CLERK'S OFFICE
AMENDED AND APPROVED
Date: 4-9-02

Submitted by: Chair of the Assembly at the Request of the Mayor
Prepared by: Planning Department
For reading: November 13, 2001

Anchorage, Alaska
AO 2001-182

AN ORDINANCE AMENDING THE ZONING MAP AND PROVIDING FOR THE REZONING OF APPROXIMATELY 9.54 ACRES FROM B-3 SL (GENERAL BUSINESS DISTRICT WITH SPECIAL LIMITATIONS) TO B-3 SL (GENERAL BUSINESS DISTRICT WITH SPECIAL LIMITATIONS) FOR A PORTION OF SECTION 24, T13N, R3W, S.M., AK, GENERALLY LOCATED SOUTH OF DEBARR ROAD AND ON THE EAST SIDE OF MULDOON ROAD, FOR THE PURPOSE OF ALLOWING TIRE REPAIR, WHEEL ALIGNMENT AND BRAKE SERVICE AS PERMITTED USES.

(Northeast Community Council) (Planning and Zoning Commission Case 2001-027 ~~018~~)

WHEREAS AO 84-120 zoned the subject parcel to B-3 SL and prohibited automobile repair, services and garages, not to include body shops; and

WHEREAS the petitioner applied to amend the special limitations to allow tire repair, wheel alignment and brake service as permitted uses,

THE ANCHORAGE ASSEMBLY ORDAINS:

Section 1. The zoning map shall be amended by designating the following described property as ~~R-O~~ B-3 SL (~~Residential-Office~~ General Business District with Special Limitations) zone:

A 9.54 acre portion of Section 21, T13N, R3W, S.M., AK, as shown on exhibit A attached (Planning and Zoning Commission Case 2001-027).

Section 2. The zoning map amendment described in Section 1 above shall be subject to the following special limitations regarding the uses of the property:

a. The following uses shall be prohibited:

1. Funeral services including crematories.
2. Off-street parking lots, garages.
3. Gasoline service stations.
4. Aircraft and marine parts and equipment stores.
5. Antique and secondhand stores including auctions, pawn shops.
6. Farm equipment and garden supply sotres.

7. Automobile repair, services, garages, body shops but not to include tire repair, wheel alignment and brake service.
8. Motor vehicle dealers, new and used.
9. Mobile home display lots, new and used.
10. Aircraft and boat display lots, new and used.
11. Motorcycle, snow machine display lots, new and used.
12. Automobile, truck and trailer rental agencies.
13. Lumber yards and builder supply stores.
14. Fuel dealers.
15. Bus terminals, air passenger terminals, with sufficient street area for maneuvering and waiting automobiles.
16. Pole mounted signs.
17. Outdoor storage.

Section 3. The zoning map amendment is subject to the following special limitations establishing design standards for the property.

a. Maximum height of structures: 3 stories or 35 feet in height.

b. There shall be no additional access points permitted onto the perition site from Muldoon Road.

c. Resolving curb cuts and access with State of Alaska, Department of Transportation.

Section 4. The special limitations set forth in this ordinance prevail over any inconsistent provisions of Title 21 of the Anchorage Municipal Code, unless specifically provided for other wise. All provisions of Title 21 of the Anchorage Municipal Code not specifically affected by the Special Limitations set forth in this ordinance shall apply in the same manner as if the district classification applied by this ordinance were not subject to Special Limitations.

Section 5. The zoning map amendment shall not be effective unless the petitioner submits a complete site plan within 3 years of this approval. The site plan for Parcel 3C, Section 24, T13N, R3W, S.M. shall be reviewed by the Planning and Zoning Commission at a non public hearing. The review shall address, but shall not be limited to, landscaping to current standards, access, storage and disposal of tires and fluids, architecture, parking and signage.

Section 6. This ordinance shall become effective within 10 days after the Director of the Planning Department has received the written consent of the owners of the property within the

area described in Section 1 above to the special limitations contained herein. The rezone approval contained herein shall automatically expire and be null and void if the written consent is not received within 120 days after the date on which this ordinance is passed and approved. In the event no special limitations are contained herein, this ordinance is effective immediately upon passage and approval. The Director of the Planning Department shall change the zoning map accordingly.

PASSED AND APPROVED by the Anchorage Assembly this 9th day of April, 2001.

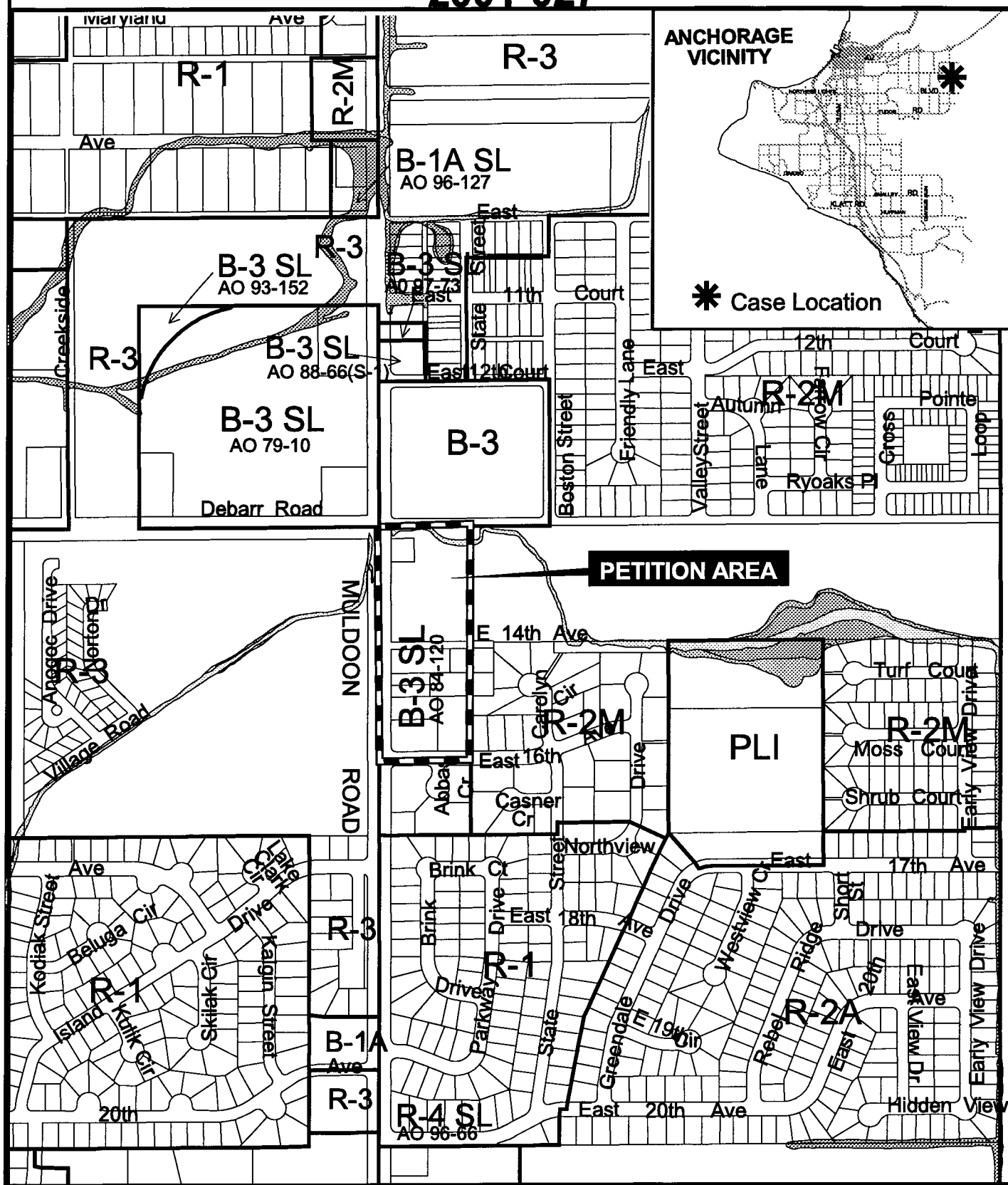
Chair

ATTEST:

Municipal Clerk

(2001-027)
(006-401-01 & 2, 006-403-01 through 06, 42 and 43)

EXHIBIT - A
2001-027



Municipality of Anchorage
Planning Department

Date: SEPTEMBER 12, 2001

Flood Limits
- 100 Year Floodplain
- 500 Year Floodplain
- Floodway

0 1000 Feet

MUNICIPALITY OF ANCHORAGE
Summary of Economic Effects - General Government

AO Number: 2001-182 Title: The rezoning of 9.54 acres from B-3 SL to B-3SL for a portion of Section 24, T13N, R3W, S.M., AK.
Sponsor: Aras Baltzar
Preparing Agency: Planning Department
Others Affected

CHANGES IN EXPENDITURES AND REVENUES (Thousands of Dollars)

	FY00	FY01	FY02	FY03	FY04
Operating Expenditures					
1000 Personal Services					
2000 Supplies					
3000 Other Services					
4000 Debt Services					
5000 Capital Outlay					
TOTAL DIRECT COSTS					
6000 IGCs					
FUNCTION COST:					
REVENUES:					
CAPITAL:					
POSITIONS: FT/PT and Temp.					

PUBLIC SECTOR ECONOMIC EFFECTS:

Approval of this rezoning should have no significant economic impact on the public sector. This 9.54 acre portion of Section 24, T13N, R3S is currently zoned B-3 SL, and this rezoning will provide for the petitioner to continute to provide the existing services of tire repair, wheel alignment and brake service, while eliminating automobile repair, service garages and body shops. The surrounding area is zoned B-3 to the north, B-3 SL to the south, R-3 to the west and R-2M to the east. This site has been used commercially for many years, and this rezoning will not change the existing use. There will be little noticeable, if any, public sector impact by rezoning the 9.54-acre area to allow the existing use, including tire repair, wheel alignment and brake service, and prohibiting auto body work. The rezone will also provide an effective clause to ensure that the petitioner will submit a public hearing site plan review within three years for review by the Planning and Zoning Commission. There are adequate public facilities and services in this area for this level of residential density.

PRIVATE SECTOR ECONOMIC EFFECTS:

Approval of the rezoning should have no significant economic impact on the private sector. The new B-3 SL zoned area will make this property more functional by allowing existing uses on the site to continue, and would be in conformity with the Anchorage 2020 Comprehensive Plan.

Prepared by:	Jerry Weaver Jr., Planning Supervisor	Telephone:	343-4215
Validated by OMB:	Cheryl Frasca	Date:	10/24/01
Approved By:	for Director, Preparing Agency	Date:	10-4-01

MUNICIPALITY OF ANCHORAGE
ASSEMBLY MEMORANDUM

No. AM 899-2001

Meeting Date: November 13, 2001

From: Mayor

Subject: AO 2001-182 Planning and Zoning Commission Recommendation on a Rezoning From B-3 SL to B-3 SL for a 9.54 Acre Portion of Section 24, T13N, R3W, S.M., AK

On July 9, 2001, the Planning and Zoning Commission approved the rezoning of a 9.54 Acre Portion of Section 24, T13N, R3W, S.M., AK, from B-3 SL (General Business District with Special Limitations) to B-3 SL (General Business District with Special Limitations).

Approval of this ordinance is recommended.

Reviewed by:

Harry J. Kieling, Jr.
Municipal Manager

Reviewed by:

Craig E. Campbell, Executive Director
Office of Planning, Development, and Public Works

Respectfully submitted,

George P. Wuerch
Mayor

Prepared by:

for Susan R. Fison, Director
Planning Department

DRAFT

MUNICIPALITY OF ANCHORAGE
PLANNING AND ZONING COMMISSION RESOLUTION NO. 2001-068

A RESOLUTION APPROVING A REZONING FROM B-3 SL (GENERAL COMMERCIAL) ZONING DISTRICT WITH SPECIAL LIMITATIONS TO B-3 SL (GENERAL COMMERCIAL) ZONING DISTRICT WITH SPECIAL LIMITATIONS THAT WOULD ELIMINATE AS PERMITTED USES AUTOMOBILE REPAIR, SERVICE GARAGES AND BODY SHOPS, AND WOULD PERMIT TIRE REPAIR, WHEEL ALIGNMENT AND BRAKE SERVICES, FOR A 9.54 ACRE PORTION OF SECTION 24, T13N, R3W, S.M., AK, GENERALLY LOCATED SOUTH OF DEBARR ROAD AND ON THE EAST SIDE OF MULDOON ROAD.

(Case 2001-027) (Tax Nos. 006-401-01 & 02, 006-403-01 through 06, 42 and 43)

WHEREAS, a petition has been received Aras Baltzar, petitioner, and Stimson Consulting, representative, requesting approval of a rezoning from B-3 SL (General Commercial) zoning district with Special Limitations to B-3 SL (General Commercial) zoning district with Special Limitations that would eliminate as permitted uses automobile repair, service garages and body shops, and would permit tire repair, wheel alignment and brake services, for a 9.54 acre portion of Section 24, T13N, R3W, S.M., AK, generally located south of DeBarr Road and on the east side of Muldoon Road, and

WHEREAS, notices were published, posted and 322 public hearing notices were mailed and a public hearing was held on July 9, 2001.

NOW THEREFORE BE IT RESOLVED, by the Municipal Planning and Zoning Commission that:

A. The Commission makes the following findings of fact:

1. The petition site is located on the east side of Muldoon Road, south of DeBarr Road. The property included in the requested rezoning was originally rezoned in 1984 by ordinance of the Anchorage Assembly in AO 84-120, PNZ Case 82-116 and 82-116-2. The resulting ordinance prohibited a number of uses including those now requested by the petitioner to amend. The petition site is a combination of 10 lots all primarily fronting onto Muldoon Road. The lot that will be directly impacted by the requested rezoning is a narrow parcel 50 feet wide and 160 feet in depth.

2. Noted in the application is that the petitioner, at the time of purchase was not aware of any restrictions or prohibitions on uses. He purchased the shop as is and at the time, the shop was being operated a tire repair and service shop. It was not until the petitioner applied for a building permit to expand on the existing building did he find that the use was in violation of the code. The property owner is currently operating a tire

DRAFT

repair shop and is seeking the rezoning in order to allow for conformity of the current use with the applicable zoning regulations.

3. The Commission finds that this relatively minor change will benefit the community by not allowing a body shop to potentially be developed in the area and further by the petitioner improving the building, including landscaping. The Commission noted there was little, if any, adverse public comment on this request.

4. The Commission finds that this is a sizable piece of property and this rezoning will clean up the area.

5. The Commission recommends approval of this rezone.

B. The Commission recommends the above captioned rezoning to B-3 SL be APPROVED by the Anchorage Assembly, subject to the following conditions of approval:

1. The petitioner shall be subject to a non public hearing site plan review by the Planning and Zoning Commission that shall address but shall not be limited to landscaping to current standards, access, storage and disposal of abandoned tires and brake fluids, architecture, parking, and signage.

2. There shall be no additional access points permitted onto the petition site from Muldoon Road.

3. The petition site is subject to and must adhere to all other conditions and prohibitions associated with AO 84-120, except as modified below:

   a. Reword Special Limitation 2.A.g to read, "Automobile repair, services, garages, body shops, but not to include tire repair, wheel alignment and brake service."

   b. Effective Clause: Within three years of approval of the ordinance by the Assembly, the petitioner must satisfy the non public hearing site plan review or the rezoning shall become null and void.

PASSED AND APPROVED by the Anchorage Planning and Zoning Commission this 9th day of July 2001.

Susan R. Fison Secretary	Daphne Brown Chair

DRAFT

(Case 2001-027) (Tax Nos. 006-401-01 & 02, 006-403-01 through 06, 42 and 43)

the rezoning would preclude the effectiveness of the town center planning, when that occurs.

COMMISSIONER PENNEY asked if an additional condition is needed to deal with landscaping. MS. AUTOR replied that landscaping will be dealt with through the site plan review, or it could be handled through the platting. MR. PENNEY indicated his support for the motion. He noted this rezoning simply moves the I-1 boundary 66 feet to the south and, with the improvements proposed by the petitioner, the area will be improved.

COMMISSIONER KLEIN supported the motion, finding this is a very small property that will have a major positive improvement, given the requirement for a 20-foot landscaping buffer and a 6-foot fence to the south, which will provided a transition to the redeveloped R-5 area in the future. He noted that the buildings immediately to the north are of a much larger mass and scale than what is proposed on the petition site.

COMMISSIONER ADAMS stated his initial reaction to this request was negative, but he intended to support the motion due to its potential to provide a net benefit to the area. He stated that his concern with the 20-foot landscaped area, when the matter comes forward for site plan review, will be its maintenance.

COMMISSIONER JONES stated she also was not initially inclined to support this request, but would support it after hearing the petitioner's comments. She was hopeful that, although this is characterized as I-1, with the Special Limitations, it will take on a different character. She felt the prohibited uses will ensure this property will have limited use. She hoped, when this comes back for site plan review, the petitioner takes seriously the comments regarding the buffer to the residential area.

AYE: Jones, Penney, Adams, Killoran, Klein, Brown, Klinkner
NAY: None

PASSED

3. 2001-027 Arias Baltzar. A request to rezone approximately 9.54 acres from B-3SL to B-3SL to change Special Limitations. Located on the south side of DeBarr Road and on the east side of Muldoon Road.

Staff member ANGELA CHAMBERS stated public 322 hearing notices were mailed, 1 was returned in favor, 5 were returned against, and 17 were undeliverable. The rezoning would eliminate permitted uses of automobile repair, service garages, and body shops. The rezoning would permit tire repair, wheel alignment, and brake

services. The property was rezoned in 1984 and the ordinance included a number of prohibited uses, including those the petitioner is requesting be allowed through this amendment. At the time of purchase of this property, the petitioner was not aware of any restrictions or prohibitions on its use. At that time, the shop was being operated as a tire repair and service shop. It was not until the petitioner applied for a building permit to expand on the existing building that he found the uses violated the code. The application before the Commission is desired to bring this use into conformance with the code. The petition site is most appropriately suited for commercial development. The Northeast Community Council has given a favorable recommendation of the petitioner's request. The intensity of the use would not be permitted to increase. The proposed amendment would move toward greater conformity with the area plans and the vision of Anchorage 2020.

COMMISSIONER ADAMS referred to page 69, the Assembly ordinance rezoning this property, and noted he was confused by item 2.A.g, a prohibition on, "Automobile repair, services and garages not to include body shops." He asked if the intent was to not allow a body shop. MS. CHAMBERS stated Staff Beverly Jones, who prepared this analysis, indicated it appeared the petitioner had wanted to operate a body shop at the time of the original zoning.

COMMISSIONER PENNEY asked why condition 1 for a non public hearing site plan review was being required. MS. CHAMBERS believed this was being required because this property is in a town center area and the Department felt this was a preferable method for review of the development.

COMMISSIONER KLINKNER referred to the Assembly ordinance on page 69 of the packet and asked what are the changes from those Special Limitations to the ones being proposed with this rezoning. MS. CHAMBERS believed 2.A.g is removed from the original Special Limitations. COMMISSIONER ADAMS noted that page 14, the second paragraph, outlines the changes. CHAIR BROWN clarified that the intent is not to preclude tire repair, wheel alignment and brake service. MR. KLINKNER clarified that body shops would not be permitted, but tire repair, wheel alignment and brake service would. MS. CHAMBERS confirmed this is the case.

COMMISSIONER KLEIN believed the net effect of condition 1 is that the site will be cleaned up and there would be new landscaping consistent with the current standard. He asked if a time limit should be placed on this condition. MS. CHAMBERS felt a time period of two to three years would be appropriate.

The public hearing was opened.

JOE STIMSON, representing the petitioner, indicated that, after reviewing the original Assembly ordinance, he felt the only way to amend it was the way it was originally done. He noted he has met three times with the Community Council and received approval three times. He noted that many of the area residents use the petitioner's services, but they do not want the body shop use. He stated the petitioner wished to improve the building and, when he sought a building permit, he discovered the conflict between the ordinance and the existing use. He stated there was concern about Anchorage 2020 because there has been a great deal of activity in the trailer park across the street. He noted that businesses in the area will be addressed with the sub-area plan required under the town center plan. There is no funding at this time for that plan to proceed.

The public hearing was closed.

COMMISSIONER PENNEY moved for approval of a rezoning from B-3SL to B-3SL, changing the Special Limitation to reword "2.A.g" to read "Automobile repair, services, garages, body shops, but not to include tire repair, wheel alignment and brake service," subject to Staff conditions 1, 2, and 3 and adding an Effective Clause requiring that within three years of approval of the ordinance by the Assembly, the petitioner must satisfy the public hearing site plan review or the rezoning shall become null and void.

COMMISSIONER KLEIN seconded.

COMMISSIONER PENNEY felt this relatively minor change will benefit the community by not allowing a body shop to potentially be developed in the area and further by the petitioner improving the building, including landscaping. He noted there was little, if any, adverse public comment on this request.

COMMISSIONER KLEIN noted this is a sizable piece of property and this rezoning will clean up the area.

AYE: Jones, Penney, Adams, Killoran, Klein, Brown, Klinkner
NAY: None

PASSED

COMMISSIONER ADAMS moved for approval of case 2001-079, subject to Staff conditions 1 and 3.

COMMISSIONER KARABELNIKOFF seconded.

COMMISSIONER ADAMS felt theproposed project was an improvement to the neighborhood and the landscape plan addresses areas that are of more specific concern to the public. The project also provides a wide drop-off area for children exiting either buses or their parents' vehicles. He felt the suggestions with respect to the clear vision triangle were inappropriate and did not recognize the direction of travel. He noted this project provides a marked improvement over the existing condition by creating one-way travel at the corner of Bartlett/Cache. He stated that, while it may be a good idea to require review of the entire site as part of this smaller project, he did not want to hold this project hostage to the desire to do that and, as a result, lose these proposed partial improvements.

AYE: Karabelnikoff, Jones, Adams, Killoran, Klein
NAY: None

PASSED

G. PUBLIC HEARINGS

1. **2001-027** Arias Baltzar. Rezoning to change Special Limitations of B-3SL. Located on the south side of DeBarr Road and on the east side of Muldoon Road.

POSTPONED TO JULY 9, 2001

2. **2001-076** Municipality of Anchorage. An Ordinance amending Anchorage Municipal Code 21.40.030 regarding the harboring of dogs or certain uses involving dogs in the R-1 and R-1A zoning districts.

POSTPONED INDEFINITELY

I. REPORTS

1. **Chair** - None

2. **Secretary** - None

adopted, these uses will be required to provide parking. MS. COX clarified that the parking will be required, but not necessarily on the site of the business. CHAIR BROWN stated the regulations will delineate the requirements when they are adopted. MS. COX feared that allowing businesses to be established without a parking requirement would make it difficult to require on-site parking at a later time. MS. CASEY replied that the requirement would not be for on-site parking.

The public hearing was opened and closed without public comment.

COMMISSIONER COX moved for approval of an ordinance amending Anchorage Municipal Code Subsection 21.40.117 K to modify parking requirements in the New Girdwood Townsite.

COMMISSIONER KARABELNIKOFF seconded.

COMMISSIONER COX supported her motion, noting that there are attempts to develop in the New Girdwood Townsite and the proposed ordinance simply allows businesses to not provide parking on-site at this time; however, parking will eventually be provided for those businesses. She understood the development concept for this area is for a more compact townsite and for a more pedestrian-friendly environment. She remarked that the sunset clause in the ordinance ensures that this will be revisited.

COMMISSIONER ADAMS noted this action brings the area into compliance with the provisions of the Girdwood Commercial Areas and Transportation Master Plan and the Girdwood Area Plan, and it resolves the conflict between the existing situation and these adopted plans.

AYE: Karabelnikoff, Jones, Penney, Brown, Cox, Adams, Killoran
NAY: None

PASSED

2. 2001-027 Aras Baltzar. A request to rezone approximately 9.54 acres from B-3 SL to B-3 SL to change the special limitation. Located on the south side of DeBarr Road and on the east side of Muldoon Road.

POSTPONED TO JUNE, 2001

I. REPORTS

1. **Chair** - None

adopted. In that regard, he took this Plan as a general guideline with no real specifics to be used to argue for or against any particular proposition.

COMMISSIONER PENNEY commended the participants and authors of the Plan. He felt the statistical information provided by the survey was an indicator of how the majority of the population feels about this issue. He, however, had some of the same concerns as Rick Morrison, Chair of the Anchorage Chamber of Commerce. He felt he could support the adoption of the Living With Wildlife Plan and the execution of the Memorandum of Understanding by the Municipality largely for the reasons stated by Ms. Jones and because, at this point in time, the document has no immediately regulatory implication and no immediate legally binding consequences. He explained his concern is that a document such as this can become a "hammer" simply because information has been reduced to writing.

COMMISSIONER KLINKNER felt that one of the strengths of the Plan is that it orients the consideration of wildlife issues into this Commission's consideration of those issues, taking a fact-based and scientific approach that emanates from game management. He felt that too often the Commission is presented with assertions from proponents or opponents of projects or proposals that a project or proposal will have a particular effect on wildlife or habitat, but without there being a scientific basis. He did not view the Living With Wildlife Plan as a tool to advocate for or against any particular proposal that may come before the Commission.

AYE: Karabelnikoff, Jones, Brown, Klinkner, Cox, Adams, Penney
NAY: None

PASSED

2. 2000-245 Michael & Joanne Mosesian. A conditional use to add a commercial greenhouse and tree nursery to an existing site. Located at 13700 Specking Avenue.

POSTPONED INDEFINITELY

3. 2001-027 Aras Baltzar. A request to rezone approximately 9.54 acres from B-3 SL to B-3 SL to change the special limitation. Located on the south side of DeBarr Road and on the east side of Muldoon Road.

POSTPONED TO MAY 14, 2001

AYE: Karabelnikoff, Jones, Brown, Klinkner, Cox, Adams, Penney
NAY: None

PASSED

10. 2001-027 Aras Baltzar. A request to rezone approximately 9.54 acres from B-3 SL to B-3 SL to change the special limitation. Located on the south side of DeBarr Road and on the east side of Muldoon Road.

POSTPONED TO MAY 7, 2001

11. 2001-029 Municipality of Anchorage. An ordinance amending the AMC Section 21.20.002 to provide a new fee for a certificate of legal nonconforming status review.

Staff member JERRY WEAVER stated this ordinance follows the one reviewed by the Commission on February 5, 2001 for the grandfathering of encroachments that existed prior to January 1, 1986 so long as they were not a life health safety hazard. He indicated there was one negative comment from the Abbott Loop Community Council about the cost of this process, but he believed they were confused about the ordinance and what it provided.

The public hearing was opened and closed without public comment.

COMMISSIONER KARABELNIKOFF moved for approval.

COMMISSIONER JONES seconded.

COMMISSIONER KARABELNIKOFF supported his motion, finding that the information in the Staff packet and Mr. Weaver's presentation were consistent with the Commission's previous action in a related matter.

AYE: Karabelnikoff, Jones, Brown, Klinkner, Cox, Adams, Penney
NAY: None

PASSED

12. 2001-042 Municipality of Anchorage. An ordinance of the AMC amending subsection 21.45.235.C regarding the maximum height of churches.

Staff member MARY AUTOR stated this amendment was suggested by Assemblymember Taylor and to change the height references in AMC 21.45.235 dealing with churches. An amendment was adopted

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT
PLANNING STAFF ANALYSIS
REZONING

G.1.

DATE: May 7, 2001

CASE NO.: 01-027

APPLICANT: Aras Baltzar, et. al.

REPRESENTATIVE: Joe Stimson, Stimson Consulting

REQUEST: Rezone from B-3 SL (General Commercial) to B-3 (General Commercial) with special limitations that would eliminate as permitted uses automobile repair, service garages and body shops. The rezoning would permit tire repair, wheel alignment and brake services.

LOCATION: Section 24, T13N, R3W, generally located south of DeBarr Road and on the east side of Muldoon Road.

SITE ADDRESS: Multiple property addresses, See Map

COMMUNITY COUNCIL: Northeast

TAX NUMBER: 006-401-01 & 02, 006-403-01 thru 06, 42 and 43

ATTACHMENTS:

1. Zoning & Location Maps
2. Departmental Comments
3. Application
4. Posting Affidavit
5. Historical Information

RECOMMENDATION SUMMARY: Approval with Conditions

SITE:

Acres:	9.54 acres
Vegetation:	Minimal
Zoning:	B-3 SL
Topography:	Even and Level
Existing Use:	Single Occupancy Retail Tire Repair shop
Soils:	Public Water and Sewer

COMPREHENSIVE PLAN:

1a

Classification:	Commercial
Density:	N/A

SURROUNDING AREA

	NORTH	EAST	SOUTH	WEST
Zoning:	B-3	R-2M	B-3/R-1	R-3
Land Use:	General Business	Multi-family Residential	General Business/ Single-Family	Multi-Family Residential

APPLICABLE LAND USE REGULATIONS

	Proposed B-3 AMC 21.40.180
Uses:	General Commercial; Multiple-Family @ density not less than 12 DUA
Minimum Lot Size: Commercial	6,000 SF/50' wide
Yards:	
Front:	10 feet
Side:	10 feet adjacent to Residential/ or none 15 feet adjacent to Residential/ or none
Rear:	
Height Limitations	Unrestricted
Lot Coverage	Unrestricted
Signs	The district permits an unlimited number of signs and is not restricted by the number of principal uses on the site; in addition, this zone permits pole, freestanding, illuminated, projecting, wall and flashing animated signs.
Special Limitations	See attached Ordinance

PROPERTY HISTORY, SITE DESCRIPTION AND PROPOSAL:

The petition site is located on the east side of Muldoon Road, south of Debarr Road. The property included in the requested rezoning was originally rezoned in 1984 by ordinance of the Anchorage Assembly in AO 84-120, PNZ Case 82-116 and 82-116-2. The resulting ordinance prohibited a number of

uses including those now requested by the petitioner to amend. The petition site is a combination of 10 lots all primarily fronting onto Muldoon Road. The lot that will be directly impacted by the requested rezoning is a narrow parcel 50 feet wide and 160 feet in depth.

Noted in the application is that the petitioner, at the time of purchase was not aware of any restrictions or prohibitions on uses. He purchased the shop as is and at the time, the shop was being operated a tire repair and service shop. It was not until the petitioner applied for a building permit to expand on the existing building did he find that the use was in violation of the code. The property owner is currently operating a tire repair shop and is seeking the rezoning in order to allow for conformity of the current use with the applicable zoning regulations.

FINDINGS:

AMC 21.30.090: Standards for Zoning Map Amendments.

A. Conformance to the Comprehensive Plan.

This standard is met.

According to the recently adopted "Anchorage 2020-Anchorage Bowl Comprehensive Plan", The petition site is located within the boundaries of the recommended Muldoon *Town Center* area. Generally, policies relating to the new *Town Centers*, provide design and other land use details that focus on an enhanced pedestrian environment and circulation, as well as target certain commercial and public facilities. The setting of the of the subject commercial property, central to the *Town Center* and adjacent to future high density residential developments and potential pedestrian amenities along the creek greenbelt, allowing tire repair shops might normally be contrary to the intent of the *Town Centers*. However in the case of the proposed amendment, the petitioner is seeking to eliminate potentially toxic and hazardous uses such as automobile repair services and paint and "body shops".

The Department of Health, Air Quality Division noted with regard to the body shop use, that they would be opposed because of the high incidence of complaints from residential areas regarding paint fumes generated by such an operation. However when informed that the petitioner was seeking to eliminate the use, there was no objection to the request. When the original application was submitted it appeared that the petitioner was seeking to allow the body shop use, however

further discussion and clarification found that that was not the case. The uses as described by the petitioner, do not appear to severely detract from the intent of the Town Center concept. "Town Centers are designed to function as a focal point for community activities for seven (7) discrete geographic sub-areas of the Bowl. They are intended to be located 2-4 miles apart, each encompassing an area that services 30 to 40,000 people. Their core is to be a mix of community serving retail, public services, public services and public/civic facilities including and /or surrounded by medium to high-density residential development. Necessary to their design is an efficient pedestrian access network connecting the core uses, residential neighborhoods, and transit facilities." The use of neighborhood tire service shop does not create any greater impact than what is currently permitted in the zone. The elimination of body shops and auto service station is moving towards greater conformity and environmental health, both with the zoning district requirements and with the intent of the Town Center concept.

B. A zoning map amendment may be approved only if it is in the best interest of the public, considering the following factors:

1. The effect of development under the amendment, and the cumulative effect of similar development, on the surrounding neighborhood, the general area and the community; including but not limited to the environment, transportation, public services and facilities, and land use patterns, and the degree to which special limitations will mitigate any adverse effects.

Environment

Noise: All uses are subject to AMC 15.70 Noise Ordinance.

Air: All uses are subject to AMC 15.30 South Central Clean Air Ordinance, and AMC 15.35 South Central Clean Air Ordinance Regulations.

Wetlands: There are no wetlands on this property.

Land Use Patterns

The petition site is adjacent to the west to the Alaska Village Mobile Home Park, to the north to the Muldoon mall and various fast food establishments, to the south by a strip mall and to the east by multi-family residential development. The petition site

enjoys frontage along Muldoon Road, an area that is consistent with developed commercial uses. The requested rezone will not create more land dedicated to commercial activity, it will only allow for the continuation of the existing nonconforming use (without grandfather rights) of an automotive tire repair and service shop and eliminate auto service operations (e.g. oil changes, mechanical) and body shops as permitted uses.

Transportation/Drainage

Traffic Engineering offer no comment and no objection to the proposed zoning amendment. The State Department of Transportation requests that the following condition of approval be placed on the petitioner's request:

"Access to Muldoon Road is limited to existing access."

Street Maintenance notes that access to Muldoon Road, other than frontage, is via a 30-foot platted right of way (East Debarr Road) which has been closed by ADOT. Street Maintenance requests an additional 30 feet of right-of-way on any proposed replat of the parcel.

Transportation Planning had no comment and no objection.

Public Services and Facilities

Utilities: Public water and sewer, gas and electric utilities are available to the site.

Parks: The department of Parks and Beautification point out that the Areawide Trails Plan shows a multi-use paved trail along Muldoon Road. The plan also indicates a planned multi-use paved trail at the northerly end of the subject property along the extension of DeBarr Road and along a portion of Chester Creek South Fork.

Public Safety: The petition site is located within the Building Safety, Fire and Police service areas.

2. The supply of land in the economically relevant area that is in the use district to be applied by the zoning request or in similar use districts, in relationship to the demand for that land.

This standard is met.

The requested amendment will not adversely affect the apportionment of commercial land in the area. The property currently enjoys commercial designation. The request does however seek to amend the permittedness of the existing zoning district.

3. The time when development probably would occur under the amendment, given the availability of public services and facilities, and the relationship of supply to demand found under paragraph 2 above.

This standard is met.

The petition site is currently developed and an approved amendment would allow the petitioner to move forward legitimately with structural expansion and site improvements.

4. The effect of the amendment on the distribution of land uses and residential densities specified in the Comprehensive Plan, and whether the proposed amendment furthers the allocation of uses and residential densities in accordance with the goals and policies of the Plan.

This standard is met.

As previously noted, the petition site is most appropriately suited for commercial development. The Northeast Community Council notes favorable recommendation of the petitioner's request. The intensity of the use would not be permitted to increase. The proposed amendment would move toward greater conformity with the area plans for consistency with the vision recommended by Anchorage 2020.

DEPARTMENT RECOMMENDATION:

The Department finds that the proposed rezone meets the standards of Anchorage 2020 and the intent of the Town Center designation. and recommends Approval subject to the following conditions of approval:

1. The petitioner shall be subject to a non public hearing site plan review by the Planning and Zoning Commission that shall address but shall not be limited to landscaping to current standards, access, storage and disposal of abandoned tires and brake fluids, architecture, parking, and signage.

2. There shall be no additional access points permitted onto the petition site from Muldoon Road.

3. The petition site is subject to and must adhere to all other conditions and prohibitions associated with AO 84-120.

Reviewed by:

Susan R. Fison
Director

Prepared by:

Beverly A. Jones, MRCP
Senior Planner

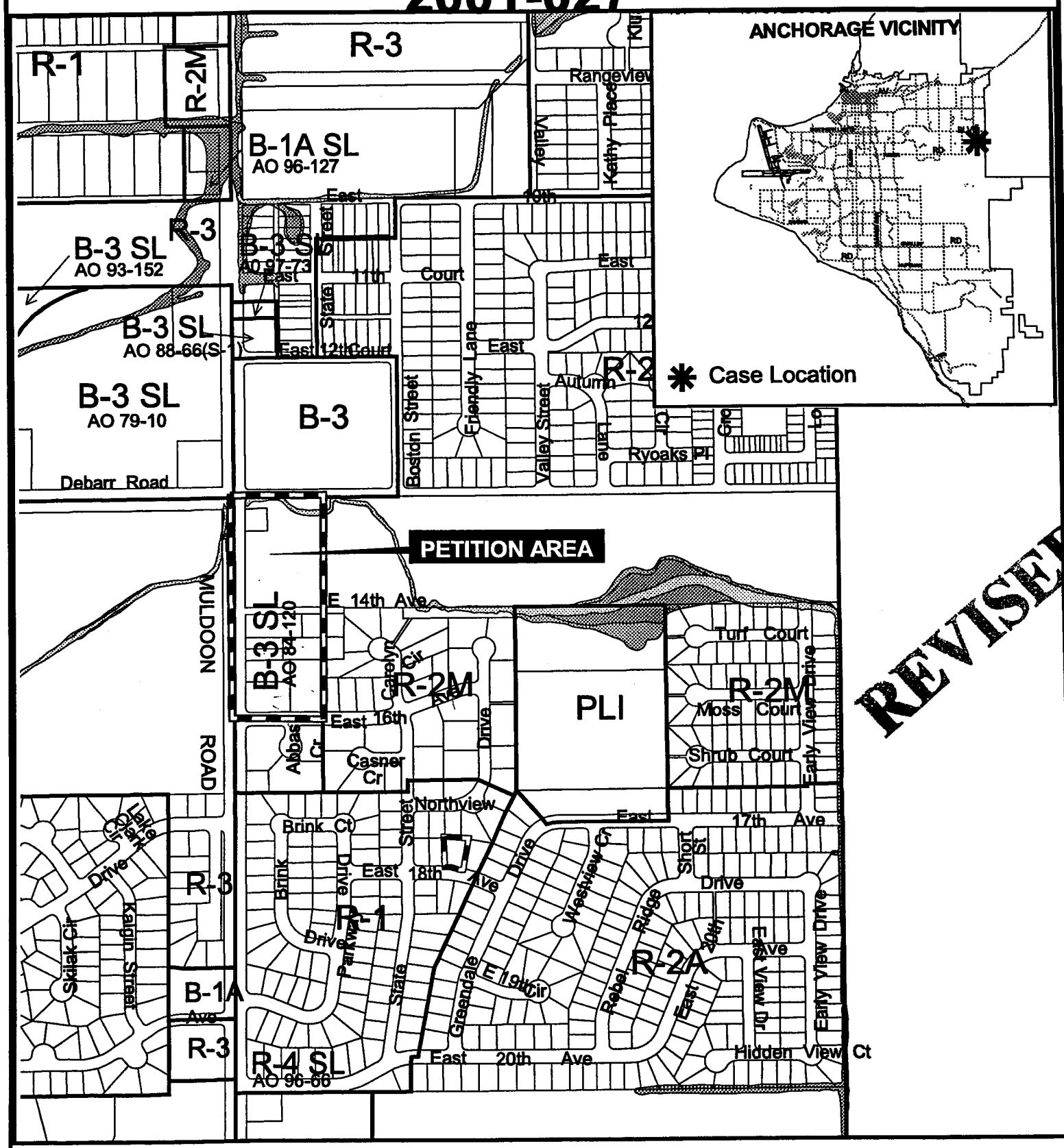
(Tax Parcel ID 006-401-01 & 02, 006-403-01 thru 06, 42 and 43)
Case 01-027

G.1.

2

HISTORICAL MAPS AND AS-BUILTS

REZONING
2001-027



Municipality of Anchorage
Planning Department

Date: MARCH 12, 2001

Flood Limits
- 100 Year Floodplain
- 500 Year Floodplain
- Floodway

0 500 1000 Feet

3

DEPARTMENTAL COMMENTS

Municipality of Anchorage
Development Services Department
Building Safety Division

MEMORANDUM

DATE: 02/23/01

FEB 23 2001

TO: Jerry T. Weaver, Jr., Platting Officer, CPD

FROM: James Cross, PE, Program Manager, On-Site Water & Wastewater

SUBJECT: Comments on Cases due March 5, 2001

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

2001 – 027 A request to rezone to B-3SL General Business District with special limitations 29.22 Acres.

No Objections.

2001 –029 A request amending Title 21 AMCR 21.20 Regulations Governing Land Use.

No Objections.

2001 – 036 A request to rezone to B-3 General Business District 5.09 acres.

No Objections.

2001 – 042 A request for an Ordinance of the Anchorage Municipal Assembly amending Anchorage Municipal Code Subsection 21.45.235.C regarding the maximum height of churches.

No Objections.

From: Walker, Sonia
Sent: Monday, February 12, 2001 9:29 AM
To: Pierce, Eileen A
Subject: FW: Zoning Case Reviews

-----Original Message-----
From: Staff, Alton R.
Sent: Friday, February 09, 2001 9:14 AM
To: Walker, Sonia
Cc: Taylor, Gary A.
Subject: Zoning Case Reviews

Public Transportation has no comment on case no 2001-027 and 2001-029.

Thank you for the opportunity to review.

Alton R. Staff, Operations Supervisor
Municipality of Anchorage - Public Transportation Department
3650-A E. Tudor Road
Anchorage, AK 99507
907-343-8230

Weaver, Jerry T.

From: Budd, Nellen R.
Sent: Monday, April 30, 2001 8:48 AM
To: Wuerch, George P.
Cc: Fison, Susan R; Weaver, Jerry T.
Subject: FW: Northeast Community Council Actions

fyi...

-----Original Message-----
From: Rod McCoy [SMTP:rodmccoy@alaska.com]
Sent: Saturday, April 28, 2001 12:55 PM
To: Mayor George Weurch; Taylor, Melinda; Anchorage Assembly; Assembly Pat Abney; Assembly; Assembly; Assembly; Assembly Dan Sullivan; Assembly Anna Fairclough; Assembly Allen Tesche; Assembly Dan Kendall; Assembly Cheryl Clementson; Assembly Dick Tremaine; Assembly Cheryl Clementson
Subject: Northeast Community Council Actions

Northeast Community Council
P.O.Box 210513, Anchorage, AK 99521
Ph 337-6138, Fax 3374486, email rodmccoy@alaska.com
President: Rod McCoy, Vice President: Bob Reupke, Secretary: Joan McKinnon,
Treasurer: Selina Metoyer Federation: George Gaguzis, Parliamentarian: Dorothy Garrett
Board Members: Terry Cummings, Stu Greiner, and Sheila Howe
April 19, 2001

Mayor George Weurch
Assembly Members

The following actions were taken by the council at the April 19 Meeting

Cheney Lake Boathouse: No boathouse or dock to be built. No increase in the number of boats for rent for four years. The current business of 16 boars is not to be disturbed. 17 yes 4 no 6 obstain

Rezone 2001 - 027, Alaska Greenhouse to E. 16th 9.6 acres, Removing Special Limitation: "Automobile repair, services, and garages": Deny rezone of entire 9.6 acres but limit the rezone to the business of Balazar Brake, Wheel Alignment, and Tires. 23 yes 2 no 3 obstain

Municipal Vs. State Roads in Anchorage: Passed a resolution which asks for the state to transfer responsibility for most state roads in the city to the city. 15 yes 1 opposed

2001-055 Chester Park Communications Antenna: Opposed until further information available. 10 yes 1 no 1 obstain

2001-053 Living with Wildlife in Anchorage: A Cooperative Planning Effort: Council supports

MOA Box Store Ordinance: Council supports 11 yes

Sincerely,

Jones, Beverly A.

From: Dolenc, Don I.
Sent: Thursday, April 12, 2001 2:43 PM
To: Jones, Beverly A.
Subject: P&Z case 2001-027

From our meeting today I understand that there are no existing body shops within the rezone area. Also that Mr. Arias currently operates a tire change shop there.

Since Mr. Arias voluntarily initiated this rezone (which would resolve the existing violation) we don't see the point in expending municipal resources in an enforcement action at this time. If the rezone fails, Land Use Enforcement will take action on the violation.

Please delete my request that the petitioner submit a list of body shops in the petition area. Also, please, add a comment that this rezone - voluntarily initiated by Mr. Arias - would cure an existing violation.

Don Dolenc
Land Use Reviewer
(907) 343-8329 (voice)
(907) 343-8437 (fax)

COPY

Municipality of Anchorage
MEMORANDUM

RECEIVED
APR 03 2001
MUNICIPALITY OF ANCHORAGE
PLANNING & ZONING DIVISION

DATE: April 2, 2001

TO: Jerry Weaver, Division Manager, Zoning and Platting Division
Planning Department

FROM: Craig E. Campbell, Executive Director
Office of Planning, Development, and Public Works

SUBJECT: Development Services Review Comments, Planning and Zoning cases for the meeting of April 2, 2001

Development Services has reviewed the following cases and has comments as noted.

Case #	Legal Description	Grid	Page
2001-027	Sec 24 T13N R3W	1441	1
2001-029	AMCR amendment (fee for nonconforming determination)		4
2001-036	Eagle Glenn South, Tracts B2, B4, and B5	NW 251	6
2001-042	Ordinance amendment (maximum height of churches)		13

Case #: **2001-027**
Type: **Rezone**
Subdivision: **Sec 24 T13N R3W**
Grid: **1441**
Tax ID #: **006-401-01, 401-02, -403-01, -02, -03, -04, -05, -06, -42, -43**
Zoning: **B-3 SL per AO 84-120**
Petitioner: **Baltazar Arias, et al.**

PROJECT MANAGEMENT AND ENGINEERING

No comments received.

FLOODPLAIN

Flood Hazard Zone: A2, C

Map: 0235

1. Portions of this lot are located in the floodplain as determined by the Federal Emergency Management Agency.
2. A Flood Hazard permit is required for any construction in the floodplain.

(Reviewer: Jack Puff)

LAND USE ENFORCEMENT

Zoning: B-3 SL per AO 84-120

This amendment excludes "tire repair, wheel alignment, and brake service" from the list of prohibited uses. These consequently become *permitted* uses under AMC 21.40.180.A: "The district specifically is intended for areas at or surrounding major arterial intersections where ... automobile-related services are desirable and appropriate land uses."

At the same time, this amendment adds "body shops" to the list of *prohibited* uses (from which, previously, they were explicitly excluded.) Any existing body shops would become nonconforming uses of structures under AMC 21.55.050.

Recommendations: The petitioners should provide Land Use Enforcement with a list of existing body shops in the petition area to document legal nonconformities.

(Reviewer: Don Dolenc)

STREET MAINTENANCE

Access to Muldoon Road, other than frontage, is via a 30' platted right of way, (East Debarr Road), which has been closed by ADOT.
Street Maintenance has requested an additional 30' of right of way on the proposed replatting of these parcels.

(Reviewer: Lynn McGee)

ADDRESSING

I have no comments on this case.

(Reviewer: John DeVries)

BUILDING SAFETY PLAN REVIEW AND INSPECTION

I have no comments on this case.

(Reviewer: James Gray, P.E.)

NPDES STORM WATER REVIEW

No comments received.

Department position: If approval of this case is granted, Development Services recommends the following:

1. Portions of this lot are located in the floodplain as determined by the Federal Emergency Management Agency.
2. A Flood Hazard permit is required for any construction in the floodplain.
3. The petitioners should provide Land Use Enforcement with a list of existing body shops in the petition area to document legal nonconformities.

STATE OF ALASKA

DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES

CENTRAL REGION - PLANNING

TONY KNOWLES, GOVERNOR

4111 AVIATION AVENUE
P.O. BOX 196900
ANCHORAGE, ALASKA 99519-6900
(TDD 269-0473)
(907) 269-0520 (FAX 269-0521)

March 19, 2001

RE: MOA Zone Requests

MAR 20 2001

Mr. Jerry Weaver, Acting Deputy Director
Department of Economic Development & Planning
Municipality of Anchorage
P.O. Box 196650
Anchorage, Alaska 99519-6650

Dear Mr. Weaver:

The Department of Transportation and Public Facilities (ADOT&PF) has reviewed the following zoning cases and has the following comments.

✓ 01-027 SE Corner of DeBarr & Muldoon – rezone Revised: We request, consistent with our previous letter of February 15, 2001, the following as a condition of approval: "Access to Muldoon Road is limited to existing access."

01-039 Moorehead #4 Subdivision, Lot 20; 9130 Elim Street: The Department requests the following as a condition of approval. "Line of sight and traffic safety requirements must be met at the corner of Elim Street and Abbott Road."

Thank you for the opportunity to comment on these zoning cases. If you have any questions, please contact me at 269-0522.

Sincerely,

Sandra L. Cook
Anchorage Area Planner

hh

Weaver, Jerry T.

From: Rod McCoy [rodmccoy@alaska.com]
Sent: Sunday, March 18, 2001 7:05 AM
To: Anchorage Assembly; Mayor George Weurch
Subject: 2001 027 Alaska Greenhouse to E. 16th

Unknown Document

Northeast Community Council
P.O.Box 210513, Anchorage, AK 99521
Ph 337-6138, Fax 3374486, email rodmccoy@alaska.com
President: Rod McCoy,Vice President: Bob Reupke, Secretary: Joan McKinnon,
Treasurer: Selina Metoyer Federation: George Gaguzis, Parlimentarian: Dorothy Garrett
Board Members: Terry Cummings, Stu Greiner, and Sheila Howe
March 15, 2001

Mayor George Weurch
Assembly Members

Regarding: 2000 - 027 B3SL to B3SL Alaska Greenhouse to E. 16th

The Northeast Community Council we took this position with a vote of 19 yes 3 no and 2 abstain.

We support the rezone.

Sincerely,

Rod McCoy, President

cc Northeast Community Council Board

Municipality Of Anchorage
ANCHORAGE WATER & WASTEWATER UTILITY

MAR 15 2001

MEMORANDUM

DATE: March 14, 2001

TO: Zoning and Platting Division, OPDPW

FROM: Hallie Stewart, Engineering Technician

SUBJECT: Planning & Zoning Commission Meeting of April 2, 2001
AGENCY COMMENTS DUE March 5, 2001

AWWU has reviewed the revised material received March 12, 2001, and has the following comments.

01-027 NW4, NW4, Section 24, T13N, R3W, SM (rezone) Grid 1441

1. AWWU sanitary sewer mains are located within the East 14th Avenue ROW; west of the referenced property within a portion of the Muldoon Road ROW; within a portion of the East 16th Avenue right-of-way; and within an easement south of East 14th Avenue and east of Muldoon Road. The sanitary sewer main is flowing at 30% of capacity.
2. AWWU water mains are located within the DeBarr Road right-of-way and within a portion of the East 16th Avenue right-of-way. Fire flow is estimated to be 2000 gpm at 20 psi. Static pressure is estimated at 60 psi.
3. AWWU has no objection to the proposed rezone.

If you have any questions, please call the AWWU Planning Section at 564-2739.

C:\TEMP\CASE-REVISED-2001-027.doc

Municipality of Anchorage

MEMORANDUM

DATE: March 9, 2001

TO: Jerry Weaver, Division Manager, Zoning and Platting Division

FROM: Tom P. Nelson, Supervisor, Physical Planning Division

SUBJECT: April 2001, Planning and Zoning Commission Case Review Comments

The Physical Planning Division offers the following comments on cases scheduled for the April 2, 2001 Planning and Zoning Commission meeting:

Case No. 2001-027 A Rezoning from B-3SL to B-3SL, with new SL's

The applicant proposes to modify the original Special Limitation of AO No. 84-120 @ Section 2.A.G., which states: "*g. Automobile repair, services and garages not to include body shops*". The modification proposes amending this section to read: "*g. Automobile repair, services, garages, body shops but not to include tire repair, wheel alignment and brake service*".

Physical Planning recommends denial of this request mainly because this parcel is within the Muldoon Town Center, as depicted on the newly adopted **Anchorage 2020-Anchorage Bowl Comprehensive Plan** (*see Land Use Policy Map*). Policies relating to these new Town Centers (especially Commercial Policy #24) provide design and other land use details that focus on an enhanced pedestrian environment and circulation and target certain commercial and public facilities. Because of the setting of this subject commercial parcel, centrally located within the Town Center and adjacent to future high density residential developments and potential pedestrian amenities along the creek greenbelt, allowing tire repair shops would be contrary to the intent of Town Centers. Such land uses might detract from the establishment of this Town Center and may provide an unacceptable level of nuisance to Town Center activities. Because tire repair shops require parking and related storage space, and focus on automobile orientation and access, these aspects of such a proposed land use are not in keeping with the Town Center concepts.

Case No. 2001-029 An Ordinance Amending Title 21-AMCR 21.20 Regulations Governing Land Use Fees

Physical Planning has no comments.

Case No. 2001-036 A Rezoning from R-3 to B-3

MUNICIPALITY OF ANCHORAGE

MAR 07 2001

DEPARTMENT OF CULTURAL & RECREATIONAL SERVICES

PARKS & BEAUTIFICATION DIVISION

MEMORANDUM

DATE: March 5, 2001

TO: Jerry T. Weaver, Supervisor, Zoning and Platting Division, Planning Department

THRU: Dave Gardner, Supervisor, Design and Development Section

FROM: Tom Korosei, Park Planner, Design and Development Section

SUBJECT: Planning and Zoning Case Reviews—Anchorage Parks and Recreation Service Area

Parks and Beautification has the following comments:

CASE NO.	CASE
✓2001-027	Request for rezoning approximately 9.54 acres from B-3SL to B-3SL to allow automobile repair to include body shops but not to include tire repair, wheel alignment, and brake service (along the east side of Muldoon Road from approximately 400 feet south of East 16th Ave. to the extension of DeBarr Road). The *Areawide Trails Plan* shows a multi-use paved trail along Muldoon Road. The *Areawide Trails Plan* also shows a planned multi-use paved trail at the northerly end of the subject property along the extension of DeBarr Road and along a portion of Chester Creek South Fork.
2001-029	Ordinance amending Title 21 AMCR 21.20 Regulations Governing Land Use Fees, to provide for a new fee for a certificate of legal nonconforming status review. No comment.
2001-042	Ordinance amending Title 21 AMC 21.45.235.C regarding the maximum height of churches. No comment.

Cc: John Rodda, Acting Manager, Parks and Beautification

G:\Crs\Parks\Data\MACVOL\...\P&Z Case Reviews--Anchorage\Planning and Zoning\pzcra030201.doc

STATE OF ALASKA

DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES

CENTRAL REGION - PLANNING

TONY KNOWLES, GOVERNOR

4111 AVIATION AVENUE
P.O. BOX 196900
ANCHORAGE, ALASKA 99519-6900
(TDD 269-0473)
(907) 269-0520 (FAX 269-0521)

February 15, 2001

RE: MOA Zone Requests

Mr. Jerry Weaver, Acting Deputy Director
Department of Economic Development & Planning
Municipality of Anchorage
P.O. Box 196650
Anchorage, Alaska 99519-6650

Dear Mr. Weaver:

The Department of Transportation and Public Facilities (ADOT&PF) has reviewed the following zoning cases and has comments.

01-027 SE Corner of DeBarr & Muldoon rezone: The Department request the following as a condition of approval: "Access to Muldoon Road is limited to existing access."

01-036 Eagle Glenn South SD, 11740 Regency Drive: The Department objects to the vacation of Regency Drive. Vacation of this street would preclude future connection to Regency Drive on the north end of Business Boulevard.

Thank you for the opportunity to comment on these zoning cases. If you have any questions, please contact me at 269-0522.

Sincerely,

Sandra L. Cook
Anchorage Area Planner

/hh

Municipality of Anchorage

George P. Wuerch,
Mayor

Department of Health and Human Services
Division of Environmental Services
Air Quality Program
P.O. Box 196650 Anchorage, Alaska 99519-6650
http://www.ci.anchorage.ak.us

DATE: 2/9/01
TO: Jerry Weaver, Platting & Zoning, fax 4220
THROUGH: SM Steve Morris, P.E., Program Manager
FROM: LT Larry Taylor, QEP, Environmental Engineer
SUBJECT: Objection with Comments

CASE NO. 2001-027:

The Air Quality Office is opposed to allowing "body shops" in this rezoning because of the high incidence of complaints from residential areas with regards to paint fumes coming from vehicle painting operations. Although the applicant says all the work is done in an enclosed building, we have had many complaints about paint odors from buildings venting such fumes. The applicant is bordered by a residential area and the exclusion of body shops from B-3SL is consistent with providing a buffer zone between industrial and residential zones.

Municipality of Anchorage
P. O. Box 196650
Anchorage, Alaska 99519-6650
(907) 343-4215

ANCHORAGE AK MAR 02 '01 PB 7031277 FIRST CLASS MAIL U.S. POSTAGE 034

006-403-15-005
VRANIAK ARDYTHE J FOLT
1377 COUNTY RD E
SPOONER, WI 54801

MAR 21 2001

NOTICE OF PUBLIC HEARING - - Monday, April 02, 2001

54801-3009 53

Planning Dept Case Number: 2001-027

The Municipality of Anchorage Planning and Zoning Commission will consider the following:

CASE: 2001-027
PETITIONER: Aras Baltzar
REQUEST: Rezoning to B-3SL General business district with special limitations
TOTAL AREA: 29.2 acres
SITE ADDRESS:
CURRENT ZONE: B-3SL General business district with special limitations
COM COUNCIL: Northeast **COM COUNCIL 2:** No Community Council
LEGAL/DETAILS: A request to rezone approximately 9.54 acres from B-3 SL (General Business with Special Limitations) to B-3 SL (General Business with Special Limitations) to change the special limitations. A portion of the NW4, NW4, Section 24, T13N, R3W, S.M., AK; Comencing at the quarter corner common to Section 13 and said Section 24; thence 420 feet along Debarr Road; thence 990 feet south to the centerline of East 16th Avenue; thence 420 feet west along said centerline of East 16th Avenue to the quarter section line; thence 990 feet north along said quarter section line to the point of beginning. Generally located on the south side of Debarr Road and on the east side of Muldoon Road.

The Planning and Zoning Commission will hold a public hearing on the above matter at 6:30 p.m. Monday, April 02, 2001, in the Assembly Hall of the Z. J. Loussac Library, 3600 Denali Street, Anchorage, Alaska.

The Zoning Ordinance requires that you be sent notice because your property is within the vicinity of the petition area. This will be the only public hearing before the Commission and you are invited to attend and present testimony, if you so desire.

If you would like to comment on the petition this form may be used for your convenience. Mailing Address: Municipality of Anchorage, Department of Planning, P.O. Box 196650, Anchorage, Alaska 99519-6650. For more information call 343-4215; FAX 343-4220. Case information may be viewed at www.muni.org by selecting Zoning and Platting On-line Notification.

Name: Ardythe Folt Vraniak, owner
Address: 1331 Northview Drive
Legal Description: Case 2001-027
Comments: NO! Residential Only, with exception of landscaping w/ professional building for office space - Drs. Dentists etc - parking space for same, must be parking lot up. All services needed are already available a few blocks away at Muldoon Shopping Center.

REZONING/RESIDENTS--PLANNING COMMISSION
2001-027

01-027

If you would like to comment on the petition this form may be used for your convenience. Mailing Address: Municipality of Anchorage, Department of Planning, P.O. Box 196650, Anchorage, Alaska 99519-6650. For more information call 343-4215; FAX 343-4220. Case information may be viewed at www.muni.org by selecting Zoning and Platting On-line Notification.

RECEIVED
APR 25 2001
MUNICIPALITY OF ANCHORAGE
PLANNING & ZONING DIVISION

Name: Kessler Frey

Address: 1450 NORTHVIEW DRIVE, J-2

Legal Description: 006-403-11-002

Comments:
It is FINE WITH ME if MR BALTZAR has a TIRE Shop there ON Muldoon Road.
Ken Frey

REZONING/RESIDENTS--PLANNING COMMISSION
2001-027

Municipality of Anchorage
P. O. Box 196650
Anchorage, Alaska 99519-6650
(907) 343-4215

PRESORTED FIRST CLASS

ANCHORAGE MAR 02 '01 AK

PB METER 703 1372 U.S. POSTAGE FIRST CLASS MAIL 032

006-125-51-000
HAYWOOD MARK A
8560 CROSS POINTE LOOP
ANCHORAGE, AK 99504

RECEIVED MAR 07 2001 MUNICIPALITY OF ANCHORAGE PLANNING & DEVELOPMENT

NOTICE OF PUBLIC HEARING - - Monday, April 02, 2001

Planning Dept Case Number: 2001-027

The Municipality of Anchorage Planning and Zoning Commission will consider the following:

CASE: 2001-027
PETITIONER: Aras Baltzar
REQUEST: Rezoning to B-3SL General business district with special limitations
TOTAL AREA: 29.2 acres
SITE ADDRESS:
CURRENT ZONE: B-3SL General business district with special limitations
COM COUNCIL: Northeast **COM COUNCIL 2:** No Community Council
LEGAL/DETAILS: A request to rezone approximately 9.54 acres from B-3 SL (General Business with Special Limitations) to B-3 SL (General Business with Special Limitations) to change the special limitations. A portion of the NW4, NW4, Section 24, T13N, R3W, S.M., AK; Comencing at the quarter corner common to Section 13 and said Section 24; thence 420 feet along Debarr Road; thence 990 feet south to the centerline of East 16th Avenue; thence 420 feet west along said centerline of East 16th Avenue to the quarter section line; thence 990 feet north along said quarter section line to the point of beginning. Generally located on the south side of Debarr Road and on the east side of Muldoon Road.

The Planning and Zoning Commission will hold a public hearing on the above matter at 6:30 p.m. Monday, April 02, 2001, in the Assembly Hall of the Z. J. Loussac Library, 3600 Denali Street, Anchorage, Alaska.

The Zoning Ordinance requires that you be sent notice because your property is within the vicinity of the petition area. This will be the only public hearing before the Commission and you are invited to attend and present testimony, if you so desire.

If you would like to comment on the petition this form may be used for your convenience. Mailing Address: Municipality of Anchorage, Department of Planning, P.O. Box 196650, Anchorage, Alaska 99519-6650. For more information call 343-4215; FAX 343-4220. Case information may be viewed at www.muni.org by selecting Zoning and Platting On-line Notification.

Name: Mark + Sarina Haywood
Address: 8560 Cross Pointe Loop
Legal Description: Cross Pointe Sub
Comments: No! No! No! Will significantly reduce property value and resale potential! Quiet residential area with children and limited traffic. Business traffic would have to travel through residential areas. Homes will not re sell for current value. Property already un kept and houses junk vehicles. Very much opposed! Business would lay between two different residential areas.

REZONING/RESIDENTS--PLANNING COMMISSION
2001-027

20

Municipality of Anchorage
P. O. Box 196650
Anchorage, Alaska 99519-6650
(907) 343-4215

PRESORTED FIRST CLASS

ANCHORAGE AK MAR 02 '01

PB METER 7031277 FIRST CLASS MAIL U.S. POSTAGE 032

006-122-22-000
FLORES HECTOR F & ELIZABETH A
8131 DEBARR ROAD
ANCHORAGE, AK 99504

MAR 07 2001
MUNICIPALITY OF ANCHORAGE
PLANNING & DEVELOPMENT

NOTICE OF PUBLIC HEARING -- Monday, April 02, 2001

Planning Dept Case Number: 2001-027

The Municipality of Anchorage Planning and Zoning Commission will consider the following:

CASE: 2001-027
PETITIONER: Aras Baltzar
REQUEST: Rezoning to B-3SL General business district with special limitations
TOTAL AREA: 29.2 acres
SITE ADDRESS:
CURRENT ZONE: B-3SL General business district with special limitations
COM COUNCIL: Northeast **COM COUNCIL 2:** No Community Council
LEGAL/DETAILS: A request to rezone approximately 9.54 acres from B-3 SL (General Business with Special Limitations) to B-3 SL (General Business with Special Limitations) to change the special limitations. A portion of the NW4, NW4, Section 24, T13N, R3W, S.M., AK; Comencing at the quarter comer common to Section 13 and said Section 24; thence 420 feet along Debarr Road; thence 990 feet south to the centerline of East 16th Avenue; thence 420 feet west along said centerline of East 16th Avenue to the quarter section line; thence 990 feet north along said quarter section line to the point of beginning. Generally located on the south side of Debarr Road and on the east side of Muldoon Road.

The Planning and Zoning Commission will hold a public hearing on the above matter at 6:30 p.m. Monday, April 02, 2001, in the Assembly Hall of the Z. J. Loussac Library, 3600 Denali Street, Anchorage, Alaska.

The Zoning Ordinance requires that you be sent notice because your property is within the vicinity of the petition area. This will be the only public hearing before the Commission and you are invited to attend and present testimony, if you so desire.

If you would like to comment on the petition this form may be used for your convenience. Mailing Address: Municipality of Anchorage, Department of Planning, P.O. Box 196650, Anchorage, Alaska 99519-6650. For more information call 343-4215; FAX 343-4220. Case information may be viewed at www.muni.org by selecting Zoning and Platting On-line Notification.

Name: David + Lois Hulien
Address: 8121 Debarr Rd
Legal Description: Lot 44 Block 2 Muldoon Heights
Comments:
No on this change. We just bought this new built house and do not wish to have a view of an auto tire change shop. This will bring down the neighborhood where many homes are. This is a neighborhood not a business district. Please keep it as is.
Buisiness homes would be fine. As it is they have junk cars in view

REZONING/RESIDENTS--PLANNING COMMISSION
2001-027

Municipality of Anchorage
P. O. Box 196650
Anchorage, Alaska 99519-6650
(907) 343-4215

PRESORTED FIRST CLASS

ANCHORAGE AK MAR 02 01 PB METER 7031277 $.032 FIRST CLASS MAIL U.S. POSTAGE

006-403-11-002
FREY KESS C PERSONAL TRUST
FREY KESS C TRUSTEE
1450 NORTHVIEW DRIVE #J-2
ANCHORAGE, AK 99504

RECEIVED
MAR 12 2001
MUNICIPALITY OF ANCHORAGE
PLANNING & ZONING DIV.

NOTICE OF PUBLIC HEARING - - Monday, April 02, 2001

Planning Dept Case Number: 2001-027

The Municipality of Anchorage Planning and Zoning Commission will consider the following:

CASE: 2001-027
PETITIONER: Aras Baltzar
REQUEST: Rezoning to B-3SL General business district with special limitations
TOTAL AREA: 29.2 acres
SITE ADDRESS:
CURRENT ZONE: B-3SL General business district with special limitations
COM COUNCIL: Northeast **COM COUNCIL 2:** No Community Council
LEGAL/DETAILS: A request to rezone approximately 9.54 acres from B-3 SL (General Business with Special Limitations) to B-3 SL (General Business with Special Limitations) to change the special limitations. A portion of the NW4, NW4, Section 24, T13N, R3W, S.M., AK; Comencing at the quarter corner common to Section 13 and said Section 24; thence 420 feet along Debarr Road; thence 990 feet south to the centerline of East 16th Avenue; thence 420 feet west along said centerline of East 16th Avenue to the quarter section line; thence 990 feet north along said quarter section line to the point of beginning. Generally located on the south side of Debarr Road and on the east side of Muldoon Road.

The Planning and Zoning Commission will hold a public hearing on the above matter at 6:30 p.m. Monday, April 02, 2001, in the Assembly Hall of the Z. J. Loussac Library, 3600 Denali Street, Anchorage, Alaska.

The Zoning Ordinance requires that you be sent notice because your property is within the vicinity of the petition area. This will be the only public hearing before the Commission and you are invited to attend and present testimony, if you so desire.

If you would like to comment on the petition this form may be used for your convenience. Mailing Address: Municipality of Anchorage, Department of Planning, P.O. Box 196650, Anchorage, Alaska 99519-6650. For more information call 343-4215; FAX 343-4220. Case information may be viewed at www.muni.org by selecting Zoning and Platting On-line Notification.

Name: Kess C. FREY
Address: 1450 NORTHVIEW Dr. J-2 Anchorage AK 99504
Legal Description: R-2M on area map; FOOTHILLS #2 BLK 6 LT 21 FOOTHILLS J-02
Comments:
As a resident, taxpayer and voter, I enjoy the peace and tranquility of my home and would be opposed to any changes in the near environment that would create undue noise and disturb the quiet atmosphere. If the change in special limitations would lead to a noise level increase I, and I'm sure others who live here, would not like it.

Copy

Municipality of Anchorage
P. O. Box 196650
Anchorage, Alaska 99519-6650
(907) 343-4215

APR 04 01 ANCHORAGE AK
PB FIRST CLASS MAIL
7031277 U.S. POSTAGE

006-403-15-000
VRANIAK ARDYTHE J FOLT
1377 COUNTY RD E
SPOONER, WI 54801

RECEIVED
APR 24 2001
MUNICIPALITY OF ANCHORAGE
PLANNING & ZONING DIVISION

NOTICE OF PUBLIC HEARING - - Monday, May 07, 2001

Planning Dept Case Number: 2001-027

The Municipality of Anchorage Planning and Zoning Commission will consider the following:

CASE: 2001-027
PETITIONER: Aras Baltzar
REQUEST: Rezoning to B-3SL General business district with special limitations
TOTAL AREA: 29.2 acres
SITE ADDRESS:
CURRENT ZONE: B-3SL General business district with special limitations
COM COUNCIL: Northeast **COM COUNCIL 2:** No Community Council
LEGAL/DETAILS: A request to rezone approximately 9.54 acres from B-3 SL (General Business with Special Limitations) to B-3 SL (General Business with Special Limitations) to change the special limitations. A portion of the NW4, NW4, Section 24, T13N, R3W, S.M., AK; Comencing at the quarter corner common to Section 13 and said Section 24; thence 420 feet along Debarr Road; thence 990 feet south to the centerline of East 16th Avenue; thence 420 feet west along said centerline of East 16th Avenue to the quarter section line; thence 990 feet north along said quarter section line to the point of beginning. Generally located on the south side of Debarr Road and on the east side of Muldoon Road. READVERTISED TO DEPICT CORRECTION TO PETITION AREA MAP.

The Planning and Zoning Commission will hold a public hearing on the above matter at 6:30 p.m. Monday, May 07, 2001, in the Assembly Hall of the Z. J. Loussac Library, 3600 Denali Street, Anchorage, Alaska.

The Zoning Ordinance requires that you be sent notice because your property is within the vicinity of the petition area. This will be the only public hearing before the Co[illegible]nd you are invited to attend and present testimony, if you so desire.

If you would like to comment on the petition this form may be used for your convenience. Mailing Address: Municipality of Anchorage, Department of Planning, P.O. Box 196650, Anchorage, Alaska 99519-6650. For more information call 343-4215; FAX 343-4220. Case information may be viewed at www.muni.org by selecting Zoning and Platting On-line Notification.

Name: Ardythe Folt Vraniak
Address: 1377 CTY Rd E
Legal Description: Northview Drive G2 ARA #2
Comments: The answer is still "NO". Please Keep your road ways & places by residential clean - this sprawl seems unnecessary - seen enough of what happens - people + companies come in & build - then when profits are not as high - they close & leave a boarded up building - that becomes Trashed & run down. Do believe, there are ~~[illegible]~~ plenty services available near by. Really don't need the Traffic congestion to get into our property. — Take Care.
afl.

REZONING/RESIDENTS--PLANNING COMMISSION
2001-027

23

Municipality of Anchorage
P. O. Box 196650
Anchorage, Alaska 99519-6650
(907) 343-7915

APR 04 01
AK
032
FIRST CLASS MAIL

RECEIVED
APR 11 2001
MUNICIPALITY OF ANCHORAGE
PLANNING & ZONING DIVISION

006-402-36-000
NORTH PAW BUILDERS
7536 LAKE OTIS PKWY
ANCHORAGE AK 99507

Moved - Left No Address
Addressee Not Known
Unclaimed
Refused
No Mail Receptacle
Vacant
Insufficient Address
Illegible
Other
Deceased

NOTICE OF PUBLIC HEARING Monday, May 07, 2001

Planning Dept Case Number: 2001-027

24

Municipality of Anchorage
P. O. Box 196650
Anchorage, Alaska 99519-6650
(907) 343-4215

PRESORTED FIRST CLASS

ANCHORAGE AK APR 04 01

PB FIRST CLASS MAIL 703 277 U.S. POSTAGE .032

RECEIVED
APR 09 2001
MUNICIPALITY OF ANCHORAGE
PLANNING & ZONING DIVISION

006-128-46-000
DORMAN BONNIE J
8831 CROSS POINTE LOOP
ANCHORAGE, AK 99504

DORM831 995042011 1200 11 04/07/01
FORWARD TIME EXP RTN TO SEND
DORMAN'BONNIE %US EMBASSY
NICOSIA PSC 815 BOX 4 POH
FPO AE 09836-0004

RETURN TO SENDER

NOTICE OF PUBLIC HEARING

Planning Dept Case Number: 2001-027

Municipality of Anchorage
P. O. Box 196650
Anchorage, Alaska 99519-6650
(907) 343-4215

PRESORTED FIRST CLASS

ANCHORAGE AK APR 04 01

PB FIRST CLASS MAIL 703 277 U.S. POSTAGE .032

RETURN TO SENDER

ATTEMPTED, NOT KNOWN

RECEIVED
APR 09 2001
MUNICIPALITY OF ANCHORAGE
PLANNING & ZONING DIVISION

006-402-54-000
HAMMOND & ASSOC INC
303 E 15TH TERRACE
ANCHORAGE, AK 99501

2 of 3

NOTICE OF PUBLIC HEARING - - Monday, May 07, 2001

Planning Dept Case Number: 2001-027

Municipality of Anchorage
P. O. Box 196650
Anchorage, Alaska 99519-6650
(907) 343-4215

RETURN TO SENDER

NOT DELIVERABLE AS ADDRESSED, UNABLE TO FORWARD

PRESORTED FIRST CLASS

ANCHORAGE AK APR 04'01

PB METER 7031277 FIRST CLASS MAIL U.S. POSTAGE .032

006-125-46-000
KURTZ JOEL F
8530 CROSS POINTE
ANCHORAGE, AK 99504

RECEIVED
APR 09 2001
MUNICIPALITY OF ANCHORAGE
PLANNING & ZONING DIVISION

NOTICE OF PUBLIC HEARING

Planning Dept Case Number: 2001-027

Municipality of Anchorage
P. O. Box 196650
Anchorage, Alaska 99519-6650
(907) 343-4215

RETURN TO SENDER

☐ Not Deliverable As Addressed
Unable To Forward
☐ Insufficient Address
☐ Moved, Left No Address
☐ Unclaimed ☐ Refused
☐ Attempted - Not Known
☐ No Such Street ☐ Number
☐ Vacant ☐ Illegible
☐ No Mail Receptacle
☐ Box Closed - No Order
☐ Returned For Better Address
☐ Postage Due

PRESORTED FIRST CLASS

ANCHORAGE AK APR 04'01

PB METER 7031277 FIRST CLASS MAIL U.S. POSTAGE .032

006-125-22-000
ANDREWS ROBERT A & NATALIA M
8421 RYOAKS PLACE
ANCHORAGE, AK 99504

RECEIVED
APR 09 2001
MUNICIPALITY OF ANCHORAGE
PLANNING & ZONING DIVISION

NOTICE OF PUBLIC HEARING - -

Planning Dept Case Number: 2001-027

Municipality of Anchorage
P. O. Box 196650
Anchorage, Alaska 99519-6650
(907) 343-4215

INSUFFICIENT ADDRESS

APR 04 01

PB FIRST CLASS MAIL
ZIP 99501
U.S. POSTAGE
$.32

006-122-58-000
CHINSON K & A FAMILY TRUST
CHINSON ADOLFH & KAY TRUSTEES
1260 FRIENDLY LANE
ANCHORAGE, AK 99504

RECEIVED
APR 09 2001
MUNICIPALITY OF ANCHORAGE
PLANNING & ZONING DIVISION

NOTICE OF PUBLIC HEARING

Planning Dept Case Number: 2001-027

Municipality of Anchorage
P. O. Box 196650
Anchorage, Alaska 99519-6650
(907) 343-4215

RECEIVED
APR 09 2001
MUNICIPALITY OF ANCHORAGE
PLANNING & ZONING DIVISION

APR 04 01

PB FIRST CLASS MAIL
ZIP 99501
U.S. POSTAGE
$.32

006-403-14-000
ALASKA BANK OF COMMERCE
POUCH 7012
ANCHORAGE, AK 99510

— Moved, Left No Address
— Attempted-Not Known
— Unclaimed
— No Mail Receptacle
— Insufficient Address
— Other (Explain)
— Vacant

UNDELIVERABLE AS ADDRESSED

NOTICE OF PUBLIC HEARING

Planning Dept Case Number: 2001-027

Municipality of Anchorage
P. O. Box 196650
Anchorage, Alaska 99519-6650
(907) 343-4215

NOT DELIVERABLE AS ADDRESSED, UNABLE TO FORWARD

PRESORTED FIRST-CLASS

APR 04 01

032

PB FIRST CLASS MAIL
70512777

006-403-15-008
BRITTON MARY C.
11531 NORTHVIEW DRIVE A-18
ANCHORAGE, AK 99504

RECEIVED
APR 09 2001
MUNICIPALITY OF ANCHORAGE
PLANNING & ZONING DIVISION

NOTICE OF PUBLIC HEARING

Planning Dept Case Number: 2001-027

Municipality of Anchorage
P. O. Box 196650
Anchorage, Alaska 99519-6650
(907) 343-4215

NOT DELIVERABLE AS ADDRESSED, UNABLE TO FORWARD

PRESORTED FIRST-CLASS

APR 04 01

032

PB FIRST CLASS MAIL
70512777

006-128-33-000
SINKULA CHRISTINE R &
LAWRENCE E.
8858 CROSS POINTE LOOP
ANCHORAGE, AK 99504

RECEIVED
APR 09 2001
MUNICIPALITY OF ANCHORAGE
PLANNING & ZONING DIVISION

NOTICE OF PUBLIC HEARING

Planning Dept Case Number: 2001-027

Municipality of Anchorage
P. O. Box 196650
Anchorage, Alaska 99519-6650
(907) 343-4215

PRESORTED FIRST-CLASS

APR 04 01 ANCHORAGE AK

PB FIRST CLASS MAIL
203 P77 $ 00.32

RECEIVED
APR 09 2001
MUNICIPALITY OF ANCHORAGE
PLANNING & ZONING DIVISION

006-402-07-000
ALASKA DESIGNS
BOX 10109
ANCHORAGE, AK 99511

Moved, Left No Address
Attempted, Not Known
Unknown
No Such Street
No Such Number
Insufficient Address
Vacant
Refused
Other
Forward
Return
Carrier Initials

NOTICE OF PUBLIC HEARING
Planning Dept Case Number: 2001-027

Municipality of Anchorage
P. O. Box 196650
Anchorage, Alaska 99519-6650
(907) 343-4215

PRESORTED FIRST-CLASS

APR 04 01 ANCHORAGE AK

PB FIRST CLASS MAIL
203 P77 $ 00.32

RECEIVED
APR 09 2001
MUNICIPALITY OF ANCHORAGE
PLANNING & ZONING DIVISION

ATTEMPTED NOT KNOWN

006-[illegible]
GROSS POINT [illegible] OWNERS INC
1132 E 74TH [illegible] ENUE #105
ANCHORAG[illegible] AK 99518

NOTICE OF PUBLIC HEARING
Planning Dept Case Number: 2001-027

Municipality of Anchorage
P.O. Box 196650
Anchorage, Alaska 99519-6650
(907) 343-7921

RECEIVED
MAR 28 2001
MUNICIPALITY OF ANCHORAGE
PLANNING DIVISION

DELIVERABLE ADDRESS

PRIORITY

0.32

FIRST CLASS MAIL

Moved, Left No Address
Attempted Not Known
Unknown
No Mail Receptacle
Insufficient Address
Other (Specify)

NOTICE OF PUBLIC HEARING

Planning Dept Case Number 2001-027

30

NOTICE OF PUBLIC HEARING

Planning Department Case Number

NOTICE OF PUBLIC HEARING

Planning Department Case Number

Municipality of Anchorage
P.O. Box 196650
Anchorage, Alaska 99519-6650
(907) 343-4215

006-128-29-000
DRAKE PAUL B & V JOYCE
8834 CROSS POINTE LOOP
ANCHORAGE, AK 99504

PRESORTED FIRST CLASS

ANCHORAGE AK MAR 15 01

PB FIRST CLASS MAIL
7031277 U.S. POSTAGE
$0.32

NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

RECEIVED
MAR 19 2001
MUNICIPALITY OF ANCHORAGE
PLANNING & ZONING DIVISION

99504X2270 55

NOTICE OF PUBLIC HEARING

Planning Dept Case Number: 2001-027

Municipality of Anchorage
P.O. Box 196650
Anchorage, Alaska 99519-6650
(907) 343-4215

006-128-33-000
SINKULA CHRISTINE H & LAWRENCE E
8858 CROSS POINTE LOOP
ANCHORAGE, AK 99504

PRESORTED FIRST CLASS

ANCHORAGE AK MAR 15 01

PB FIRST CLASS MAIL
7031277 U.S. POSTAGE
$0.32

NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

RECEIVED
MAR 19 2001
MUNICIPALITY OF ANCHORAGE
PLANNING & ZONING DIVISION

99504X2270 55

NOTICE OF PUBLIC HEARING

Planning Dept Case Number: 2001-027

33

Municipality of Anchorage
P.O. Box 196650
Anchorage, Alaska 99519-6650
(907) 343-4215

BUSINESS REPLY MAIL
FIRST-CLASS MAIL PERMIT NO. 1
ANCHORAGE, AK
POSTAGE WILL BE PAID BY ADDRESSEE

UNABLE TO FORWARD

006-403-15-064
NESBITT CHRISTOPHER R
1531 NORTHVIEW DRIVE #G-7
ANCHORAGE, AK 99504

APR 04 01
PB METER
703177
0322
BUSINESS MAIL

RECEIVED
APR 12 2001
MUNICIPALITY OF ANCHORAGE
PLANNING & ZONING DIVISION

NOTICE OF PUBLIC HEARING

Planning Dept Case Number: 2001-027

Municipality of Anchorage
P.O. Box 196650
Anchorage, Alaska 99519-6650
(907) 343-4215

PRESORTED FIRST CLASS

ANCHORAGE AK APR 04 '01

PB 7031277

FIRST CLASS MAIL U.S. POSTAGE

$.32

RECEIVED
APR 26 2001
MUNICIPALITY OF ANCHORAGE
PLANNING & ZONING DIVISION

006-128-05-000
VAN BRUNT DAVID C & SANDRA L
PO BOX 142936
ANCHORAGE, AK 99514

RETURN TO SENDER
ATTEMPTED, NOT KNOWN

NOTICE OF PUBLIC HEARING -- Monday, May 07, 2001

Planning Dept Case Number: 2001-027

35

Municipality of Anchorage
P. O. Box 196650
Anchorage, Alaska 99519-6650
(907) 343-4215

NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

PRESORTED FIRST CLASS

ANCHORAGE AK APR 04 01

PB FIRST CLASS MAIL 032
7031277 U.S. POSTAGE

RECEIVED
APR 12 2001
MUNICIPALITY OF ANCHORAGE
PLANNING & ZONING DIVISION

006-402-33-002
KENNEDY JESSIE/GLENORA
8622 MOSS COURT #10
ANCHORAGE, AK 99504

NOTICE OF PUBLIC HEARING

Planning Dept Case Number: 2001-027

Municipality of Anchorage
P. O. Box 196650
Anchorage, Alaska 99519-6650
(907) 343-4215

NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

PRESORTED FIRST CLASS

ANCHORAGE AK APR 04 01

PB FIRST CLASS MAIL 032
7031277 U.S. POSTAGE

RECEIVED
APR 13 2001
MUNICIPALITY OF ANCHORAGE
PLANNING & ZONING DIVISION

006-128-29-000
DRAKE PAUL B & VJOYCE
8834 CROSS POINTE LOOP
ANCHORAGE, AK 99504

DRAK834 995042021 1N 11 04/07/01
RETURN TO SENDER

NO FORWARD ORDER ON FILE
UNABLE TO FORWARD
RETURN TO SENDER

NOTICE OF PUBLIC HEARING

Planning Dept Case Number: 2001-027

36

BRIT531 995042016 1999 10 03/06/01
FORWARD TIME EXP RTN TO SEND
BRITTON MARY C
4301 E 147TH AVE
ANCHORAGE AK 99516-4110

RETURN TO SENDER

Municipality of Anchorage
P. O. Box 196650
Anchorage, Alaska 99519-6650
(907) 343-7215

RECEIVED
MAR 07 2001
MUNICIPALITY OF ANCHORAGE
PLANNING & ZONING DIVISION

006-402-54-000
HAMMOND & ASSOC INC
303 E 15TH TERRACE
ANCHORAGE, AK 99501

PRESORTED FIRST CLASS

MAR 02 01
PB FIRST-CLASS MAIL
U.S. POSTAGE
ATTEMPTED, NOT KNOWN

NOTICE OF PUBLIC HEARING

Planning Dept Case Number: 2001-027

Municipality of Anchorage
P. O. Box 196650
Anchorage, Alaska 99519-6650
(907) 343-7215

RECEIVED
MAR 07 2001
MUNICIPALITY OF ANCHORAGE
PLANNING & ZONING DIVISION

006-128-46-000
DORMAN BONNIE J
8831 CROSS POINTE LOOP
ANCHORAGE, AK 99504

PRESORTED FIRST CLASS

MAR 02 01
PB FIRST-CLASS MAIL
U.S. POSTAGE

DORM831 995042021 1200 09 03/06/01
FORWARD TIME EXP RTN TO SEND
DORMAN'BONNIE %US EMBASSY
NICOSIA PSC 815 BOX 4 POH
FPO AE 09836-0004

RETURN TO SENDER

NOTICE OF PUBLIC HEARING

Planning Dept Case Number: 2001-027

Municipality of Anchorage
P. O. Box 196650
Anchorage, Alaska 99519-6650
(907) 343-4215

RECEIVED
MAR 0 2 2001
MUNICIPALITY OF ANCHORAGE
PLANNING & ZONING DIVISION

MAR 02 01
PB FIRST CLASS MAIL
703277
U.S. POSTAGE
.032

006-125-22-000
ANDREWS ROBERT A & NATALIA M
8421 RYOAKS PLACE
ANCHORAGE, AK 99504

ANDR421 995042021 1C00 09 03/06/01
RETURN TO SENDER
ANDREWS
MOVED LEFT NO ADDRESS
UNABLE TO FORWARD
RETURN TO SENDER

NOTICE OF PUBLIC HEARING

Planning Dept Case Number: 2001-027

Municipality of Anchorage
P. O. Box 196650
Anchorage, Alaska 99519-6650
(907) 343-4215

NOT DELIVERED
IS ADDRESSED
UNABLE TO FORWARD
RETURN TO SENDER

MAR 02 01
PB FIRST CLASS MAIL
703277
U.S. POSTAGE
.032

006-125-46-000
KURTZ JOEL F
8530 CROSS POINTE
ANCHORAGE, AK 99504

RECEIVED
MAR 0 7 2001
MUNICIPALITY OF ANCHORAGE
PLANNING & ZONING DIVISION

NOTICE OF PUBLIC HEARING

Planning Dept Case Number: 2001-027

Municipality of Anchorage
P.O. Box 196650
Anchorage, Alaska 99519-6650
(907) 343-4215

PRESORTED FIRST CLASS

MAR 02 01
ANCHORAGE AK

.032
PB FIRST CLASS MAIL
7031277 U.S. POSTAGE

006-402-60-000
HAMMOND & ASSOCIATES INC
303 E 15TH AVENUE
ANCHORAGE AK 99501

RECEIVED
MAR 05 2001
MUNICIPALITY OF ANCHORAGE
PLANNING & ZONING DIVISION

ATTEMPTED, NOT KNOWN

01-027 99519/6650

Municipality of Anchorage
P.O. Box 196650
Anchorage, Alaska 99519-6650
(907) 343-4215

PRESORTED FIRST CLASS

MAR 02 01
ANCHORAGE AK

.032
PB FIRST CLASS MAIL
7031277 U.S. POSTAGE

006-403-14-000
ALASKA BANK OF COMMERCE
POUCH 7012
ANCHORAGE AK 99510

RECEIVED
MAR 05 2001
MUNICIPALITY OF ANCHORAGE
PLANNING & ZONING DIVISION

NO SUCH #
REFUSED
VACANT
INSUFFICIENT ADDRESS
NO LOCAL RECEPTACLE
ROUTES
UNCLAIMED
UNKNOWN
FWD EXPIRED
INITIAL

01-027 99519/6650

Municipality of Anchorage
P.O. Box 196650
Anchorage, Alaska 99519-6650

Rod McCoy
Northeast Community Council
7749 Old Harbor Rd.
Anchorage, AK 99504

NOTICE OF PUBLIC HEARING Monday, April 02, 2001

Planning Dept Case Number: 2001-0221

40

Rod McCoy
Northeast Community Council
7749 Old Harbor Road
Anchorage, Alaska 99504

MAILED
APR 04 2001
MUNICIPALITY OF ANCHORAGE
PLANNING & ZONING DIVISION

mailed to
CC

Municipality of Anchorage
P.O. Box 196650
Anchorage, Alaska 99519-6650
(907) 343-7915

006-128-05-000
VAN BRUNT DAVID C & SANDRA L
PO BOX 142016
ANCHORAGE AK 99514

PRESORTED
FIRST CLASS MAIL

0322
PB FIRST CLASS MAIL
U.S. POSTAGE

RETURN TO SENDER
NOT ATTEMPTED
NOT KNOWN
UNCLAIMED

RECEIVED
MAR 2 8 2001
MUNICIPALITY OF ANCHORAGE
PLANNING & ZONING DIVISION

NOTICE OF PUBLIC HEARING

Planning Dept Case Number: 2001-027

Municipality of Anchorage
P. O. Box 196650
Anchorage, Alaska 99519-6650
(907) 343-4215

PRESORTED FIRST CLASS

ANCHORAGE AK MAR 15 '01

PB METER 70312 FIRST-CLASS POSTAGE 0.32

RECEIVED

MAR 27 2001

MUNICIPALITY OF ANCHORAGE
PLANNING & ZONING DIVISION

006-402-37-000
NORTH RAW BUILDERS
7596 LAKE OTIS PKWY
ANCHORAGE, AK 99507

Moved - Left No Address
Attempted-Not Known
Unclaimed
No Mail Receptacle
Insufficient Address
Refused
Vacant
Carrier Initials
Route #
Date

UNDELIVERABLE
AS
ADDRESSED

NOTICE OF PUBLIC HEARING

Planning Dept Case Number: 2001-027

ality of Anchorage
Box 196650
rage, Alaska 99519-6650
3434215

NO SUCH
REFUSED
VACANT
UNCLAIMED
INSUFFICIENT ADDRESS
UNABLE TO FORWARD

PRESORTED
FIRST CLASS MAIL

0.32

RECEIVED
MAR 22 2001

NOTICE OF PUBLIC HEARING
[redacted]
Planning Dept Case Number: 2001-027

Municipality of Anchorage
P. O. Box 196650
Anchorage, Alaska 99519-6650
4907134354215

006-403-21-000
SCHNEIDER FAMILY PARTNERSHIP
AS ADDRESSED
UNABLE TO FORWARD

PRESORTED
FIRST CLASS MAIL

0.32

RECEIVED
MAR 22 2001

NOTICE OF PUBLIC HEARING
Planning Dept Case Number: 2001-027

Municipality of Anchorage
P. O. Box 196650
Anchorage, Alaska 99519-6650
(907) 343-7910

ATTEMPTED,
NOT KNOWN

006-125-66-000
CROSS POINTE HOMEOWNERS INC
7113X E 74TH AVENUE #108
ANCHORAGE AK 99518

MAR 1 5 01

FIRST CLASS MAIL
$0.32

NOTICE OF PUBLIC HEARING

Plan

46

Municipality of Anchorage
P.O. Box 196650
Anchorage, Alaska 99519-6650
(907) 343-8215
TIMOTHY SOATKUPTSA

006-126-46-000
KURTZ JOSH E
8560 CROSS POINTE
ANCHORAGE, AK 99504

PLEASE RETURN
UNDELIVERABLE
TO ADDRESSED
UNABLE TO FORWARD

PB FIRST CLASS MAIL
7031277

RECEIVED
MAR 20 2001
MUNICIPALITY OF ANCHORAGE
PLANNING & ZONING DIVISION

NOTICE OF PUBLIC HEARING

Planning Dept Case Number: 2001-027

Municipality of Anchorage
P. O. Box 196650
Anchorage, Alaska 99519-6650
(907) 343-7915

ATTEMPTED
NOT KNOWN

006-128-66-00
CROSS POINTE HOMEOWNERS INC
1132 E 74TH AVENUE #195
ANCHORAGE, AK 99518

MAR 02 2001
FIRST CLASS MAIL
ANCHORAGE AK
99519
03/02/2001
$0.32

RECEIVED
MAR 15 2001
MUNICIPALITY OF ANCHORAGE
PLANNING & ZONING DIVISION

NOTICE OF PUBLIC HEARING - Monday, April 02, 2001

Planning Dept Case Number: 2001-027

47

Municipality of Anchorage
P. O. Box 196650
Anchorage, Alaska 99519-6650
(907) 343-7915

NOTIFICATION OF
TIME TO FORWARD

006-128-33-000
SINKULA CHRISTINE R &
LAWRENCE
8684 ROSS POINTE LOOP
ANCHORAGE, AK 99504

RECEIVED
MAR 14 2001
MUNICIPALITY OF ANCHORAGE
PLANNING & ZONING DIVISION

NOTICE OF PUBLIC HEARING

Planning Dept Case Number: 2001-027

Municipality of Anchorage
P. O. Box 196650
Anchorage, Alaska 99519-6650
(907) 343-7915

NOTIFICATION OF
TIME TO FORWARD

RECEIVED
MAR 14 2001
MUNICIPALITY OF ANCHORAGE
PLANNING & ZONING DIVISION

006-128-29-000
DRAKE PAUL B & V JOYCE
8684 ROSS POINTE LOOP
ANCHORAGE, AK 99504

DRAK634 995042021 1N 09 03/06/01
RETURN TO SENDER

NO FORWARD ORDER ON FILE
UNABLE TO FORWARD
RETURN TO SENDER

NOTICE OF PUBLIC HEARING

Planning Dept Case Number: 2001-027

Municipality of Anchorage
P. O. Box 196650
Anchorage, Alaska 99519-6650
(907) 343-4215

006-402-11-000
NORTH PAW BUILDERS
16608 MOSS ST
ANCHORAGE, AK 99516

RECEIVED
MAR 13 2001
MUNICIPALITY OF ANCHORAGE
PLANNING & ZONING DIVISION

FIRST CLASS MAIL
U.S. POSTAGE

NOTICE OF PUBLIC HEARING - Monday, April 02, 2001

Planning Dept Case Number: 2001-027

Municipality of Anchorage
P. O. Box 196650
Anchorage, Alaska 99519-6650
(907) 343-4215

006-125-48-000
FLUDD VONTELLA R & GERALD B
7507 NW MORROCCO ROAD
LAWTON, OK 73505

RECEIVED
MAR 13 2001
MUNICIPALITY OF ANCHORAGE
PLANNING & ZONING DIVISION

FIRST CLASS MAIL
U.S. POSTAGE

NOTICE OF PUBLIC HEARING -

Planning Dept Case Number: 2001-027

Municipality of Anchorage
P. O. Box 196650
Anchorage, Alaska 99519-6650
(907) 343-4215

006-403-15-004
NESBITT CHRISTOPHER S
1591 NORTHVIEW DRIVE #217
ANCHORAGE, AK 99504

NOT DELIVERABLE AS ADDRESSED UNABLE TO FORWARD

RECEIVED
MAR 12 2001
MUNICIPALITY OF ANCHORAGE
PLANNING & ZONING DIVISION

NOTICE OF PUBLIC HEARING

Planning Dept Case Number: 2001-027

Municipality of Anchorage
P. O. Box 196650
Anchorage, Alaska 99519-6650
(907) 343-4215

006-402-33-002
KENNEDY JESSIE GLENORA
1622 MOSS COURT #10
ANCHORAGE, AK 99504

NOT DELIVERABLE AS ADDRESSED UNABLE TO FORWARD

RECEIVED
MAR 12 2001
MUNICIPALITY OF ANCHORAGE
PLANNING & ZONING DIVISION

NOTICE OF PUBLIC HEARING

Planning Dept Case Number: 2001-027

4

APPLICATION

9 PHN & AFFIDAVIT

ZONING MAP AMENDMENT APPLICATION

Municipality of Anchorage
DEPARTMENT OF COMMUNITY PLANNING
P.O. Box 6650
Anchorage, Alaska 99502-0650

Rec'd 1/11/2001 11:10 AM

OFFICE USE
REC'D BY: MA
VERIFY OWN: RC
$1000.00

Zoning Map Amendments require at a minimum 1.75 acres of land or a boundary common to the requested zoning district. The application must also be signed by 51% of the property owners in the area to be rezoned.

A. Please fill in the information requested below. Print one letter or number per block. Do not write in the shaded blocks.

1. Case Number (IF KNOWN): 2001-027
2. Petitioning for: B-3SL
3. Abbreviated legal description (T12N R2W SEC 2 LOT 45 OR SHORT SUB BLK 3 LOTS 34-45) full legal on back page.
   NW1-4, NW1-4, Section 24, T13N, R3W, S.M. See attached
4. Petitioner's Name (Last - First): Baltzar, Aras, et. al.
   Address: 518 E. 22nd. Ave. Apt #7
   City: Anchorage State: Alaska
   Phone No. (907) 272-3893 Bill Me
5. Petitioner's Representative: Stimson Consulting Service
   Address: 9330 Vanguard St. Suite 203
   City: Anchorage State: Alaska
   Phone No. (907) 562-9492 Bill Me
6. Current Zoning: B-3SL
7. Petition Area Acreage: 9.54
8. Grid Number: 1441
9. Traffic Analysis Zone:
10. Hearing Date: 010402 (Y Y M M D D)
11. Principal Tax Number: See list
12. No. Tax Parcels: 08
13. Fee $ 1,000.00
14. Community Council: Northeast

B. I hereby certify that (I am) (I have been authorized to act for) the owner of the property described above and that I desire to rezone it in conformance with Chapter 21 of the Anchorage Municipal Code of Ordinances. I understand that payment of the basic rezoning fee is nonrefundable and is to cover the costs associated with processing this application, that it does not assure approval of the rezoning. I also understand that additional fees may be assessed if the Municipality's costs to process this application exceed the basic fee. I further understand that assigned hearing dates are tentative and may have to be postponed by Planning Staff, Planning Commission, or the Assembly due to administrative reasons.

Date: 1-10-01

Signature
*Agents must provide written proof or authorization.

20.002 (Rev. 3/85)

C. Please check or fill in the following:

1. Comprehensive Plan — Land Use Classification

_____ Residential	_____ Marginal Land	_____ Alpine/Slope Affected
XX Commercial	_____ Commercial/Industrial	_____ Industrial
_____ Parks/Open Space	_____ Public Lands/Institutions	_____ Special Study
_____ Transportation Related		

2. Comprehensive Plan — Land Use Intensity Dwelling Units per Acre _____

_____ Special Study _____ Alpine/Slope Affected

3. Environmental Factors (if any):

a. Wetland _____
   1. Developable _____
   2. Conservation _____
   3. Preservation _____

b. Avalanche _____

c. Floodplain _____

d. Seismic Zone (Harding/Lawson) _____

D. Please list any attachments:

1. Location Map (Required)
2.
3.

E. Proposed Special Limitations: (Use separate sheet if necessary.)

1. See narrative
2.
3.

F. Justification for the rezoning:

See Attachment

1. Explain public need and justification for the rezoning.
2. Explain the positive effect of the rezoning on the property and the surrounding property.
3. Explain how the proposed rezoning will further the goals of the comprehensive plan.
4. Quantify the amount of undeveloped land in the general area having the same zoning as requested.

G. Please indicate below if any of these events have occurred in the last three years on the property.

_____ Rezoning Case Number _____

_____ Subdivision Case Number _____

_____ Conditional Use Case Number _____

_____ Zoning Variance Case Number _____

_____ Enforcement Action For _____

_____ Building/Land Use Permit For _____

H. The full legal description for legal advertisement (use separate sheet if necessary).

See attached

We the undersigned agree to permit Arias Baltzar to amend Anchorage Ordinance 84-120 to remove item G of the prohibited use which is: "Automobile repair, services and garages not to include body shops".

	Name	Legal Description
5	Grace Abbas	abbas Sub #1 Blk 1 Lot 2
4	[illegible]	Alaska Greenhouses Muldoon Estates TRB
3	Donald R Henson	Maclaren Blk 1 Lot 2 & T13N R3W Sec 24 Parcel 2C
2	JOHN ELDRIDGE (VIDEO - X)	1431 MULDOON - ANCH AK
1	Jacque Brittain	American Legion Post 29 1467 Muldoon Anch, AK

Tire Change Over
1435 Muldoon Road
Anchorage, AK 995
(907) 332-3893

2001-027 Revised

Mon Mar 12, 10:21:18, 2001

Composition: Parcels

REVISED

N

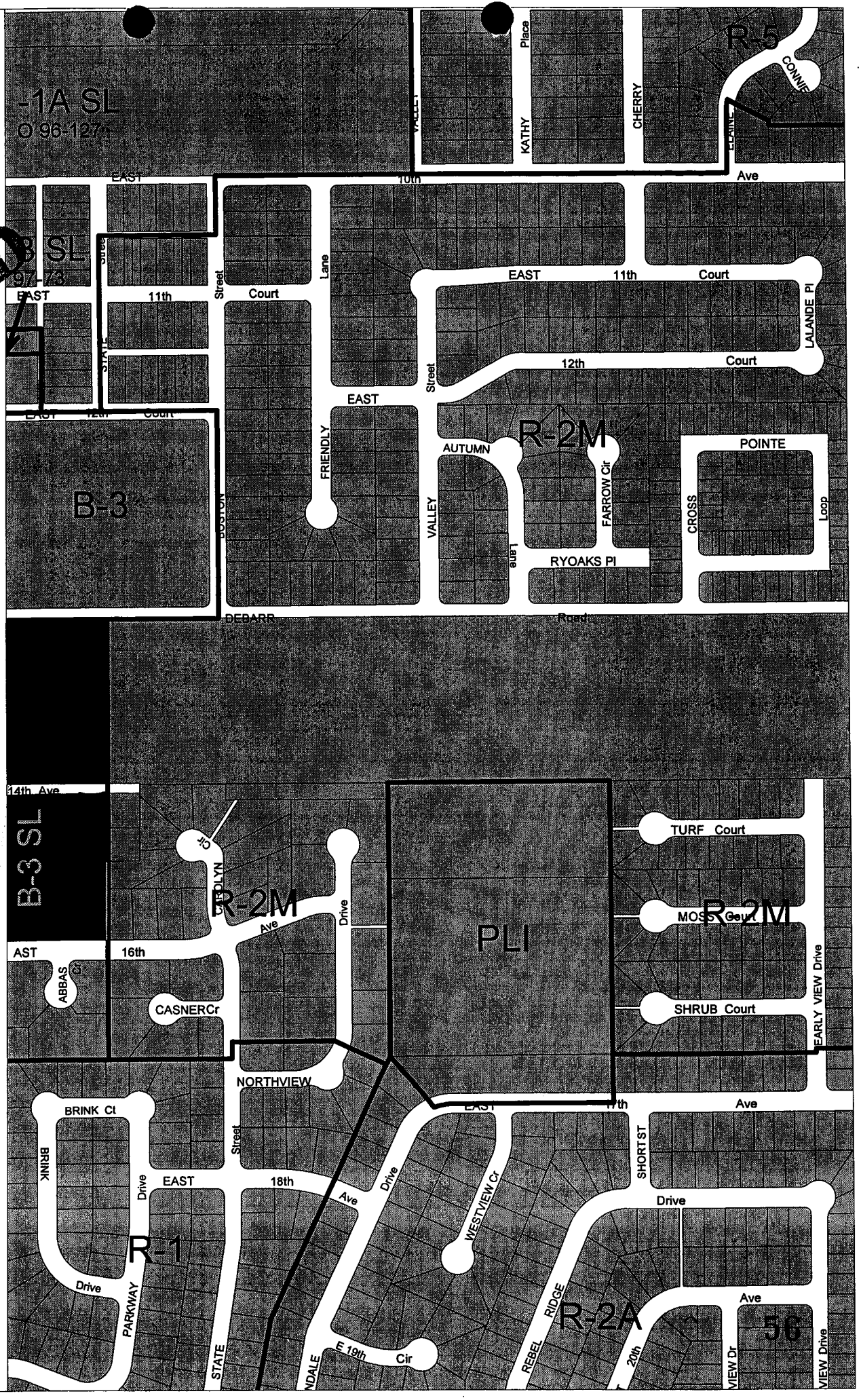
Scale 1:15434

Legend:

Parcels

Streets

Zoning



CityView™

Municipality of Anchorage

sCs *Stimson Consulting Service*

9330 Vanguard St., Suite 203, Anchorage, Alaska 99507
Mailing address, 1140A Friendly Lane, Anchorage, Alaska 99504
Phone and FAX (907) 562-9492
Land Use and Planning

March 29, 2001

Municipality of Anchorage
Department of Planning
Beverly Jones, Senior Planner
P.O. Box 196650
Anchorage, Alaska 99519-6650

Re: 2001-027 Aras Baltzar rezone B-3SL

Dear Mrs. Jones,

It appears from the comments of some of the reviewing agencies that there is confusion concerning what the petitioner is attempting to do. The purpose is to amend the existing special limitations. The original ordinance AO 84-120 was written in such a way that it prohibited "Automobile repair, services and garages not to include body shops". This meant that body shops were a permitted use. The amendment that the petitioner is proposing will prohibit "Automobile repair, services, body shops but not to include tire repair, wheel alignment and brake services". This will prohibit body shops from this zoning district. Some history of the purpose of this request is that the petitioner purchased the land, building and an existing tire repair shop. He had no idea that the use he purchased was not permitted by AO 84-120. In upgrading the building a building permit was required. During the zoning review it was discovered that the existing use was not permitted. After review of the ordinance it was determined that this amendment was the only way to make the existing use conforming. Nothing will change except that the building will be brought up to code. The use has existed on this site for some time and has apparently been a good neighbor.

In order to meet with the staff to resove the issues, we would request at this time that you postpone the case. This will give us time to meet with the concerned staff members.

Sincerely,

Joe Stimson

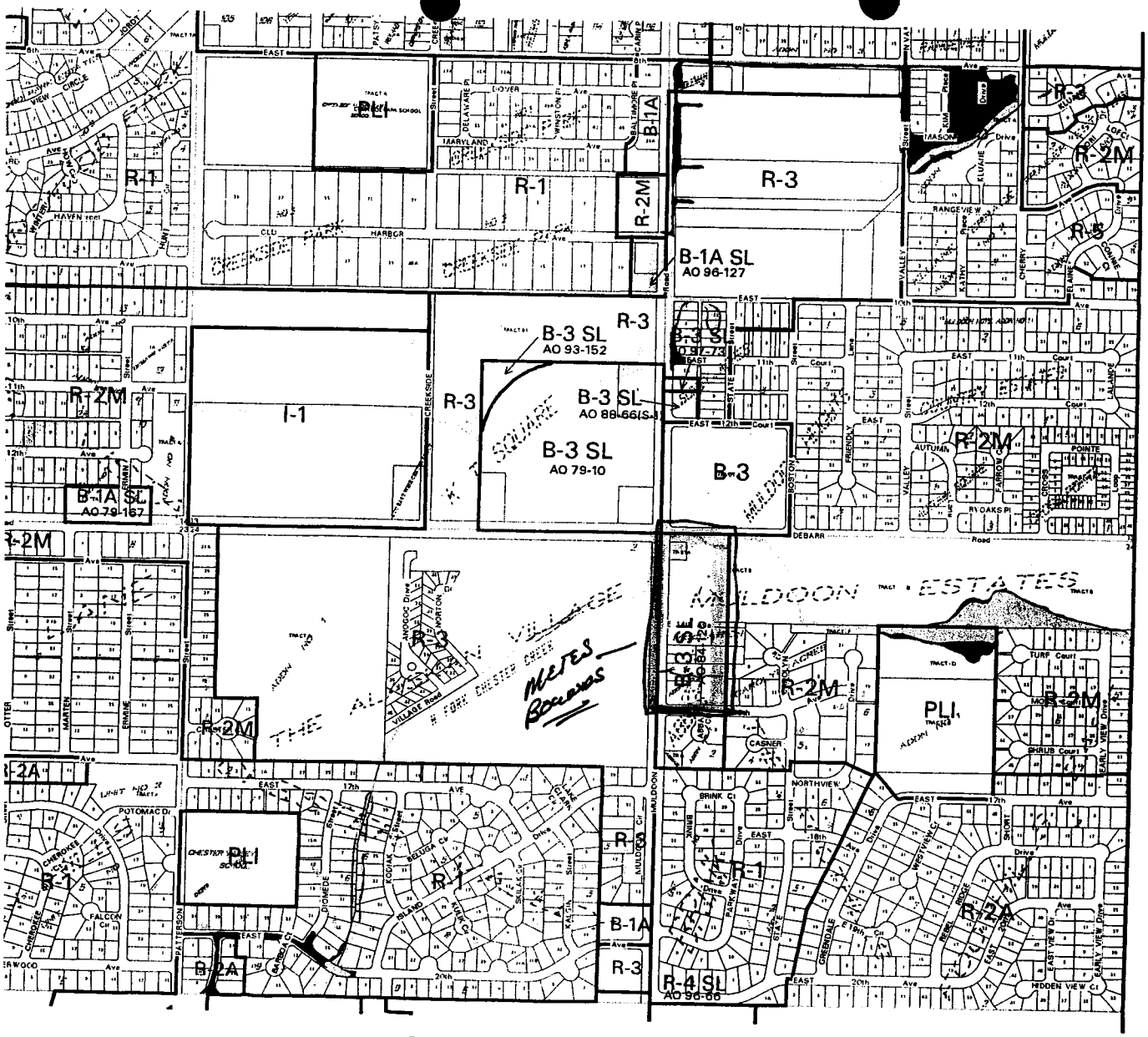
(6)

January 05, 2001

I Arias Baltzar authorize Joe Stimson of Stimson Consulting Service to represent me in the request to amend the special limitations.

B. ARIAS

Arias Baltzar



ap

100 year floodplain

500 year floodplain

--400-- Airport Height Ordinance Depicts F.A.R. Part 77 (20' height contour intervals unless otherwise noted)

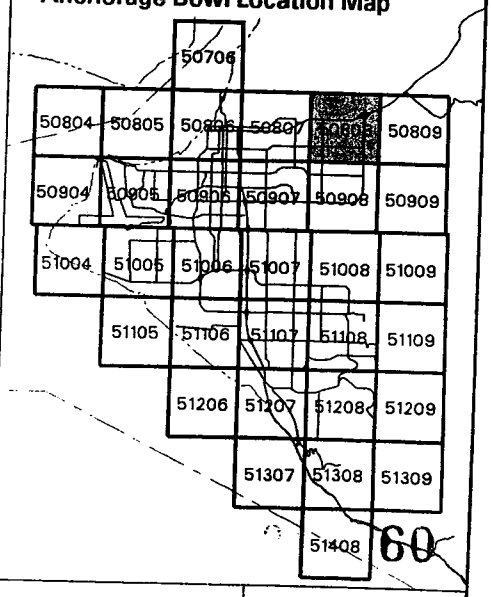
0 900 1800 feet

The official zoning maps are maintained and located in the office of the Municipal Department of Community Planning and Development.

Municipality of Anchorage
Department of Community Planning and Development
632 W. 6th Avenue, Room 210
P.O. Box 196650
Anchorage, Alaska 99519-6650

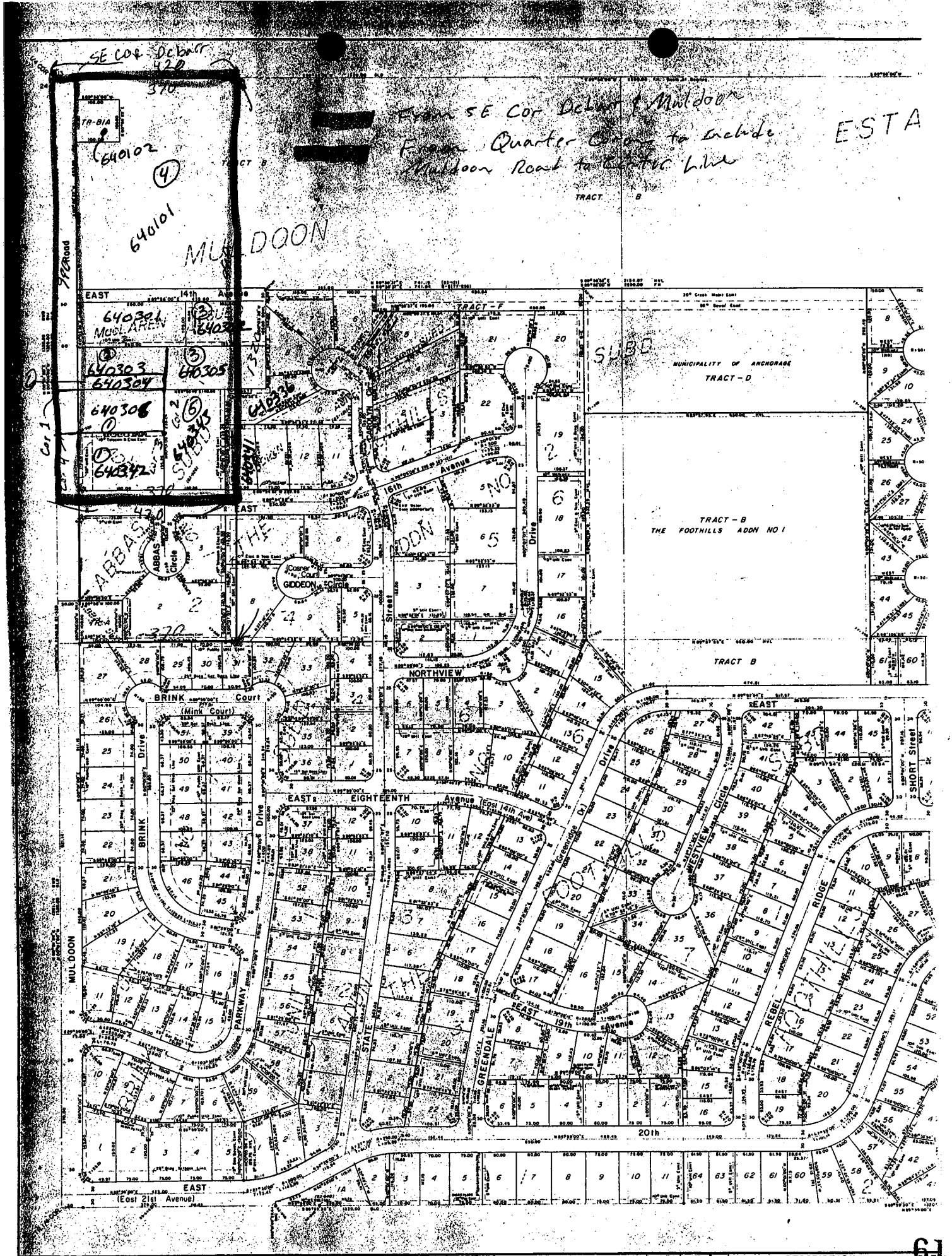
(907) 343-4283

Anchorage Bowl Location Map



2-June-1999

GRID 50808


SE Cor Debar
420
370
TR-B1A
640102
4
640101
TRACT B
MULDOON
From SE Cor Debar & Muldoon
From Quarter Corner to include
Muldoon Road to Center Line
ESTA
TRACT B
EAST 141st Avenue
640301
Mod. AREN
640302
640303
640304
640305
640306
640342
640343
640336
TRACT - F
SUBD
MUNICIPALITY OF ANCHORAGE
TRACT - D
TRACT - B
THE FOOTHILLS ADDN NO 1
TRACT B
ABBAS Circle
GIDDEON Circle
Corner Court
161st Avenue
Drive
Street
NORTHVIEW
BRINK Court
(Mink Court)
BRINK Drive
EAST EIGHTEENTH Avenue
(East 14th Ave)
Greenridge Dr
WESTVIEW Circle
REBEL RIDGE
SHORT Street
MULDOON PARKWAY
STATE
GREENDALE
EAST 19th Avenue
20th
EAST
(East 21st Avenue)
DESCRIPTION
DATE
BY
DESCRIPTION
DATE
BY
DESCRIPTION
DATE
BY
DESCRIPTION
DATE
BY
61
B.54

Tax Parcel ID

064-01-01
-64-01-02
064-03-01
064-03-02
064-03-03
064-03-04
064-03-05
064-03-06
064-03-42
064-03-43

Description from the SE corner of Debarr & Muldoon

A parcel of land within the Northwest Quarter of the Northwest Quarter, Section 24, Township 13 North, Range 3 West, Seward Meridian Alaska, being more particularly described as follows: Commencing at the SE corner of Debarr Road and Muldoon Road; thence 370 feet East along Debarr Road; thence 990 feet South to the centerline of East 16th Avenue; thence 370 feet West along said centerline of East 16th Avenue; thence 990 feet North along Muldoon Road to the point of origin.

Description from the North quarter corner for Section 24

A parcel of land within the Northwest Quarter of the Northwest Quarter, Section 24, Township 13 North, Range 3 West, Seward Meridian Alaska, being more particularly described as follows: Commencing at the Quarter corner common to Section 13 and said Section 24; thence 420 feet East along Debarr Road; thence 990 feet South to the centerline of East 16th Avenue; thence 420 feet West along said centerline of East 16th Avenue to the Quarter section line; thence 990 feet North along said Quarter section line to the point of origin.

STANDARDS FOR ZONING MAP AMENDMENTS

A. Conformance to Comprehensive Plan.

1. If the proposed zoning map amendment does not conform to the land use classification map contained in applicable Comprehensive Plan, explain how the proposed rezoning meets one or more of the following standards:

   a. **The proposed use is compatible because of the diversity of uses within the surrounding neighborhood or general area;**

      This amendment is change one of the uses within the B-3SL zoning classification. The site is depicted as commercial on the Generalized Land Use Map within the Anchorage Bowl Comprehensive Plan.

   b. **The proposed use may be made compatible with conforming uses by special limitations or conditions of approval concerning such matters as access, landscaping, screening, design standards and site planning; or**

      This request is to amend AO NO. 84-120 Section 2.A.G which states: "g. Automobile repair, services and garages not to include body shops". This is to be amended to read: <u>g. Automobile repair, services garages, body shops but not to include tire repair, wheel alignment and brake service.</u>

   c. **The proposed use does not conflict with the applicable Comprehensive Development Plan goals and policies.**

      As stated this area is designated as commercial on the Anchorage Bowl Comprehensive Plan Generalized Land Use. This request is to modify the Special Limitation.

2. If the proposed zoning map amendment does not conform to the generalized intensity (density) of the applicable Comprehensive Plan map, explain how the proposed rezoning meets the following standards:

a. **In cases where the proposed rezoning would result in a greater residential intensity (density), explain how the rezoning does not alter the plan for the surrounding neighborhood or general area, utilizing one of the following criteria:**

Not applicable.

i. **The area is adjacent to a neighborhood shopping center, other major high density mode, or principal transit corridor.**

The site is interior to the commercial zoning and has direct access to Muldoon Road which is a Class III Major Arterial.

ii. **Development is governed by a Cluster Housing or Planned Unit Development site plan.**

Not applicable.

b. **In cases where the proposed rezoning would result in a lesser residential intensity (density), explain how rezoning would provide a clear and overriding benefit to the surrounding neighborhood.**

Not applicable.

c. **Explain how the proposed residential density conforms with the applicable Comprehensive Development Plan goals and policies pertaining to the surrounding neighborhood or general area.**

Not applicable.

B. **A zoning map amendment may be approved only if it is in the best interest of the public, considering the following factors:**

1. **Describe the effect of development under the amendment and the cumulative effect of similar development on (a) the surrounding neighborhood, (b) the general area, and (c) the community with respect to the following (The discussion should include the degree to which proposed special limitations will mitigate any adverse effects.):**

a. **Environment;**

There will be no negative effects to the environment with this proposed use. All the work is done in an enclosed building.

b. **Transportation;**

This use is transportation related. It involves he change over from winter to summer tires. It also involves the maintenance of private motor vehicles. There are no other full service tire repair and replacement facilities on the east side of Anchorage. This facility will offer the needed services to the east side of Anchorage.

c. **Public Services and Facilities;**

All public facilities and services are available to the site.

d. **Land Use Patterns;**

North:	B-3, Fast food and Muldoon Mall
South:	B-3SL, Auto supply and veterinary Clinic.
East:	R-2M, Residential
West:	R-3, pending rezone to B-3SL, presently a mobile home park.

2. **Quantify the amount of undeveloped (vacant) land in the general area having the same zoning or similar zoning requested by this application. Explain why you feel the existing land is not sufficient or is not adequate to meet the need for land in this zoning category?**

This request is to amend the existing special limitation zoning and is not creating any additional area of the current zone.

3. **When would development occur under the processed zoning? Are public services (i.e., water, sewer, street, electric, gas, etc.) available to the petition site? If not, when do you expect that it will be made available and how would this affect your development plans under this rezoning?**

The development would occur upon approval of the request.

4. **If the proposed rezoning alters the use of the property from that which is indicated in the applicable Comprehensive Plan, explain how the loss of land from this use category (i.e., residential, commercial, industrial) might be regained elsewhere in the community?**

   There will be no additional land added to the commercial category.

APPROVED
Date: 7-3-84

Submitted by: Chairman of the Assembly at the request of the Mayor
Prepared by: Department of Community Planning
For Reading: May 29, 1984

ANCHORAGE, ALASKA
AO NO. 84-120

AN ORDINANCE AMENDING THE ZONING MAP PROVIDING FOR THE REZONING FROM B-1 (LOCAL AND NEIGHBORHOOD BUSINESS DISTRICT) TO B-3 (GENERAL AND STRIP COMMERCIAL DISTRICT) WITH SPECIAL LIMITATIONS FOR PROPERTY COMMENCING AT THE SE CORNER OF DEBARR AND MULDOON ROAD, EXTENDING 370 FEET EAST ALONG DEBARR, THEN 1320 FEET SOUTH, THEN 370 FEET WEST, AND THEN 1320 FEET NORTH ALONG MULDOON ROAD TO A POINT OF ORIGIN AS DEPICTED IN EXHIBIT A ATTACHED. A PARCEL OF LAND WITHIN THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER (NW1/4 NW1/4), SECTION 24, TOWNSHIP 13 NORTH, RANGE 3 WEST, SEWARD MERIDIAN: FROM THE QUARTER CORNER COMMON TO SECTIONS 13 AND 24, TOWNSHIP 13 NORTH, RANGE 3 WEST, OF THE SEWARD MERIDIAN, ALASKA, THENCE SOUTH ON THE NORTH-SOUTH CENTERLINE OF SAID SECTION 24, A DISTANCE OF 725 FEET TO A POINT HEREINAFTER DESIGNATED IN THIS PARTIAL DESCRIPTION AS CORNER NO. 1, THE POINT OF BEGINNING; THENCE EAST A DISTANCE OF 250 FEET TO A POINT HEREINAFTER DESIGNATED AS CORNER NO. 2, THENCE SOUTH A DISTANCE OF 100 FEET TO A POINT HEREINAFTER DESIGNATED AS CORNER NO. 3, THENCE WEST A DISTANCE OF 250 FEET TO A POINT ON THE NORTH-SOUTH CENTERLINE OF SAID SECTION 24, HEREINAFTER DESIGNATED AS CORNER NO. 4, THENCE NORTH A DISTANCE OF 100 FEET TO CORNER NO. 1, THE POINT OF BEGINNING, ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, EXCEPTING THEREFROM THE WEST 50 FEET THEREOF. (NORTHEAST COMMUNITY COUNCIL)

THE ANCHORAGE ASSEMBLY ORDAINS:

SECTION 1. That the zoning map be amended by designating the following described property as a B-3 (General and Strip Commercial District) with special limitation zone:

A parcel of land within the Northwest one-quarter of the Northeast one-quarter (NW1/4 NW1/4), Section 24, Township 13 North, Range 3 West, Seward Meridian: From the Quarter Corner common to Sections 13 and 24, Township 13 North, Range 3 West, of the Seward meridian, Alaska, thence South on the North-South Centerline of said Section 24, a distance of 725 feet to a point hereinafter designated in this partial description as Corner No. 1, the point of beginning; thence East a distance of 250 feet to a point hereinafter designated as Corner No. 2, thence South a distance of 100 feet to a point hereinafter designated as Corner No. 3, thence West a distance of 250 feet to a point on the North-South Centerline of said Section 24, hereinafter designated as Corner No. 4, thence North a distance of 100 feet to Corner No. 1, the point of beginning, Anchorage Recording District, Third Judicial District, State of Alaska, Excepting therefrom the West 50 feet thereof.

Am 760-84

SECTION 2. This zoning map amendment is subject to the following special limitations regarding the uses of the property.

A. The following uses shall be prohibited:

a. Funeral services including crematoria.
b. Off-street parking lots, garages.
c. Gasoline service stations.
d. Aircraft and marine parts and equipment stores.
e. Antique and secondhand stores including auctions, pawn shops.
f. Farm equipment and garden supply stores.
g. Automobile repair, services and garages not to include body shops.
h. Motor vehicle dealers, new and used.
i. Automobile display lots, new and used.
j. Mobile home display lots, new and used.
k. Aircraft and boat display lots, new and used.
l. Motorcycle, snow machine display lots, new and used.
m. Automobile, truck and trailer rental agencies.
n. Lumber yards and builder supply stores.
o. Fuel dealers.
p. Bus terminals, air passenger terminals, with sufficient street area for maneuvering and waiting automobiles.

SECTION 3. The zoning map amendment is subject to the following special limitations establishing design standards for the property.

1. Maximum height of structure: 3 stories or 35 feet in height.

2. Resolving curb cuts and access with State of Alaska, Department of Transportation.

SECTION 4. The special limitations set forth in this ordinance prevail over any inconsistent provisions of Title 21 of the Anchorage Municipal Code, unless specifically provided for otherwise. All provisions of Title 21 of the Anchorage Municipal Code not specifically affected by the Special Limitations set forth in this ordinance shall apply in the same manner as if the district classification applied by this ordinance were not subject to Special Limitations.

SECTION 5. The Director of Community Planning shall change the zoning map accordingly.

SECTION 6. This ordinance shall be effective 10 days after passage and approval.

PASSED AND APPROVED by the Anchorage Assembly, this 3rd day of July, 1984.

Rick Mystrom
Chairman

ATTEST:

Ruby E. Smith
Municipal Clerk

rs10/bao8 (82-116-2)

5

POSTING

AFFIDAVIT

AFFIDAVIT OF POSTING

CASE NUMBER: 2001 – 027

I, Baltazar Arias hereby certify that I have posted a **Notice of Public Hearing** as prescribed by Anchorage Municipal Code 21.15.005 on the property that I have petitioned for VARIANCE. The notice was posted on _____ 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 13 day of March, 2001

B Arias
Signature

LEGAL DESCRIPTION

Tract or Lot _____

Block _____

Subdivision _____

jtw G:\CPD\Public\FORMS\OtherDoc\AOP.DOC

6

HISTORICAL INFORMATION

GENERAL PARCEL INFORMATION

Welcome Menu

Owner
EL MIRAGE LLC

3400 SPENARD ROAD
ANCHORAGE AK 99503 3710
Deed 2968 0588
CHANGES: eed Date Aug 29, 1996
Name Date Sep 05, 1996
Address Date Jan 01, 1984

Parcel
Parcel ID 006-403-01-000
Status
Renumber ID 000-000-00-000-00
Site Addr 1419 MULDOON RD
Comm Concl NORTHEAST
Comments

Tax Information
2001 Tax 5,083.20 Balance 2,541.60 District 003

Legal
MACLAREN
BLK 1 LT 1

Unit SQFT 26,250
Plat 740203
Zone B3 Grid 001441

Histor

	Year	Building	Land	Total
Assmt Final	1999	134,400	157,500	291,900
Assmt Final	2000	123,600	157,500	281,100
Assmt Final	2001	124,900	157,500	282,400
Exemptions				0
State Credit				0
Tax Final				282,400

Property Information

#	Type	Land Use
01	COMMERCIAL	

Sales Data

MonYear	Price	Source	Type

Display Photo in new window

Display Photo

01

Rezoning
Platting
BZAP
Land
Residential
Commercial
Building Permits
Owner History
Water/Sewer Permits
Special Assessments

Choose Property Informatio # and then click on desired menu

GENERAL PARCEL INFORMATION

Welcome Menu

Owner

ZEHRUNG EDWARD C & TERRIE A

PMB 598
645 G STREET
ANCHORAGE AK 99501 3451

Deed 3685 0778

CHANGES: eed Date Sep 01, 2000
Name Date Dec 01, 2000
Address Date Apr 09, 2001

Parcel

Parcel ID **006-401-02-000**
Status
Renumber ID 000-000-00-000-00
Site Addr
Comm Concl NORTHEAST
Comments

Tax Information

2001 Tax 1,350.00 Balance 675.00 District 003

Legal

MULDOON ESTATES
TR B1A

Unit SQFT 10,000
Plat 710113
Zone B3 Grid

Histor

	Year	Building	Land	Total
Assmt Final	1999	0	75,000	75,000
Assmt Final	2000	0	75,000	75,000
Assmt Final	2001	0	75,000	75,000
Exemptions				0
State Credit				0
Tax Final				75,000

Property Information

#	Type	Land Use
01	COMMERCIAL	VACANT LAND

Sales Data

MonYear	Price	Source	Type

Display Photo in new window

Display Photo

01

Rezoning
Platting
BZAP
Land
Residential
Commercial
Building Permits
Owner History
Water/Sewer Permits
Special Assessments

Choose Property Informatio # and then click on desired menu

GENERAL PARCEL INFORMATION

Welcome Menu

Owner

HANSON DONALD

8620 E 10TH AVENUE
ANCHORAGE AK 99504 2209

Deed 3139 0415

CHANGES: eed Date Oct 15, 1997
Name Date Oct 22, 1997
Address Date Oct 22, 1997

Parcel

Parcel ID 006-403-02-000
Status
Renumber ID 000-000-00-000-00
Site Addr
Comm Concl NORTHEAST
Comments

Tax Information

2001 Tax 523.80 Balance 523.80 District 003

Legal

MACLAREN
BLK 1 LT 2

Unit SQFT 19,425
Plat 740203
Zone B3SL R2M Grid

Histor

	Year	Building	Land	Total
Assmt Final	1999	0	29,100	29,100
Assmt Final	2000	0	29,100	29,100
Assmt Final	2001	0	29,100	29,100
Exemptions				0
State Credit				0
Tax Final				29,100

Property Information

#	Type	Land Use
01	COMMERCIAL	VACANT LAND

Sales Data

MonYear	Price	Source	Type

Display Photo in new window

Display Photo

01

Rezoning
Platting
BZAP
Land
Residential
Commercial
Building Permits
Owner History
Water/Sewer Permits
Special Assessments

Choose Property Informatio # and then click on desired menu

GENERAL PARCEL INFORMATION

Welcome Menu

Owner

SHERWOOD FAMILY
LTD PARTNERSHIP

600 N 3RD STREET
PHILADELPHIA PA 19123 0000

Deed 3287 0135
CHANGES: eed Date Jul 10, 1998
Name Date Aug 20, 1998
Address Date Aug 20, 1998

Parcel

Parcel ID **006-403-03-000**
Status
Renumber ID 000-000-00-000-00
Site Addr 1431 MULDOON RD
Comm Concl NORTHEAST
Comments

Tax Information

2001 Tax 1,101.60 Balance 1,101.60 District 003

Legal

T13N R3W SEC 24
PARCEL 3B

Unit SQFT 8,000
Plat 000000
Zone B3 Grid 001441

Histor

	Year	Building	Land	Total
Assmt Final	1999	26,500	36,000	62,500
Assmt Final	2000	25,600	36,000	61,600
Assmt Final	2001	25,200	36,000	61,200
Exemptions				0
State Credit				0
Tax Final				61,200

Property Information

#	Type	Land Use
01	COMMERCIAL	RETAIL - SINGLE OCCU.

Sales Data

Mon	Year	Price	Source	Type
01	1985	130,000	OTHER	LAND SALE
01	1985	175,000	OTHER	LAND & BLD

Display Photo in new window

Display Photo

01

Rezoning
Platting
BZAP
Land
Residential
Commercial
Building Permits
Owner History
Water/Sewer Permits
Special Assessments

Choose Property Informatio # and then click on desired menu

GENERAL PARCEL INFORMATION

Welcome Menu

Owner

ARIAS BALTAZAR &
SALINAS PATRICIA

518 E 22ND AVENUE #7
ANCHORAGE AK 99503 2219

Deed 3656 0688
CHANGES: eed Date Jul 03, 2000
Name Date Sep 08, 2000
Address Date Sep 08, 2000

Parcel

Parcel ID **006-403-04-000**
Status
Renumber ID 000-000-00-000-00
Site Addr 1435 MULDOON RD
Comm Concl NORTHEAST
Comments

Tax Information

2001 Tax 889.20 Balance 889.20 District 003

Legal

T13N R3W SEC 24
PARCEL 3C

Unit SQFT 8,000
Plat 000000
Zone B3 Grid 001441

Histor

	Year	Building	Land	Total
Assmt Final	1999	21,700	36,000	57,700
Assmt Final	2000	21,600	36,000	57,600
Assmt Final	2001	13,400	36,000	49,400
Exemptions				0
State Credit				0
Tax Final				49,400

Property Information

#	Type	Land Use
01	COMMERCIAL	RETAIL - SINGLE OCCU.

Sales Data

Mon	Year	Price	Source	Type
01	1992	81,000	BUYER	LAND & BLD
05	1995	76,000	SELLER	LAND & BLD
10	1997	88,000		LAND & BLD

Display Photo in new window

Display Photo

01

Rezoning
Platting
BZAP
Land
Residential
Commercial
Building Permits
Owner History
Water/Sewer Permits
Special Assessments

Choose Property Informatio # and then click on desired menu

GENERAL PARCEL INFORMATION

Welcome Menu

Owner

HANSON DONALD

8620 E 10TH AVENUE
ANCHORAGE AK 99504 2209

Deed 3139 0415

CHANGES: eed Date Oct 15, 1997
Name Date Oct 22, 1997
Address Date Oct 22, 1997

Parcel

Parcel ID **006-403-05-000**
Status
Renumber ID 000-000-00-000-00
Site Addr
Comm Concl NORTHEAST
Comments

Tax Information

2001 Tax 896.40 Balance 896.40 District 003

Legal

T13N R3W SEC 24
PARCEL 2C

Unit SQFT 27,000
Plat 000000
Zone B3 Grid

Histor

	Year	Building	Land	Total
Assmt Final	1999	0	40,500	40,500
Assmt Final	2000	0	49,800	49,800
Assmt Final	2001	0	49,800	49,800
Exemptions				0
State Credit				0
Tax Final				49,800

Property Information

#	Type	Land Use
01	COMMERCIAL	VACANT LAND

Sales Data

MonYear	Price	Source	Type

Display Photo in new window

Display Photo

01

Rezoning
Platting
BZAP
Land
Residential
Commercial
Building Permits
Owner History
Water/Sewer Permits
Special Assessments

Choose Property Informatio # and then click on desired menu

GENERAL PARCEL INFORMATION

Welcome Menu

Owner

AMERICAN LEGION
MULDOON POST 29

ANCHORAGE AK 99504 2801

Deed 1764 0988
CHANGES: eed Date Jul 28, 1988
Name Date Aug 05, 1988
Address Date Jan 01, 1984

Parcel

Parcel ID **006-403-06-000**
Status
Renumber ID 000-000-00-000-00
Site Addr 1467 MULDOON RD
Comm Concl NORTHEAST
Comments

Tax Information

2001 Tax 0.00 Balance 0.00 District 003

Legal

T13N R3W SEC 24
NW4SW4NW4NE4 PTN

Unit SQFT 20,000
Plat 000000
Zone B3 Grid 001441

Histor

	Year	Building	Land	Total
Assmt Final	1999	80,700	120,000	200,700
Assmt Final	2000	57,500	120,000	177,500
Assmt Final	2001	78,900	120,000	198,900
Exemptions	VETERANS ORGANI			198,900
State Credit				0
Tax Final				0

Property Information

#	Type	Land Use
01	COMMERCIAL	WAREHOUSE

Sales Data

MonYear	Price	Source	Type

Display Photo in new window

Display Photo

01

Rezoning
Platting
BZAP
Land
Residential
Commercial
Building Permits
Owner History
Water/Sewer Permits
Special Assessments

Choose Property Informatio # and then click on desired menu

GENERAL PARCEL INFORMATION

Welcome Menu

Owner

AMERICAN LEGION POST 29 INC

1467 MULDOON ROAD
ANCHORAGE AK 99504 2801

Deed 2168 0529
CHANGES: eed Date Jul 03, 1991
Name Date Jul 15, 1991
Address Date Jan 01, 1984

Parcel

Parcel ID 006-403-42-000
Status
Renumber ID 000-000-00-000-00
Site Addr
Comm Concl NORTHEAST
Comments

Tax Information

2001 Tax 0.00 Balance 0.00 District 003

Legal

ABBAS #1
BLK 1 LT 1

Unit SQFT 26,966
Plat 830528
Zone B3 Grid 001441

Histor

	Year	Building	Land	Total
Assmt Final	1999	0	161,800	161,800
Assmt Final	2000	0	161,800	161,800
Assmt Final	2001	0	161,800	161,800
Exemptions	VETERANS ORGANI			161,800
State Credit				0
Tax Final				0

Property Information

#	Type	Land Use
01	COMMERCIAL	VACANT LAND

Sales Data

Mon	Year	Price	Source	Type
07	1991	265,000	BUYER	LAND SALE

Display Photo in new window

Display Photo

01

Rezoning
Platting
BZAP
Land
Residential
Commercial
Building Permits
Owner History
Water/Sewer Permits
Special Assessments

Choose Property Informatio # and then click on desired menu

GENERAL PARCEL INFORMATION

Welcome Menu

Owner

ABBAS FAMILY TRUST
ABBAS GRACE/TRUSTEE

221 E 7TH AVENUE #302
ANCHORAGE AK 99501 3641

Deed 2531 0507
CHANGES: eed Date Nov 05, 1993
Name Date Nov 15, 1993
Address Date Aug 24, 1999

Parcel

Parcel ID 006-403-43-000
Status
Renumber ID 000-000-00-000-00
Site Addr
Comm Concl NORTHEAST
Comments

Tax Information

2001 Tax 1,074.60 Balance 1,074.60 District 003

Legal

ABBAS #1
BLK 1 LT 2

Unit SQFT 33,163
Plat 830528
Zone B3 Grid

Histor

	Year	Building	Land	Total
Assmt Final	1999	0	59,700	59,700
Assmt Final	2000	0	59,700	59,700
Assmt Final	2001	0	59,700	59,700
Exemptions				0
State Credit				0
Tax Final				59,700

Property Information

#	Type	Land Use
01	COMMERCIAL	VACANT LAND

Sales Data

MonYear	Price	Source	Type

Display Photo in new window

Display Photo

01

Rezoning
Platting
BZAP
Land
Residential
Commercial
Building Permits
Owner History
Water/Sewer Permits
Special Assessments

Choose Property Informatio # and then click on desired menu

New Map

Fri Jun 08, 10:05:30, 2001

Map: New Map

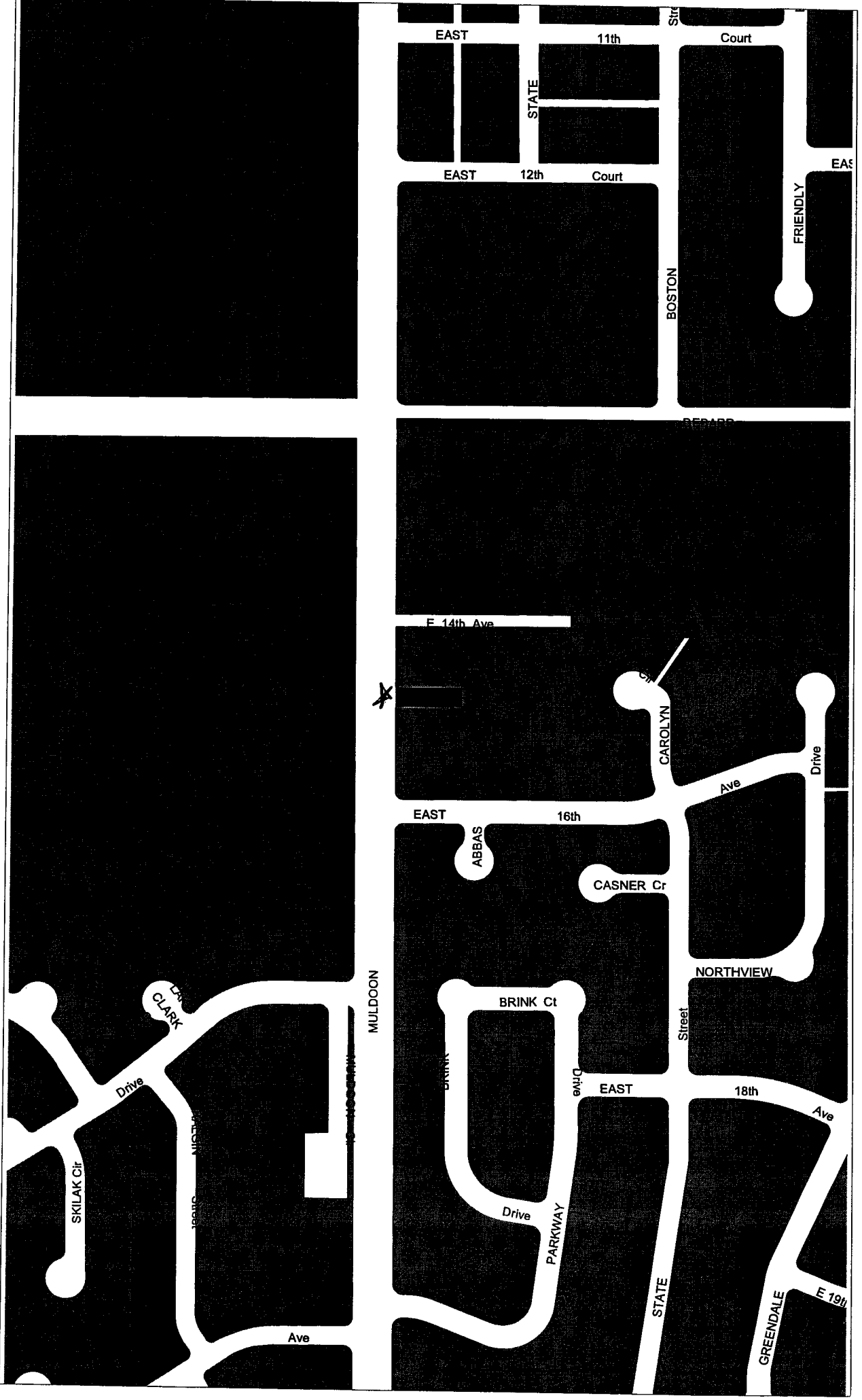
N

Scale 1:3910

Legend:

Txt streetsano: Text

parcels



CityView™
Municipality of Anchorage

Filters Used:
1 Tagged Record

Mail Report

Form Format

Date Printed: **10/04/2001**
Time Printed: **1:37PM**
Printed By: **EJD**

Due Date	**10/04/2001**	Time	**1:26PM**	**12:00AM**	Duration	**0.00**	(hours)			Code	**Assy Doc**				
Description	**Northeast Community Council Case 2001-027**									Staff	**Dennis A Wheeler**				
Client	**Angela C. Chambers**				Mat Ref								Mat No		
Reminders		(days before)	Follow	N	Done	N	Notify	N	Hide	N	Trigger	N	Private	N	Status

To			From	**Angela C. Chambers**	
Dept			Dept	**Planning Development & Public Works**	
Division			Division		
Address			Address	**632 W6th Ave.**	
City			City	**Anchorage**	**Ak** **99501**
Phone	**Fax**		Phone	**343-4275**	Fax
Doc ID			Received	**10/04/2001**	AM **Y**
Out to			Sent		AR
Result			AO	**Y**	AIM

10/8 - Return for correction. PDC resolution at B.I. references nonexistent hearing site plan review. AO does not mention. Also, needs other corrections. Please contact Dennis at 4349

DW

Let me know what the other correction

CLC

RECEIVED
01 OCT -4 PM 1:37

RECEIVED
01 OCT -9 PM 3:54

#2

X 4275

Municipality of
MUNICIPAL CLERK'S OFFICE
Agenda Document Control Sheet

R 2001-182

1	MEETING DATE	DATE RECEIVED	
			INDICATE TO WHOM REPORT IS ADDRESSED
			DAO HARTMAN WILLIAM
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			
840			
841			
842			
843			
844			
845			
846			
847			
848			
849			
850			
851			
852			
853			
854			
855			
856			
857			
858			
859			
860			
861			
862			
863			
864			
865			
866			
867			
868			
869			
870			
871			
872			
873			
874			
875			
876			
877			
878			
879			
880			
881			
882			
883			
884			
885			
886			
887			
888			
889			
890			
891			
892			
893			
894			
895			
896			
897			
898			
899			
900			
901			
902			
903			
904			
905			
906			
907			
908			
909			
910			
911			
912			
913			
914			
915			
916			
917			
918			
919			
920			
921			
922			
923			
924			
925			
926			
927			
928			
929			
930			
931			
932			
933			
934			
935			
936			
937			
938			
939			
940			
941			
942			
943			
944			
945			
946			
947			
948			
949			
950			
951			
952			
953			
954			
955			
956			
957			
958			
959			
960			
961			
962			
963			
964			
965			
966			
967			
968			
969			
970			
971			
972			
973			
974			
975			
976			
977			
978			
979			
980			
981			
982			
983			
984			
985			
986			
987			
988			
989			
990			
991			
992			
993			
994			
995			
996			
997			
998			
999			
1000			

NOV 0 6 2001

00.002(10/00)