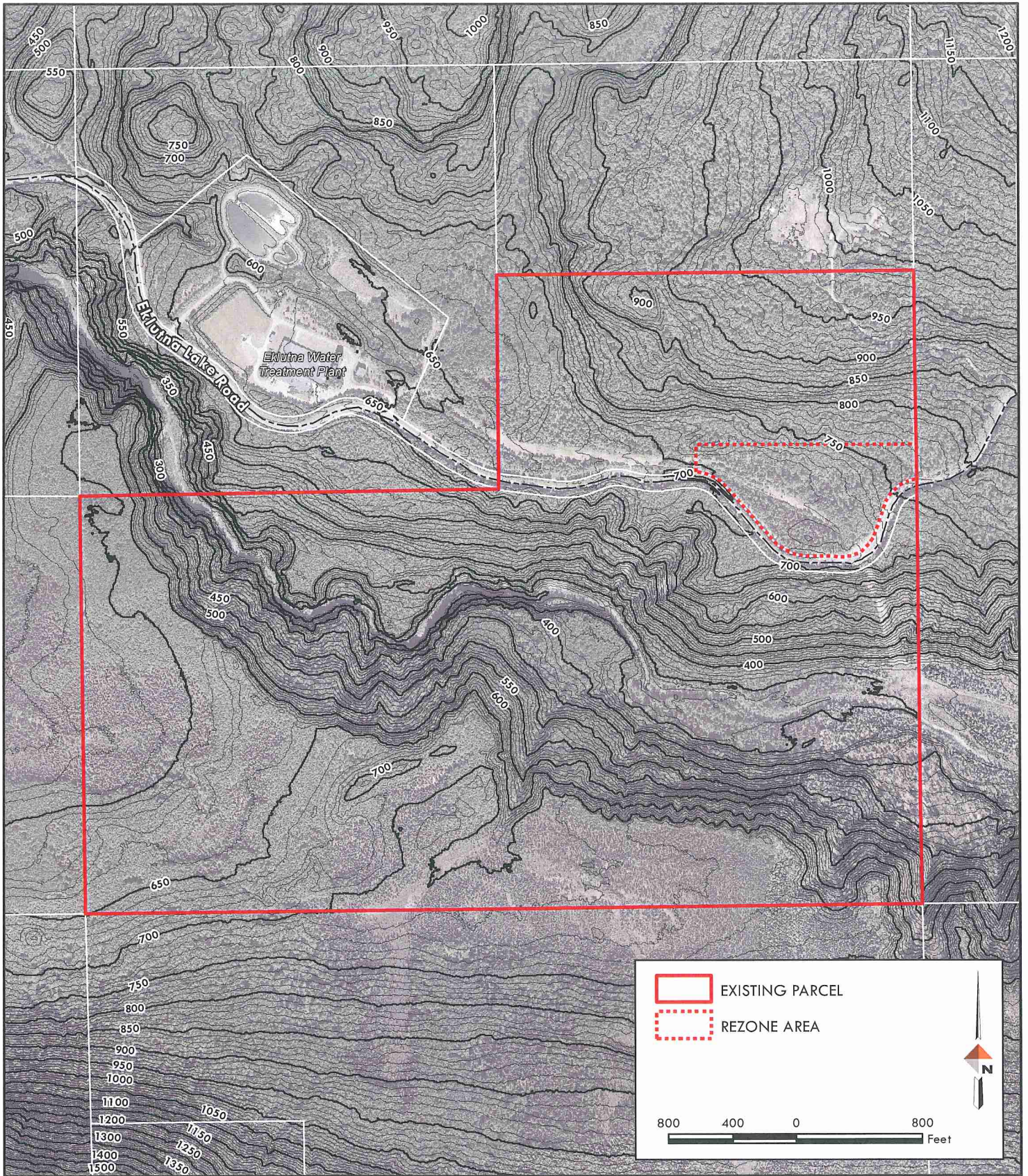


TOPOGRAPHY MAP
ERNIE TURNER RECOVERY CENTER
REZONE-REPLAT
EKLUTNA, ALASKA

PROJECT: 1132.62334.01

DATE: DECEMBER 2016

FIGURE 6



Path: Q:\132\62334-01\60GIS\62334 - PLAT Fig6 - Topo Map.mxd

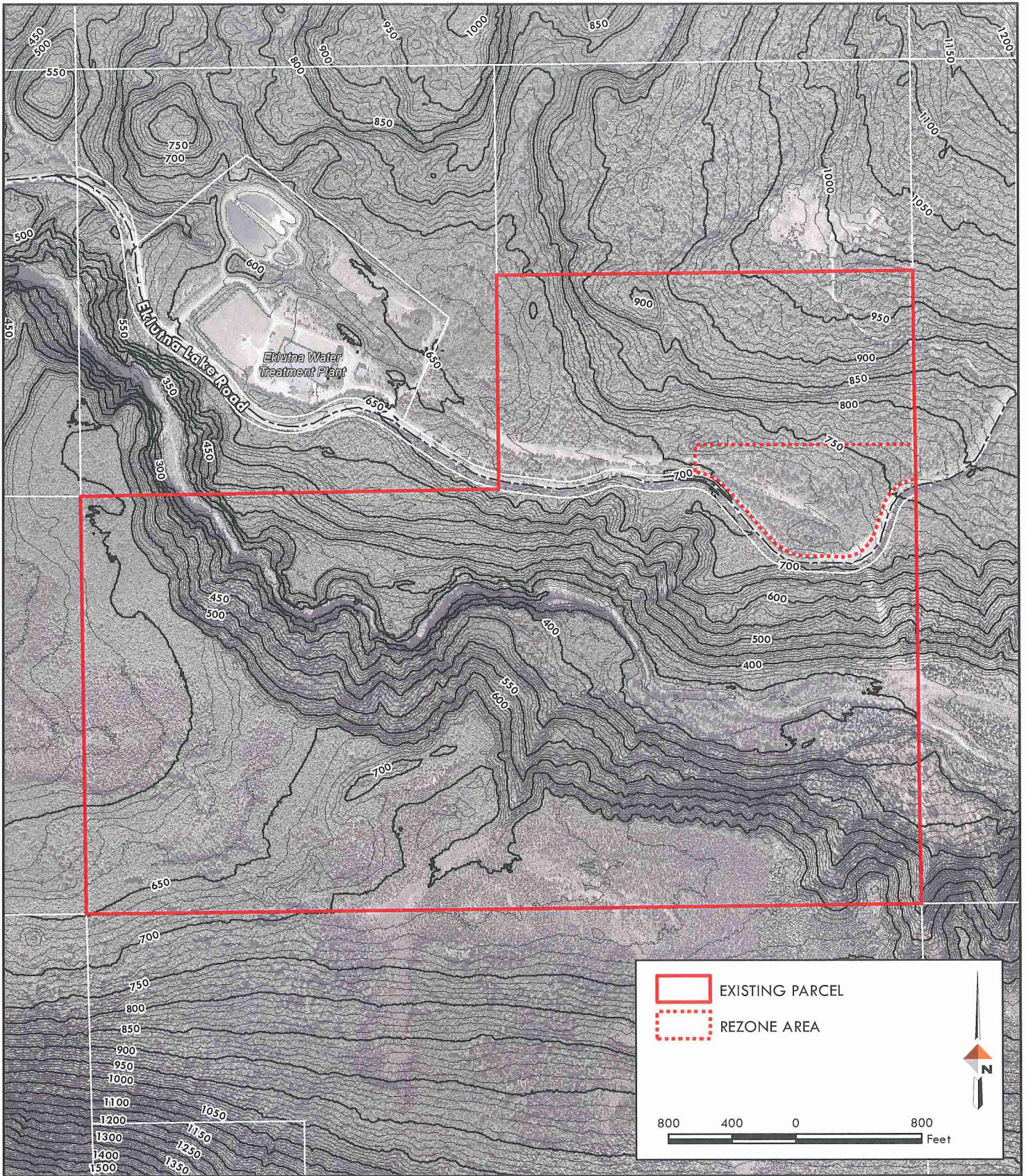


TOPOGRAPHY MAP
ERNIE TURNER RECOVERY CENTER
REZONE-REPLAT
EKLUTNA, ALASKA

PROJECT: 1132.62334.01

DATE: DECEMBER 2016

FIGURE 6



Path: Q:\32\62334-01\60GIS\62334 - PLAT Fig6 - Topo Map.mxd

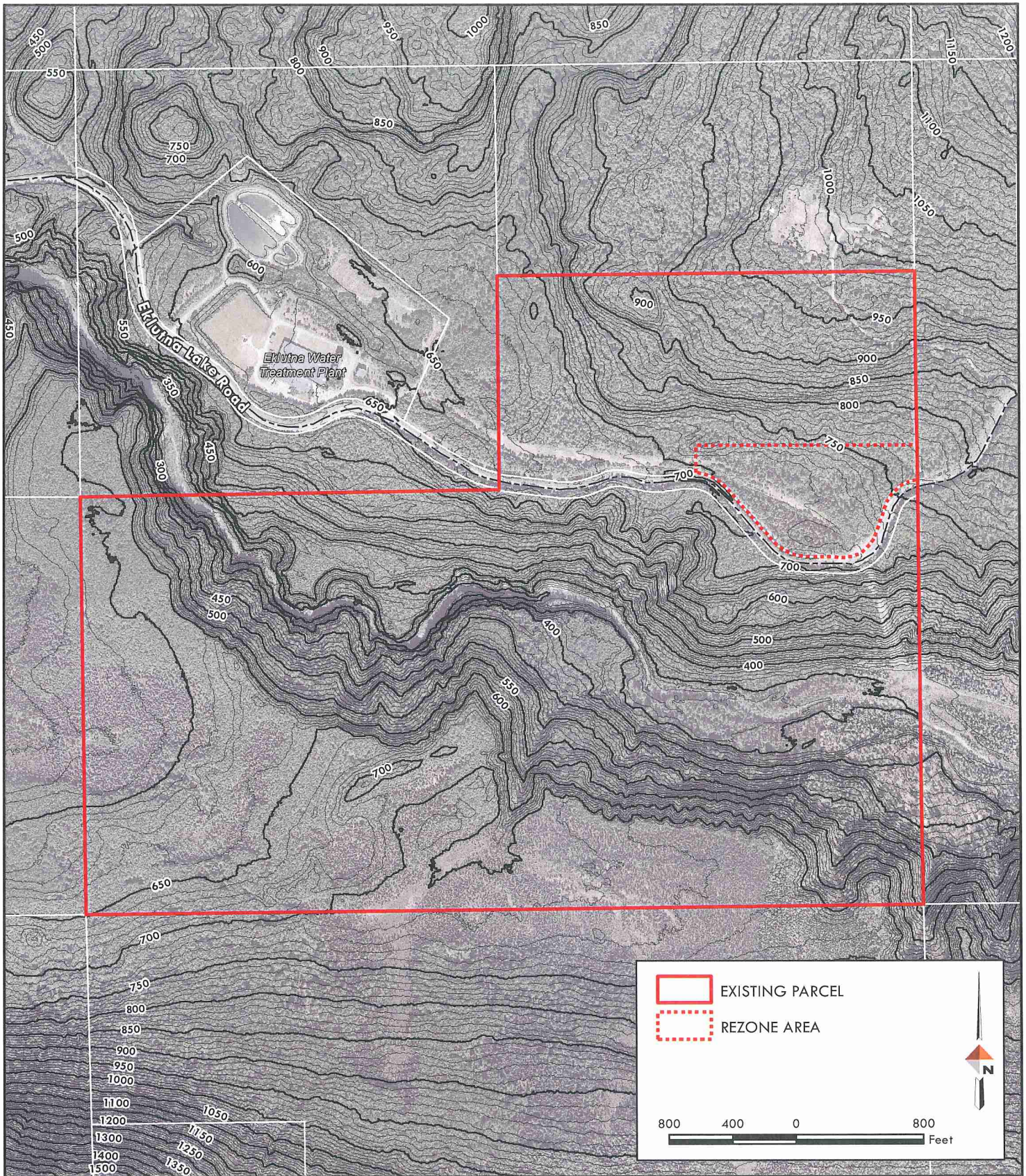


TOPOGRAPHY MAP
ERNIE TURNER RECOVERY CENTER
REZONE-REPLAT
EKLUTNA, ALASKA

PROJECT: 1132.62334.01

DATE: DECEMBER 2016

FIGURE 6



Path: Q:\132\62334-01\60GIS\62334 - PLAT Fig6 - Topo Map.mxd

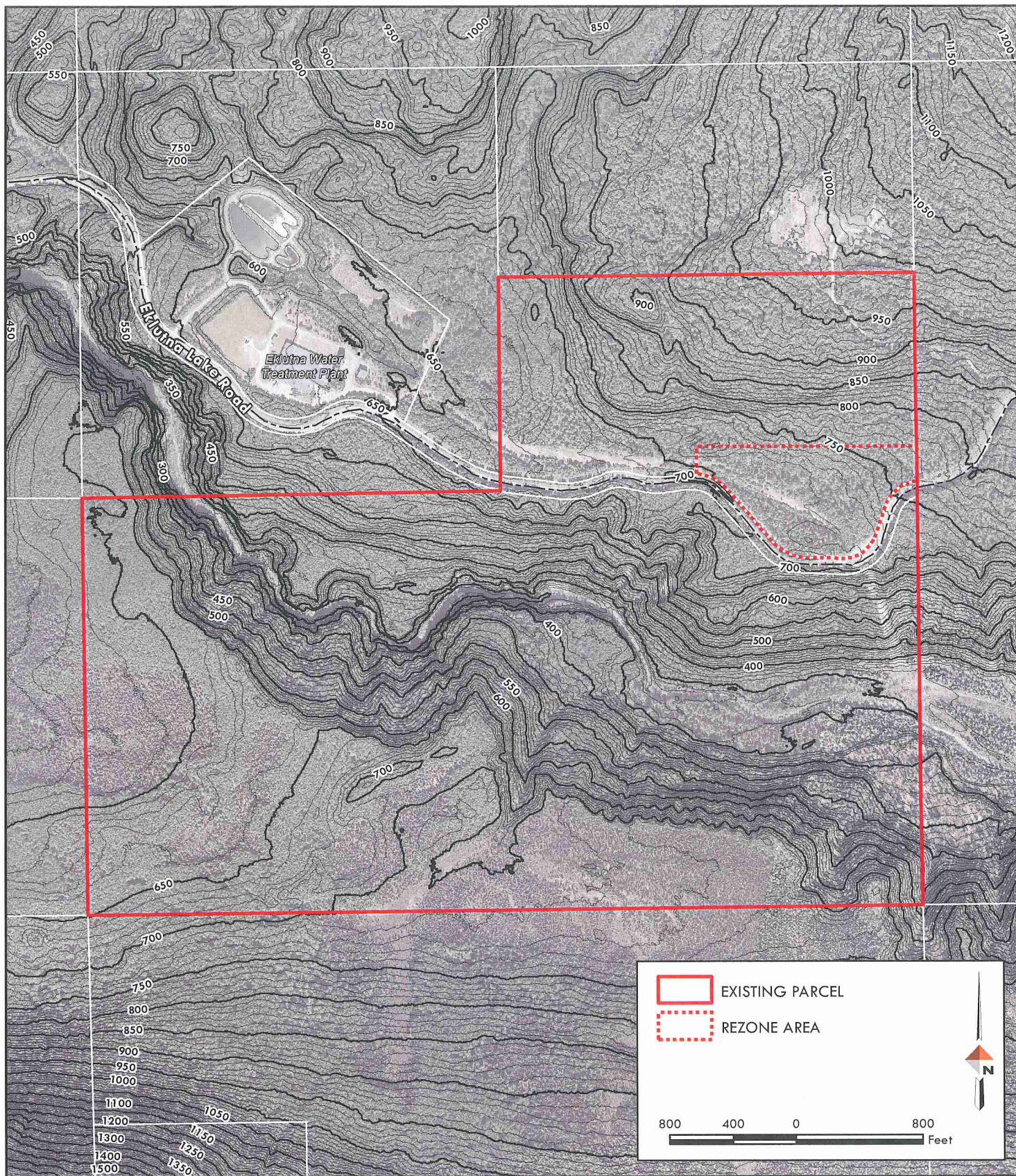


TOPOGRAPHY MAP
 ERNIE TURNER RECOVERY CENTER
 REZONE-REPLAT
 EKLUTNA, ALASKA

PROJECT: 1132.62334.01

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FIGURE 6



Path: Q:\132\62334-01\60GIS\62334 - PLAT Fig6 - Topo Map.mxd

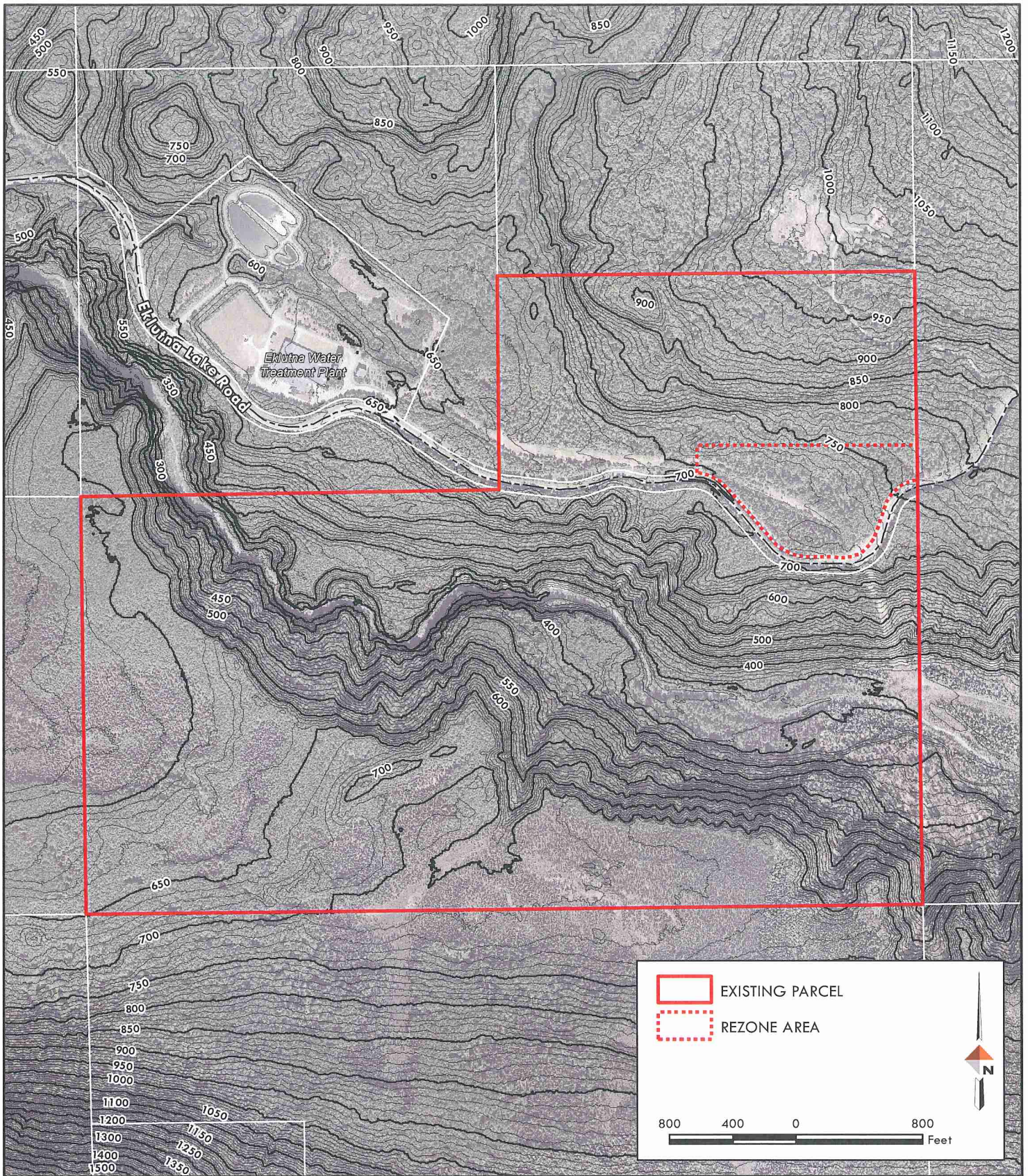


TOPOGRAPHY MAP
ERNIE TURNER RECOVERY CENTER
REZONE-REPLAT
EKLUTNA, ALASKA

PROJECT: 1132.62334.01

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FIGURE 6



Path: Q:\32\62334-01\60GIS\62334 - PLAT Fig6 - Topo Map.mxd

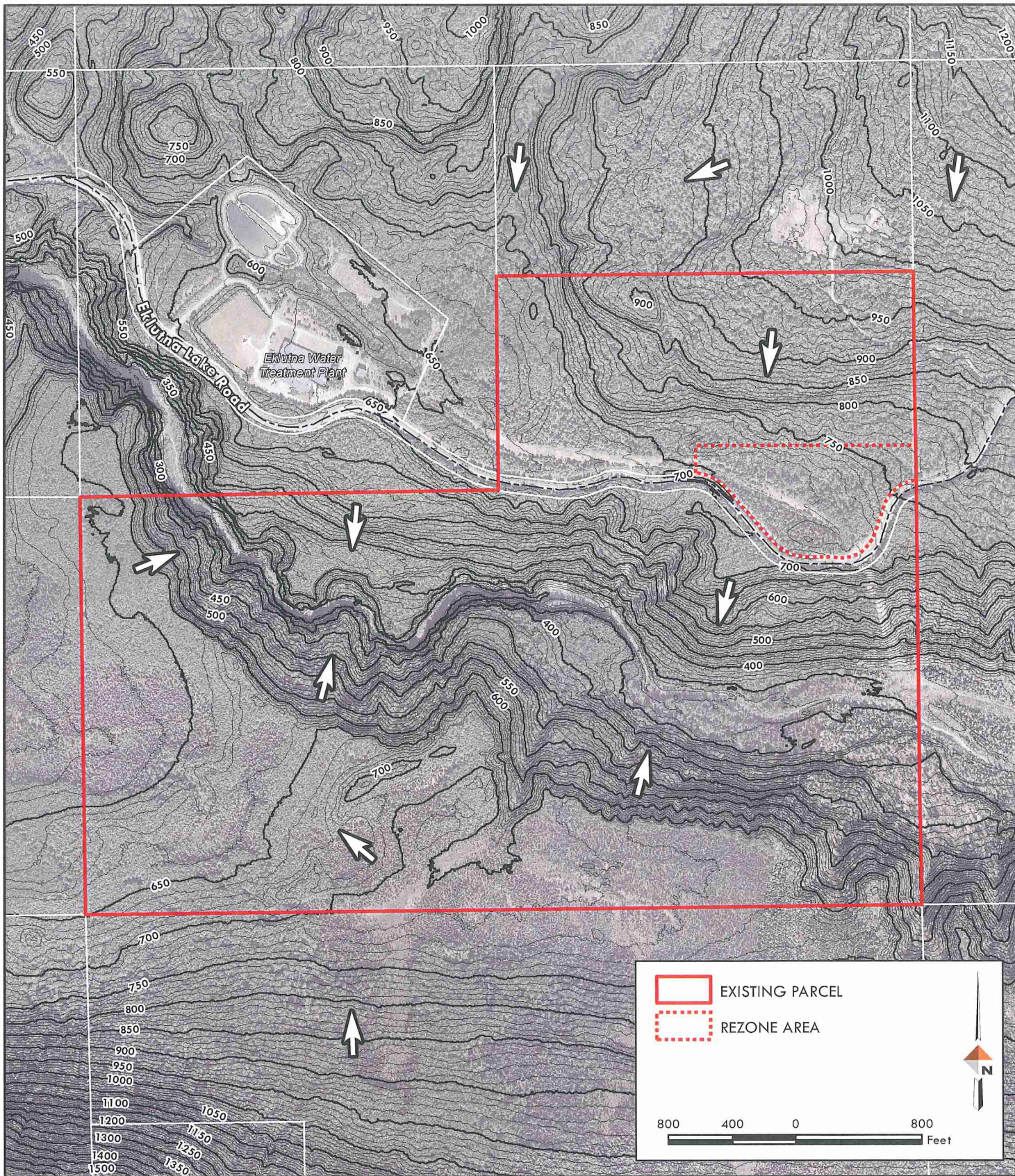


TOPOGRAPHY MAP
 ERNIE TURNER RECOVERY CENTER
 REZONE-REPLAT
 EKLUTNA, ALASKA

PROJECT: 1132.62334.01

DATE: DECEMBER 2016

FIGURE 6



Path: Q:\32\62334-01\60GIS\62334 - PLAT Fig7 - Drainage Map.mxd



DRAINAGE MAP
ERNIE TURNER RECOVERY CENTER
REZONE-REPLAT
EKLUTNA, ALASKA

PROJECT: 1132.62334.01

DATE: DECEMBER 2016

FIGURE 7



16515 Centerfield Drive, Suite 201
Eagle River, AK 99577
P: 907.696.2828
F: 907.696.2845
www.eklutnainc.com

January 10, 2017

Mr. Hal Hart, AICP, Director
Community Development Department
Municipality of Anchorage
PO Box 196650
Anchorage, AK 99519-6650

Subject: Letter of Authorization
Ernie Turner Center, Zoning Map Amendment

Dear Mr. Hart:

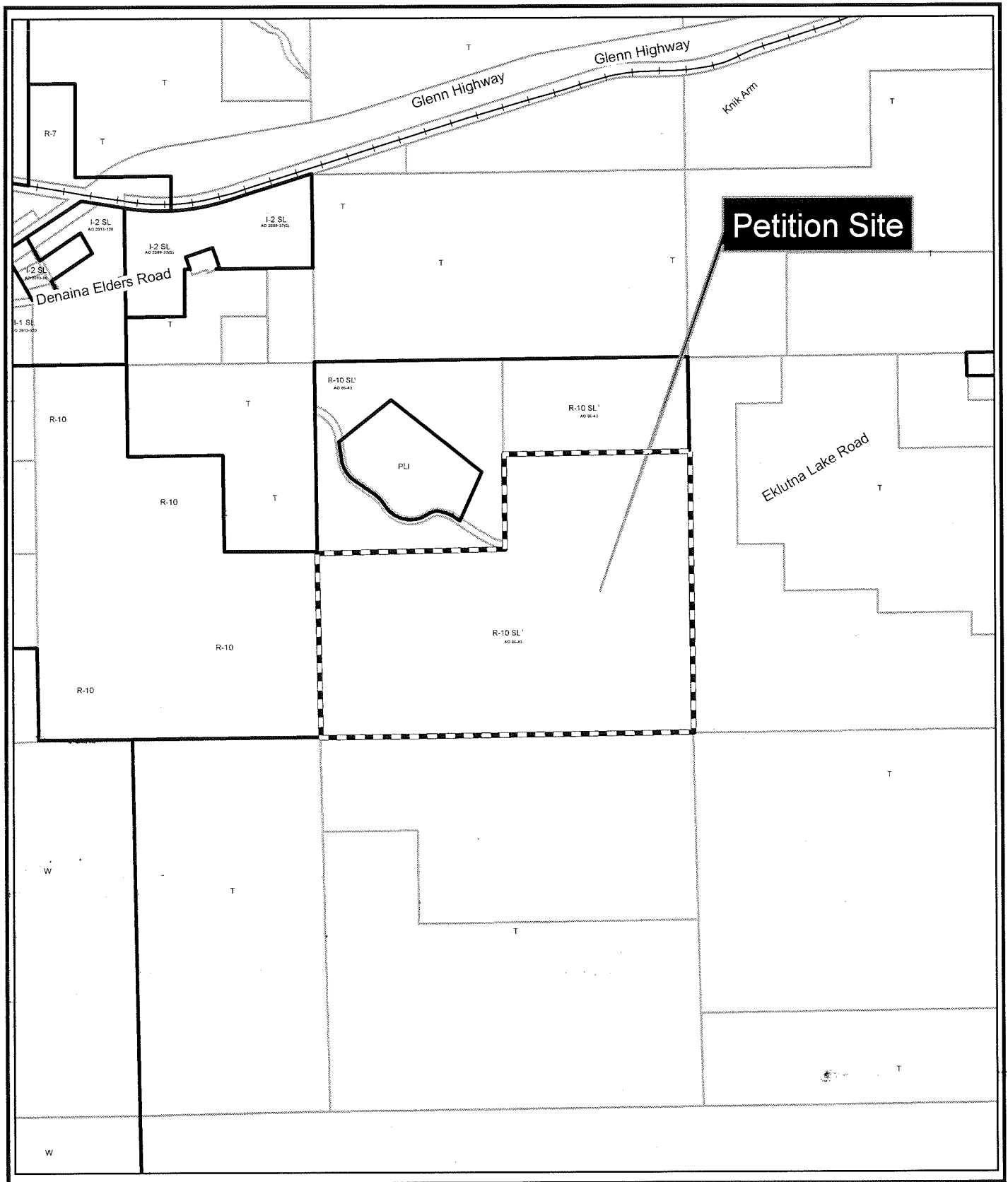
Eklutna, Inc., is the Owner of a 400-acre parcel legally described as the south half (S1/2) and the south half (S1/2) of the northeast quarter (NE1/4) of Section 29, Township 16 North (T16N), Range 1 East (R1E), Seward Meridian, Alaska. The parcel is located in the Eklutna Valley off of the Eklutna Lake Road.

I authorize DOWL to act on my behalf to submit and process a Zoning Map Amendment, a Plat, and a Conditional Use Permit for the above mentioned property.

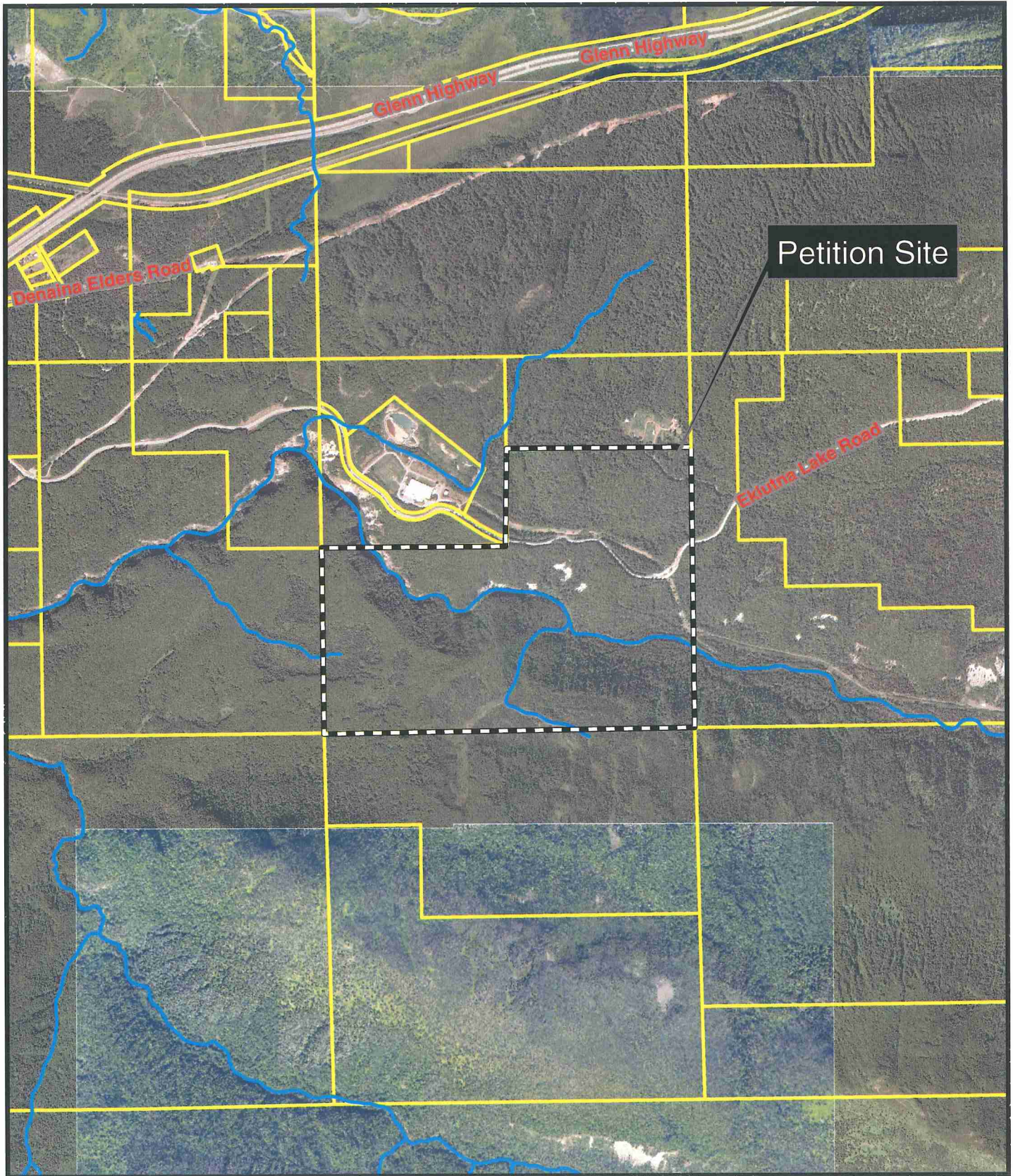
Sincerely,

Curtis J. McQueen
Chief Executive Officer

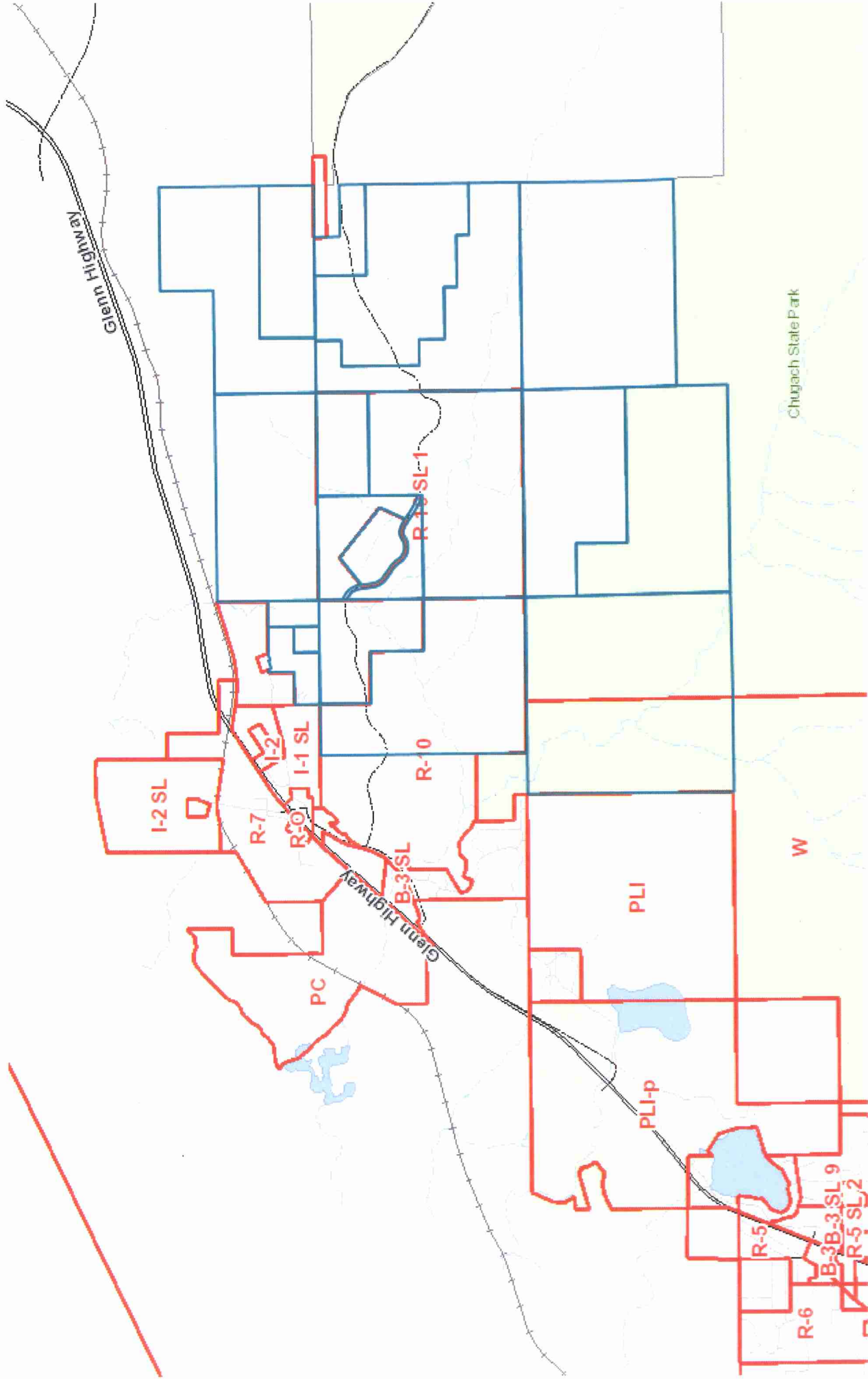
S12327



S12327



Anchorage



SL2327 PHN map
Distance = 3500' (20pcls)