

Application for Preliminary Plat

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

PETITIONER*		PETITIONER REPRESENTATIVE (IF ANY)	
Name (last name first) Arias, Baltazar and Salinas, Patricia		Name (last name first) Lang & Associates, inc.; Ken or Jonathan Lang	
Mailing Address 2411 BRITTANY CIRCLE		Mailing Address 11500 DARYL AVENUE	
ANCHORAGE, AK 99504		ANCHORAGE, AK 99515-3049	
Contact Phone – Day 907-332-3893	Evening 907-332-3893	Contact Phone – Day 907-522-6476	Evening 907-522-6476
E-mail		E-mail ken@langsury.com; jonathan@langsury.co	

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

PROPERTY INFORMATION			
Property Tax # (000-000-00-000): see Attached			
Site Street Address: 1431-5 MULDOON RD			
Current legal description: (use additional sheet if necessary) LOTS 1 & 2 MacLAREN SUBDIVISION (Plat No. 74-203), LOT 1, ANDRES SUBDIVISION (Plat No. 2009-85), and a Deeded Parcel, SERIAL NUMBER 2011-055997-0.			
Zoning: B3SL	Acreage: 2.05	Underlying Plat #: various	Grid #: SW1441
# Lots: 4	# Tracts: 0	Total # parcels: 3	

PROPOSED SUBDIVISION INFORMATION		
Proposed legal description: (use additional sheet if necessary) Baltazar Subdivision, Lots 1, 2, & 3		
# Lots: 3	# Tracts: 0	Total # parcels: 3

I hereby certify that (I am)(I have been authorized to act for) the owner of the property described above and that I petition to subdivide it in conformance with Title 21 of the Anchorage Municipal Code of Ordinances. I understand that payment of the application fee is nonrefundable and is to cover the costs associated with processing this application, and that it does not assure approval of the subdivision. I also understand that assigned hearing dates are tentative and may have to be postponed by Planning Department staff or the Platting Authority for administrative reasons.

Signature ☐ Owner ☒ Representative
(Representatives must provide written proof of authorization)

16 AUG 24 22
Date

Jonathan C. Lang
Print Name

Accepted by:	Poster & Affidavit:	Fee:	Case Number: S12694	Meeting Date: NOV 02 2022
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COMPREHENSIVE PLAN INFORMATIONImprovement Area (per AMC 21.08.050B.): ☒ Class A ☐ Class B**Anchorage 2040 Land Use Designation:**

- ☐ Neighborhood (Residential) ☒ Center ☐ Corridor
☐ Open Space ☐ Facilities and Institutions ☐ Industrial Area

Anchorage 2040 Growth Supporting Features:

- ☐ Transit-supportive Development ☐ Greenway-supported Development
☐ Traditional Neighborhood ☐ Residential Mixed-use

Eagle River-Chugiak-Peters Creek Land Use Classification:

- ☐ Commercial ☐ Industrial ☐ Parks/opens space
☐ Public Land Institutions ☐ Marginal land ☐ Alpine/Slope Affected
☐ Special Study ☐ Residential at _____ dwelling units per acre

Girdwood- Turnagain Arm

- ☐ Commercial ☐ Industrial ☐ Parks/opens space
☐ Public Land Institutions ☐ Marginal land ☐ Alpine/Slope Affected
☐ Special Study ☐ Residential at _____ dwelling units per acre

ENVIRONMENTAL INFORMATION (All or portion of site affected)

- Wetland Classification: ☒ None ☐ "C" ☐ "B" ☐ "A"
 Avalanche Zone: ☒ None ☐ Blue Zone ☐ Red Zone
 Floodplain: ☒ None ☐ 100 year ☐ 500 year
 Seismic Zone (Harding/Lawson): ☒ "1" ☐ "2" ☐ "3" ☐ "4" ☐ "5"

RECENT REGULATORY INFORMATION (Events that have occurred in last 5 years for all or portion of site)

- ☒ Rezoning - Case Number: **AO 2018-097**
☐ Preliminary Plat ☐ Final Plat - Case Number(s):
☐ Conditional Use - Case Number(s):
☐ Zoning variance - Case Number(s):
☐ Land Use Enforcement Action for
☐ Building or Land Use Permit for
☐ Wetland permit: ☐ Army Corps of Engineers ☐ Municipality of Anchorage

POTABLE WATER AND WASTE WATER DISPOSAL

- Potable Water provide by: ☒ Public utility ☐ Community well ☐ Private well
 Wastewater disposal method: ☒ Public utility ☐ Community system ☐ Private on-site

APPLICATION REQUIREMENTS

(One of each applicable item is required for initial submittal, additional copies are required after initial submittal)

- ☒ Signed application (original)
☒ Watershed sign off form, completed
☒ 8½" by 11" reduced copy of plat
☒ Certificate to Plat

4 copies required: ☒ Subdivision drainage plan9 copies required: ☒ Topographic map of platted area

16 copies required:
 (7 copies for a short plat)

☒ Signed application (copies)
☒ Preliminary plat
☒ As-built (if applicable)
☒ Summary of community meeting(s) (not required for short plat)

(Additional information may be required)

Additional required documents unless specifically waived by Platting Officer:

☐ Soils investigation and analysis reports (4 copies)

Waived by _____

Application for Right-of-Way and Easement Vacation

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

PETITIONER*		PETITIONER REPRESENTATIVE (if any)	
Name (last name first) Arias, Baltazar and Salinas, Patricia		Name (last name first) Lang & Associates, inc.; Ken or Jonathan Lang	
Mailing Address 2411 Brittany Place		Mailing Address 11500 Daryl Avenue	
Anchorage, Alaska 99504		Anchorage, Alaska 99515-3049	
Contact Phone – Day: 907-332-3893	Evening: 907-332-3893	Contact Phone – Day: 907-522-6476	Evening: 907-522-6476
E-mail:		E-mail: ken@langsurvey.com; jonathan@langsurg.	

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

RIGHT-OF-WAY AND/OR INFORMATION		
Benefiting Property Tax # (000-000-00-000): 006-403-01-000, 006-403-02-000, 006-403-003-000, 006-403-49		
Site Street Address: 1435 Muldoon Road		
Description of right-of-way/easement: (use additional sheet if necessary) 15' x 65' ROADWAY EASEMENT dedicated on the Plat of Maclaren Subdivision (Plat No.74-203). There are no roadway related public improvements. 10' UTILITY EASEMENT dedicated on the Plat of Maclaren Subdivision (Plat No.74-203). There are no utility improvements in this easement. 10' BUFFER LANDSCAPE EASEMENT dedicated on the Plat of Andres Subdivision (Plat No.2009-85). Subsequent to the property being rezoned in in 2018 (AO 2018-97) new landscaping was installed along the eastern property line and this easement is no longer necessary.		
Zoning: B3SL	Acreage: 2.05 Acres	Grid #: 1441
# Lots: 4	# Tracts: 0	Total # parcels: 4

I hereby certify that (I am)/(I have been authorized to act for) owner of the property described above and that I petition to vacate it in conformance with Title 21 of the Anchorage Municipal. Code of Ordinances. I understand that payment of the application fee is nonrefundable and is to cover the costs associated with processing this application, and that it does not assure approval of the vacation. I also understand that assigned hearing dates are tentative and may have to be postponed by Planning Department staff, the Platting Board, or Planning and Zoning Commission for administrative reasons.

Signature

☐ Owner

☒ Representative

(Representatives must provide written proof of authorization)

Date

16 AUG 2022

Jonathan C. Lang

Print Name

Accepted by:

Poster & Affidavit:

Fee:

Case Number:

Meeting Date:

S12694

NOV 02 2022

COMPREHENSIVE PLAN INFORMATIONImprovement Area (per AMC 21.08.050B.): ☒ Class A ☐ Class B**Anchorage 2040 Land Use Designation:**
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☐ Wetland permit: ☐ Army Corps of Engineers ☐ Municipality of Anchorage
POTABLE WATER AND WASTE WATER DISPOSAL
Potable Water provided by: ☒ Public utility ☐ Community well ☐ Private well
Wastewater disposal method: ☒ Public utility ☐ Community system ☐ Private on-site
APPLICATION REQUIREMENTS

(One of each applicable item is required for initial submittal, additional copies are required after initial submittal)

Fee:
Plat: Copies ☒ Plat, full size ☒ 8½x11 reduced copy ☒ Watershed sign off form, completed
Other ☐ Aerial photo ☐ Housing stock ☐ Zoning ☒ One copy, original application
(8 sets short plat; 17 sets long plat)
Property Title: ☐ Certificate to Plat

Documents to provided unless waived by Platting Officer:

☐ Site topography (4 copies minimum)
☐ Soils investigation and analysis reports (4 copies minimum)
☐ Subdivision drainage plan

Waived by _____
Waived by _____
Waived by _____

Lang & Associates, inc.

Registered Professional Land Surveyors

11500 Daryl Avenue
Anchorage, Alaska 99515-3049
(907) 522-6476

ken@langsurvey.com
jonathan@langsurvey.com
travis@langsurvey.com

Baltazar Subdivision – Project Narrative

Property owners Baltazar Arias and Patricia Salinas seek to replat four (4) lots into three (3) lots with the vacation of several easements that appear on the plat of MacLaren Subdivision (Plat No. 74-203) and the plat of Andres Subdivision (Plat No. 2009-85).

The existing lots being subdivided are:

Lot 1, Block 1, MacLaren Subdivision (Plat No. 74-203; Tax Id #: 006-403-01-000)

Lot 2, Block 1, MacLaren Subdivision (Plat No. 74-203; Tax Id #: 006-403-02-000)

Deeded Parcel (Tax Id #: 006-403-03-000)

Lot 1, Andres Subdivision (Plat No. 2009-85; Tax Id #: 006-403-49)

Baltazar Subdivision – Vacation Request Summary

Vacations include:

1) a 15' WIDE ROADWAY EASEMENT on Lot 2 as shown on the plat of MacLaren Subdivision. There are no improvements, public or private, constructed in this easement, it serves no adjacent parcels, and is in excess of Municipal need. This subdivision will vacate replat Lots 1 and 2 into a single contiguous lot that would be mostly bisected by this easement.

2) a 10' UTILITY EASEMENT on the south boundary line of MacLaren Subdivision along the boundary with Andres Subdivision. There are no utilities constructed in this easement and it is in excess of Municipal need.

3) a 5' T&E EASEMENT on the north boundary line of Andres Subdivision along the boundary with MacLaren Subdivision. There are no utilities constructed in this easement and it is in excess of Municipal need.

4) a 10' BUFFER LANDSCAPE EASEMENT on dedicated on Lot 1 Andres Subdivision. This lot was split zoned and the easement was created along the zoning line. The split zoning has since been removed and the easement is no longer applicable. New landscaping has been installed along the eastern boundary of Lot 1.

5) a 10' x 50' NO BUILD & ACCESS EASEMENT on Lot 1 Andres Subdivision. This easement is no longer necessary with the proposed change in property lines.

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WMS Archive File Name: 22 Baltazar Sub

WMS WATERCOURSE MAPPING SUMMARY

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

- Project Case Number or Subdivision Name: Baltazar Subdivision
- Project Location, Tax ID, or Legal Description:
Parcels #1&2: Lots 1&2, Block 1, MacLaren Subdivision; tax id 006-403-01-000, tax id 006-403-02-000
Parcel #3: 1431 Muldoon Road; portion of an unsubdivided remainder; tax id 006-403-03-000
Parcel #4: 1435 Muldoon Road; Lot 1, Andres Subdivision; tax id 006-403-49-000
- Project Area (if different from the entire parcel or subdivision): _____

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

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

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

_____ Contains stream channels and/or drainageways BUT one or more streams or other watercourses:
• are NOT shown on submittal documents, or
• are NOT depicted adequately on submittal documents for verification, or
• are NOT located or identified on submittal documents in general congruence with WMS field and archival mapping information.
New or additional mapping IS REQUIRED and must be re-submitted for further review and verification.*

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

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

ADDITIONAL INFORMATION:

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

Inspection Certified By:

Date:

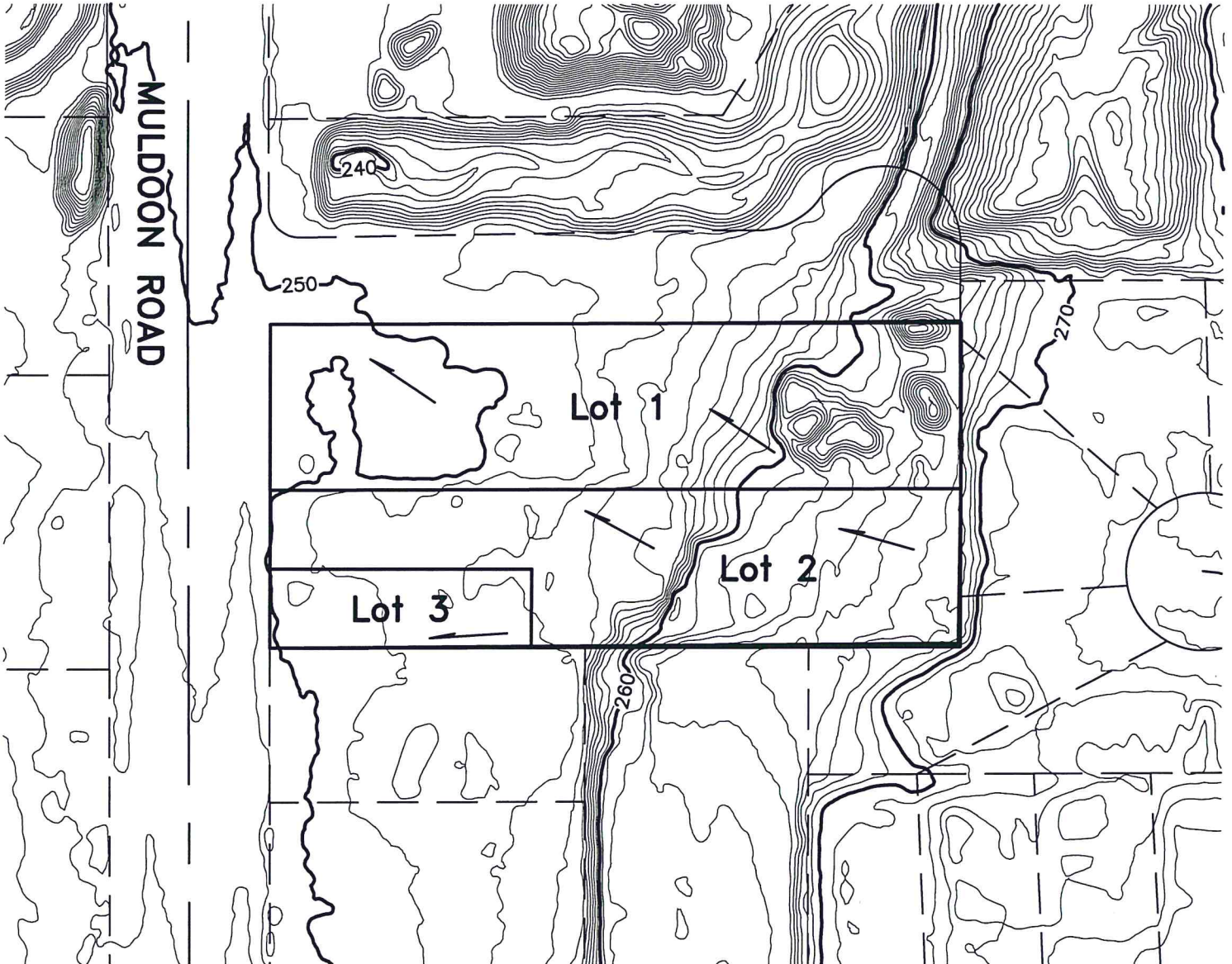
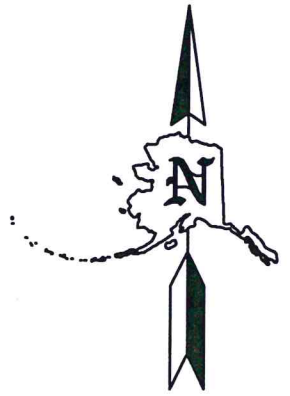
Kyle Taylor

3/31/22

TOPOGRAPHY AND DRAINAGE

Scale: 1" = 100'

PROPOSED LOTS 1, 2, & 3
BALTAZAR SUBDIVISION



Prepared by

Lang & Associates, inc.
Professional Land Surveyors

11500 Daryl Avenue
Anchorage, Alaska 99515-3049
(907) 522-6476
(907) 522-4625 Fax
ken@langsury.com
jonathan@langsury.com

S12694 NOV 02 2022

State of Alaska AECC963

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Baltazar Subdivision - Public Meeting Summary

On April 26, 2022, postcards were mailed to the 458 names provided by the Planning Department.

On May 17, 2022, the Public Meeting was held as part of the regular monthly Northeast Community Council (NECC) meeting. The meeting was held virtually via zoom and approximately two dozen people were present. Jonathan Lang, PLS presented on behalf of the owners (pertinent sections of the meeting minutes attached).

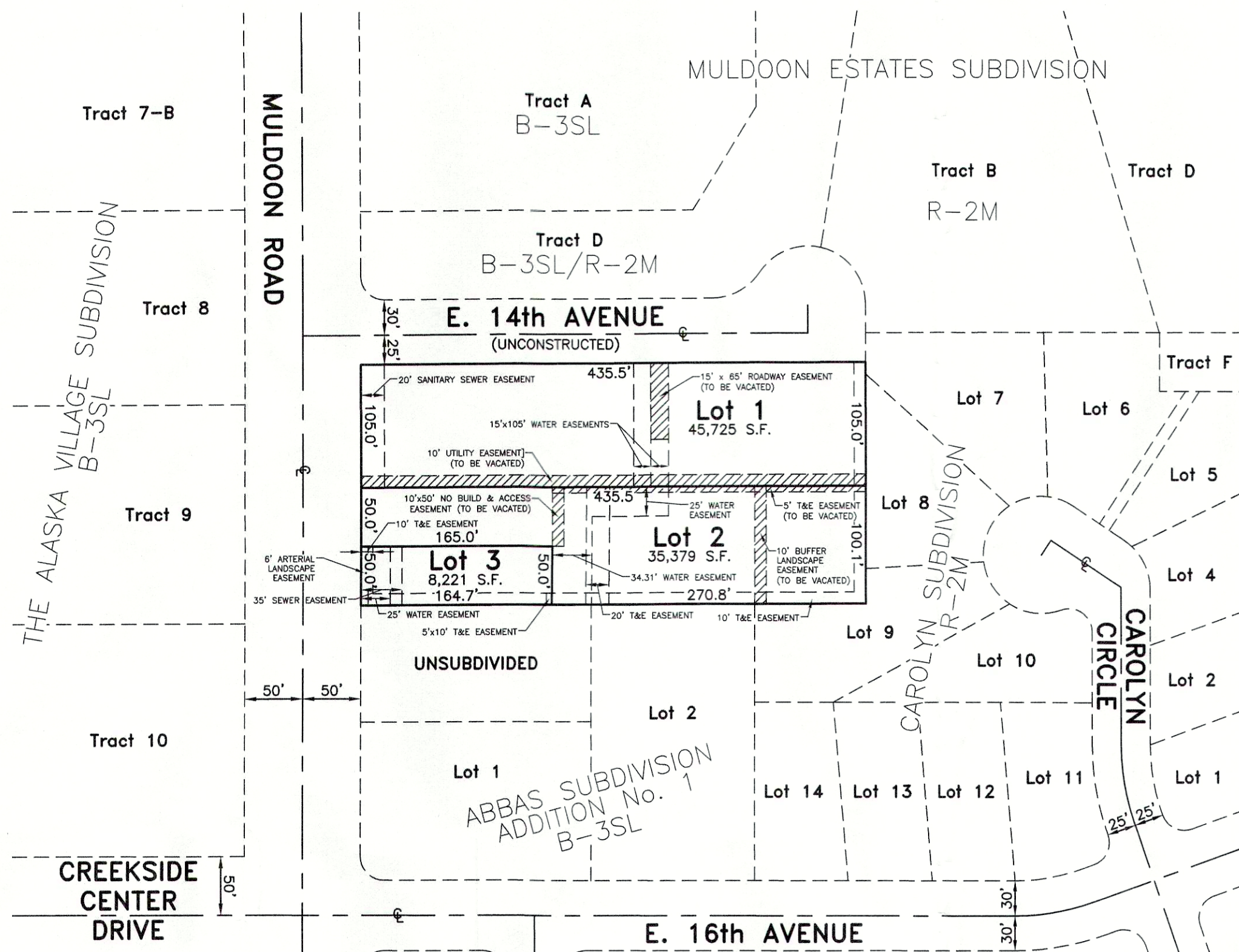
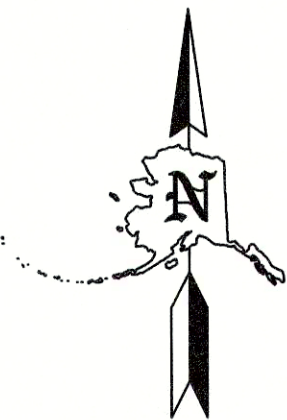
Questions asked:

- What is the project?: the subdivision and the necessity for the vacation request were explained.
- Will the site be cleaned up/shipping containers be removed?: the property must be brought into compliance with the zoning code before the subdivision can be recorded.

Mr. Lang asked for a resolution from the board supporting the vacation. In discussing the resolution board member Stu Grenier suggested that the vacant lot adjacent to Chanshtnu Muldoon Park might be a good location for the proposed Muldoon Library.

At the May, 19, 2022 meeting the resolution (attached) was tabled indefinitely because the board member who wrote the resolution was unable to attend the meeting and present the resolution.

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LEGAL DESCRIPTION

THE DEEDED PARCEL IS DESCRIBED AS "THE EAST 165 FEET OF THE WEST 215 FEET OF THE SOUTH 50 FEET OF THE NORTH 675 FEET OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 13 NORTH, RANGE 3 WEST, SEWARD MERIDIAN, ALASKA", AS FILED UNDER RECORDER'S SERIAL NUMBER 2011-055997-0 IN THE ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.

NOTES

1. ZONING: ALL PARCELS ARE ZONED B3SL.
2. VEGETATION: BIRCH, SPRUCE, ALDER, AND GRASS
3. ALL WATER EASEMENTS WILL BE VACATED FROM THEIR PRESENT LOCATION AND REPLACED WITH NEW 30' WIDE EASEMENTS CENTERED ON THE EXISTING WATER LINES.

ACCEPTANCE AND DEDICATION BY MUNICIPALITY OF ANCHORAGE

THE MUNICIPALITY OF ANCHORAGE HEREBY ACCEPTS FOR PUBLIC USES AND FOR PUBLIC PURPOSES THE REAL PROPERTY DEDICATED ON THIS PLAT INCLUDING, BUT NOT LIMITED TO EASEMENTS, RIGHTS-OF-WAY, ALLEYS, ROADWAYS, THOROUGHFARES AND PARKS SHOWN HEREON.

TAX CERTIFICATION

ALL REAL PROPERTY TAXES LEVIED BY THE MUNICIPALITY OF ANCHORAGE ON THE AREA SHOWN ON THIS PLAT HAVE BEEN PAID IN FULL, AND IF APPROVAL IS SOUGHT BETWEEN JANUARY 1 AND THE TAX DUE DATE, THERE IS ON DEPOSIT WITH THE CHIEF FISCAL OFFICER AN AMOUNT SUFFICIENT TO PAY ESTIMATED REAL PROPERTY TAX FOR THE CURRENT YEAR.

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE), HEREBY CERTIFY THAT I (WE) HOLD THE HEREIN SPECIFIED PROPERTY INTEREST IN THE PROPERTY DESCRIBED HEREON. I (WE) HEREBY DEDICATE TO THE MUNICIPALITY ALL AREAS DEPICTED FOR USE AS PUBLIC UTILITY EASEMENTS, STREETS, ALLEYS, THOROUGHFARES, PARKS, AND OTHER PUBLIC AREAS SHOWN HEREON. THERE SHALL BE RESERVED ADJACENT TO THE DEDICATED STREETS SHOWN HEREON A SLOPE RESERVATION EASEMENT SUFFICIENT TO CONTAIN CUT AND FILL SLOPES OF 1.5 FEET HORIZONTAL FOR EACH ONE FOOT VERTICAL (1.5 TO 1) OF CUT OR FILL FOR THE PURPOSE OF PROVIDING AND MAINTAINING THE LATERAL SUPPORT OF THE CONSTRUCTED STREETS. THERE IS RESERVED TO THE GRANTORS, THEIR HEIRS, SUCCESSORS AND ASSIGNS, THE RIGHT TO USE SUCH AREAS AT ANY TIME UPON PROVIDING AND MAINTAINING OTHER ADEQUATE LATERAL SUPPORT, AS APPROVED BY THE MUNICIPALITY.

I (WE) HEREBY AGREE TO THIS PLAT, AND TO ANY RESTRICTION OR COVENANT APPEARING HEREON AND ANY SUCH RESTRICTION OR COVENANT SHALL BE BINDING AND ENFORCEABLE AGAINST PRESENT AND SUCCESSIVE OWNERS OF THIS SUBDIVIDED PROPERTY.

Owners

BALTAZAR ARIAS & PATRICIA SALINAS
2411 BRITTANY CIRCLE
ANCHORAGE, ALASKA 99504
(907) 23-0422

Notary Acknowledgement

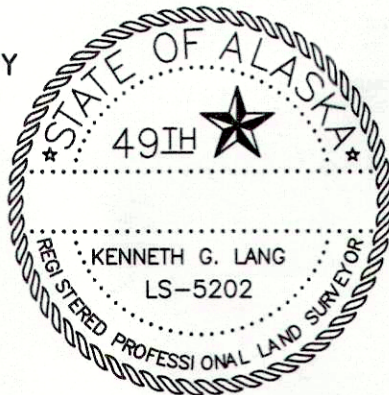
for _____

Subscribed and sworn to before me this _____ day of _____

Notary Public for the State of Alaska My Commission Expires _____

SURVEYOR'S CERTIFICATE

I, KENNETH G. LANG, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT OF BALTAZAR SUBDIVISION IS A TRUE AND CORRECT REPRESENTATION OF LANDS ACTUALLY SURVEYED AND THAT THE DISTANCES AND BEARINGS ARE SHOWN CORRECTLY AND THAT ALL PERMANENT EXTERIOR CONTROL MONUMENTS, ALL OTHER MONUMENTS, AND LOT CORNERS HAVE BEEN SET AND STAKED, OR IF FINAL COMPLETION IS ASSURED BY SUBDIVISION AGREEMENT, THEY WILL BE SET AS SPECIFIED IN SAID SUBDIVISION AGREEMENT. LOT CORNERS TO BE SET BY N/A. MONUMENTS TO BE SET BY N/A.



APPROVALS

PLATTING OFFICER _____ DATE _____

MUNICIPAL SURVEYOR _____ DATE _____

PLAT APPROVAL

Plat approved by the Municipal Platting Authority

this _____ day of _____, _____

Authorized Official _____

MUNICIPAL CLERK _____

DATE _____

MAYOR OF ANCHORAGE _____

DATE _____

AUTHORIZED OFFICIAL _____

DATE _____

Vicinity Map		Scale: 1" = 1 Mile	
PLAT OF BALTAZAR SUBDIVISION (WITH VACATION) LOTS 1, 2 & 3 - CONTAINING 2.05 ACRES A SUBDIVISION OF LOTS 1 & 2 MacLAREN SUBDIVISION (Plat No. 74-203), LOT 1, ANDRES SUBDIVISION (Plat No. 2009-85) AND AN UNSUBDIVIDED DEEDED PARCEL (SEE LEGAL DESCRIPTION) LOCATED WITHIN THE N.E. 1/4, SECTION 24, T13N, R3W, SEWARD MERIDIAN, ALASKA ANCHORAGE RECORDING DISTRICT THIRD JUDICIAL DISTRICT STATE OF ALASKA			
Lang & Associates, inc. Professional Land Surveyors 11500 Daryl Avenue Anchorage, Alaska 99515-3049 (907) 522-6476 ken@langsurvey.com State of Alaska AECC963			
GRID: SW 1441	SCALE: 1" = 100'	DATE: 06 APRIL 2022	
DRAWN: JCL	SHEET 1 OF 1	PROJECT #: 22-102	
JOB FILE: L22102pp.dwg		PLATTING CASE No.: S	

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