

**PLANNING DEPARTMENT
CURRENT PLANNING STAFF ANALYSIS
PLATTING BOARD**

DATE: November 2, 2022

CASE: S12694, Baltazar Subdivision, Lots 1-3

Request to subdivide four (4) lots into three (3) lots with vacation of five (5) easements as follows: 1) 15-foot-wide roadway easement as shown on Lot 2, MacLaren Subdivision; 2) 10-foot utility easement on south boundary line of MacLaren Subdivision; 3) 5-foot T&E easement on the north boundary line of Andres Subdivision; 4) 10-foot buffer landscape easement on Lot 1, Andres Subdivision; and 5) 10-foot x 50-foot No Build and Access Easement on Lot 1, Andres Subdivision.

GRID: SW1441

SITE: 2.05 acres

LAND USE: Commercial

UTILITIES: Public water and wastewater

TOPO: Level

VEGETATION: Cleared with some vegetation at the east and southeastern property boundary

ZONING: B-3 SL (General Business) District with special limitations (AO 2018-097)

COMPREHENSIVE PLAN

Classification: "Town Center" per the 2040 Land Use Plan Map, *Anchorage 2040 Land Use Plan*

SURROUNDING AREA

	<u>NORTH</u>	<u>EAST</u>	<u>SOUTH</u>	<u>WEST</u>
Zoning:	B-3 SL	R-2M	B-3 SL	B-3SL
Land Use:	Park	Mixed Residential	Commercial	Commercial & Mixed Residential

REQUEST

This is a request to subdivide four (4) lots into three (3) lots with vacation of five (5) easements as follows:

- 1) 15-foot-wide roadway easement as shown on Lot 2, MacLaren Subdivision;
- 2) 10-foot utility easement on south boundary line of MacLaren Subdivision;
- 3) 5-foot T&E easement on the north boundary line of Andres Subdivision;
- 4) 10-foot buffer landscape easement on Lot 1, Andres Subdivision; and
- 5) 10-foot x 50-foot No Build and Access Easement on Lot 1, Andres Subdivision.

AGENCY COMMENTS

1. Utility easements have been requested.
2. Private Development comments:

Roads:

The subject parcel is bounded by the following rights-of-ways:

- Muldoon Road to the west is a Class III, Major Arterial.
- East 14th Avenue to the north, an undeveloped right-of-way.

Improvement Recommendations:

No peripheral improvements are recommended at this time.

Dedication:

Private development recommends dedication of 5-foot right-of-way for East 14th Avenue on the northern property boundary of proposed Lot 1.

Plat Notes:

Private Development recommends the following notes be added to the final plat:

1. No direct access to East 14th Avenue until such time that East 14th Avenue is improved to a municipal standard.
2. The property owner and utilities shall not raise, lower, or re-grade the property in a manner that will alter the drainage patterns from those shown on the approved grading and drainage plan without prior approval from Municipality of Anchorage Building Safety Office.
3. Property owners and utilities shall not obstruct, impede or alter approved drainage facilities (e.g. swales, ditches) in any way that will adversely impact adjacent properties or rights of way.

Advisory Comment:

Provide a shared access agreement between Lot 1 and Lot 2, or Lot 2 and Lot 3, to provide legal and physical access to the back of Lot 2.

Department Recommendations:

The Private Development Section recommends approval of the proposed plat subject to the above recommendations.

Private Development has no objection to the vacation of the following easements:

- 1) 15-foot-wide roadway easement as shown on Lot 2, MacLaren Subdivision;
- 2) 10-foot utility easement on south boundary line of MacLaren Subdivision;
- 3) 5-foot T&E easement on the north boundary line of Andres Subdivision;
- 4) 10-foot buffer landscape easement dedicated on Lot 1, Andres Subdivision; and
- 5) 10-foot x 50-foot No Build and Access Easement on Lot 1, Andres Subdivision.

3. Addressing comments:
No comment.

4. Right-of-Way (ROW) comments:
No comments regarding this action.

5. Municipal Traffic Division comments:
The Traffic department has no objections to approval of this plat with the following conditions:
- a. Dedicate additional 5-foot right-of-way to the southern 25-feet of East 14th Avenue to bring it to a 60-foot right-of-way total.
 - b. Dedicate additional right-of-way at the northeast corner of proposed Lot 1 to bring cul-de-sac to full MOA standards.

Add the following plat note: No direct access to East 14th Avenue until such time that East 14th Avenue is improved to a municipal standard.

6. On-Site Water and Wastewater Services (OSWWS) comments:
No objection.

7. Watershed Management Services comments:
No comment or objection.

8. Fire Prevention comments:
No comment received.

9. Non-Motorized Transportation Coordinator comments:
No comment received.
10. Long Range Planning comments:
No comment received.
11. Building Safety comments:
No comment received.
12. Anchorage Water and Wastewater Utility (AWWU) comments:
 - a. AWWU requests that all water easements be vacated from their present location and replaced with new 30-foot wide easements centered on the existing water lines.
 - b. AWWU requests that all sewer easements be vacated from their present location and replaced with new 30-foot wide easements centered on the existing sewer lines.
 - c. Per the notes above, all new water and sewer easements are required to be shown on the plat prior to final plat sign-off from AWWU.
 - d. Lot 1, Block 1 of Andres Subdivision currently has a 35-foot water easement (Book 990 Page 72) and a 25-foot sewer easement (Book 990 Page 71) recorded. The current survey and previous plats have incorrectly listed these as a 25-foot water easement and a 35-foot sewer easement, respectively.
 - e. There is a sewer trunk assessment estimated at five hundred eighty-two dollars and seventy-five cents plus a Special Assessment Administrative Fee (~\$582.75 + SAAF) for Lot 2 of Block 1 Maclaren Subdivision. This amount will not be due until after the final plat is approved.
 - f. AWWU has no objection to this platting action.
13. State of Alaska Department of Transportation and Public Facilities comments:
No objection to the proposed vacation and platting action.
14. Public comments:
As of this writing, no public comments were received.

STAFF ANALYSIS

The petition site is located south of East 14th Avenue, east of Muldoon Road, and north of East 16th Avenue. Proposed Lot 1 is currently vacant, and proposed Lots 2 and 3 are used as an auto shop. The petitioner requests to subdivide four lots into three lots and vacate a 15-foot roadway easement, 10-foot utility easement, 5-foot T&E easement, 10-

foot buffer landscape easement, and the 10-foot by 50-foot No Build and Access Easement, further defined in the request above.

The petition site is surrounded by B-3 SL, General Business District with Special Limitations District to the north, south, and west with a variety of commercial uses, and R-2M, Mixed Residential District to the east. The proposed lot configuration will not result in any split zoned lots. There were no objections by municipal reviewing agencies to the preliminary plat or vacations with conditions listed in the department recommendation.

Private Development is recommending that the petitioner enter into an access agreement between proposed Lots 2 and 3 as Lot 3 would serve as physical access to Lot 2. Staff agrees with this recommendation and has made it a condition of plat approval.

East 14th Avenue is currently dedicated to a width of 55 feet. The Traffic Department requests a 5-foot dedication on the subdivision side of East 14th Avenue, bringing the dedicated width to 60 feet. The cul-de-sac at the terminus of East 14th Avenue is not dedicated to municipal standards. Traffic requests that the petitioner be required to dedicate the remainder of the cul-de-sac bulb to bring it to municipal standards.

Anchorage Water and Wastewater Utility requests that the petitioner dedicate 30-wide easements centered on both the existing water and sewer lines. Staff has made this requirement a conditional of plat approval.

Easement Vacation Requests:

The petitioner is requesting to vacate a 15-foot roadway easement, 10-foot utility easement, 5-foot T&E easement, 10-foot buffer landscape easement, and the 10-foot by 50-foot No Build and Access Easement.

The vacation requests have been reviewed and found to conform to the Municipal Vacation Policy and ordinance that states:

21.03.230 Approval of vacations.

Authority. The platting authority shall consider the merits of each vacation request, and in all cases the platting authority shall deem the area being vacated to be of value to the municipality unless proven otherwise. The burden of proof shall lie entirely with the petitioner.

The proposed subdivision from four lots into three lots eliminates the need for the existing roadway easement and the no build and access easement as all lots have access to dedicated rights-of-way. Access from East 14th Street will not be granted until it is upgraded to municipal standards; therefore, staff has requested a condition of approval for the applicant to obtain an access agreement between Lot 2 and Lot 3, to provide physical access to the eastern portion of Lot 2.

Lot 1, Andres Subdivision was created by plat 2009-85 recorded October 26, 2009. The plat placed a 10' Buffer Landscaping easement across the eastern section of the property as it was split zoned B-3SL/R-2M. The property owner has since rezoned the property to B-3SL (AO 2018-097) which results in the buffer landscaping easement no longer being required.

Utility companies have expressed no objection to the request to vacate the 15-foot roadway easement, 10-foot utility easement, 5-foot T&E easement, 10-foot buffer landscape easement, and the 10-foot by 50-foot No Build and Access Easement. The utility companies will have the opportunity to review the proposed plat and request easements as necessary. Therefore, staff believes that the easements are in excess of municipal need and recommends approval of this vacation subject to conditions.


DEPARTMENT RECOMMENDATION

- A. Approval of the request for vacation of five (5) easements as follows: 1) 15-foot-wide roadway easement as shown on Lot 2, MacLaren Subdivision; 2) 10-foot utility easement on south boundary line of MacLaren Subdivision; 3) 5-foot T&E easement on the north boundary line of Andres Subdivision; 4) 10-foot buffer landscape easement dedicated on Lot 1, Andres Subdivision; and 5) 10-foot x 50-foot No Build and Access Easement on Lot 1, Andres Subdivision, subject to:
 - 1. Recording a suitable plat within 24 months of approval and any approved time extensions.
- B. Approval of the plat for 24 months subject to the following conditions:
 - 1. Place the following notes on the plat:
 - a. The property owner and utilities shall not raise, lower, or re-grade the property in a manner that will alter the drainage patterns from those shown on the approved grading and drainage plan without prior approval from Municipality of Anchorage Building Safety Office.
 - b. Property owners and utilities shall not obstruct, impede or alter approved drainage facilities (e.g. swales, ditches) in any way that will adversely impact adjacent properties or rights of way.
 - c. No direct access to East 14th Avenue shall be permitted until such time that East 14th Avenue is improved to municipal standards.
 - 2. Dedicate 5-foot right-of-way for East 14th Avenue along the northern property boundary of proposed Lot 1.
 - 3. Dedicate additional right-of-way at the northeast corner of proposed Lot 1 to bring cul-de-sac to full MOA standards.

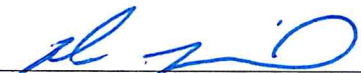
4. Resolve with AWWU the need to dedicate 30-feet of easement center on both the existing water and sewer lines.
5. Enter into an access agreement on municipal form between Lot 2 and Lot 3, as Lot 3 provides physical access to Lot 2.
6. Make the following drafting changes:
 - a. In the title block, add case number S12694.

Reviewed by:

Prepared by:



Craig H. Lyon
Director

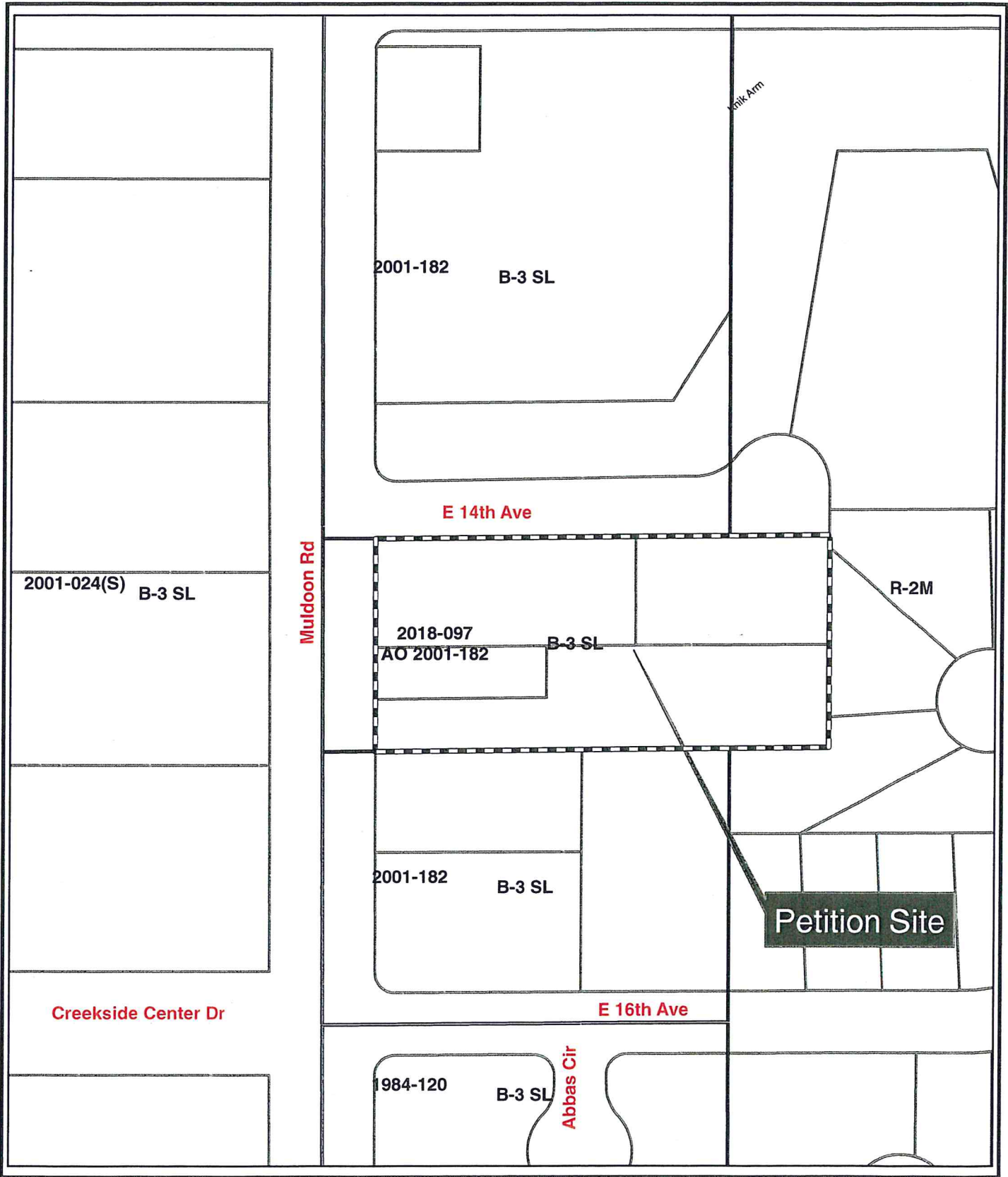


for Karlie Lamothe
Senior Planner

(Case S12694)

MAPS

S12694

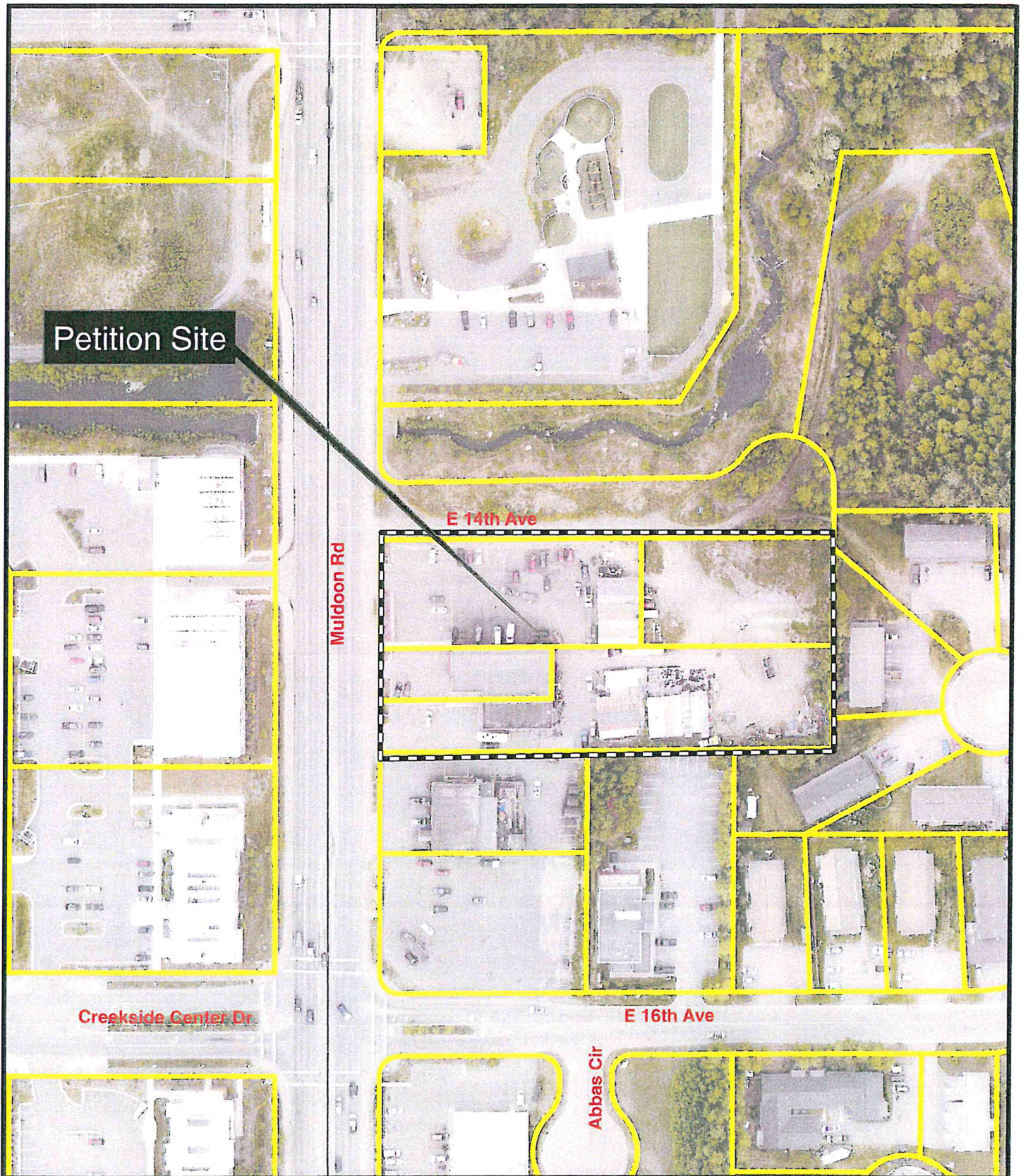


Municipality of Anchorage
Planning Department

Date: 9/13/2022



S12694



Municipality of Anchorage
Planning Department

Date: 9/13/2022



APPLICATION

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	Contact Phone – Day	907-522-6476
Evening	907-332-3893	Evening	907-522-6476
E-mail		E-mail	ken@langsurvey.com; jonathan@langsurvey.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 plan
 9 copies required: ☒ Topographic map of platted area
 16 copies required: ☒ Signed application (copies)
 (7 copies for a ☒ Preliminary plat
 short plat) ☒ As-built (if applicable)
☒ Summary of community meeting(s) (not required for short plat)

(Additional information may be required)

Additional required documents unless specifically waived by Platting Officer:

- ☐
- Soils investigation and analysis reports (4 copies)

Waived by _____

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@langsury.com; jonathan@langsury.	

*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:

COMPREHENSIVE PLAN INFORMATIONImprovement Area (per AMC 21.08.050B.): ☒ Class A ☐ Class B**Anchorage 2040 Land Use Designation:**

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☐ Transit-supportive Development ☐ Greenway-supported Development
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☐ Commercial ☐ Industrial ☐ Parks/open space
☐ Public Land Institutions ☐ Marginal land ☐ Alpine/Slope Affected
☐ Special Study ☐ Residential at _____ dwelling units per acre

Girdwood- Turnagain Arm

☐ Commercial ☐ Industrial ☐ Parks/open 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 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 be 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.

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:

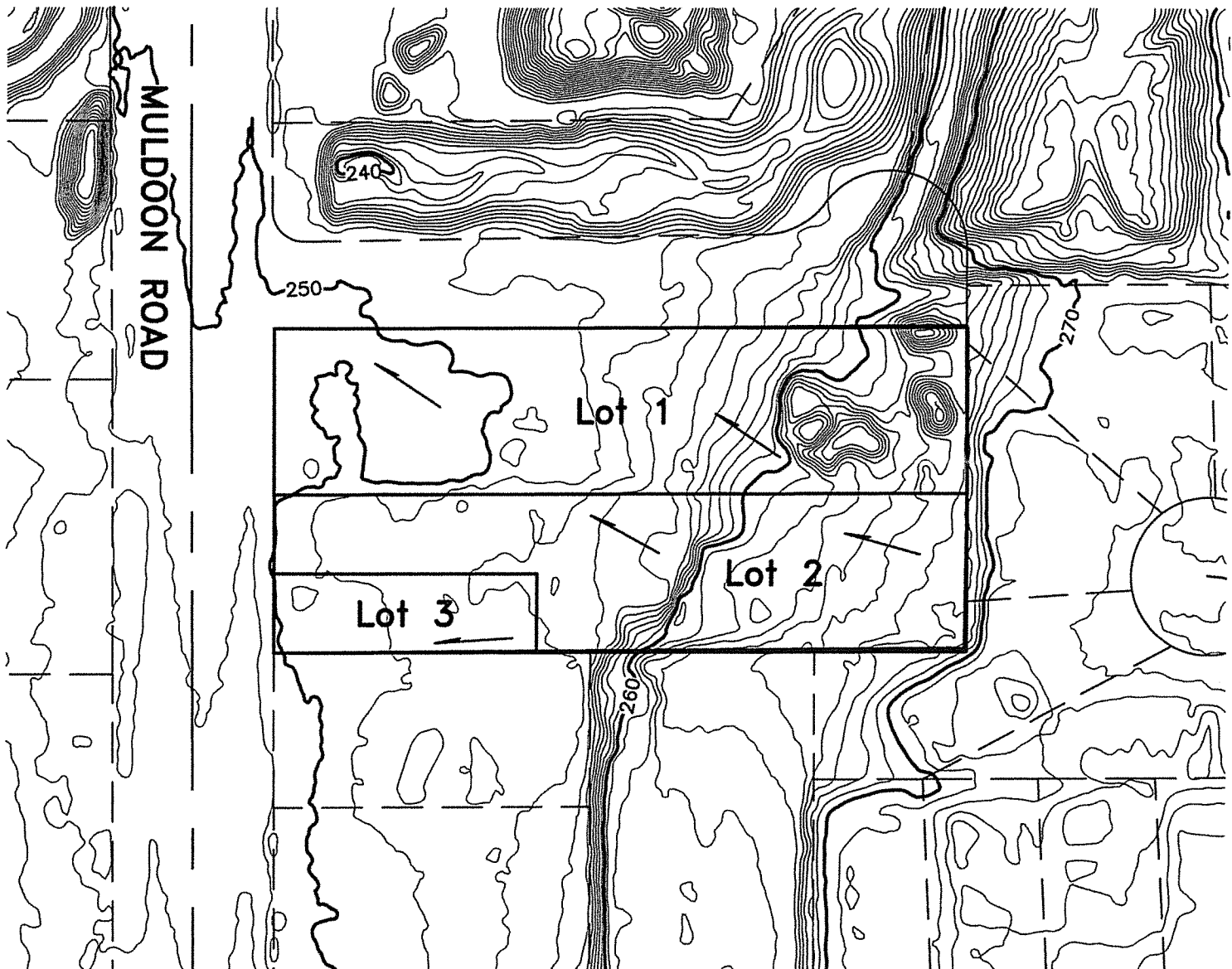
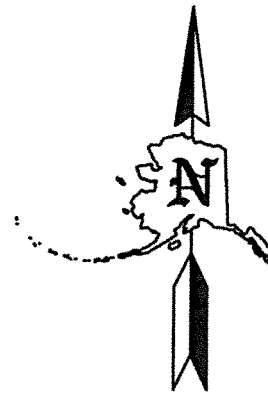
Kyle Taylor

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@langsurvey.com

jonathan@langsurvey.com

S12694 NOV 02 2022

State of Alaska AS00063

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 - Public Meeting Summary

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

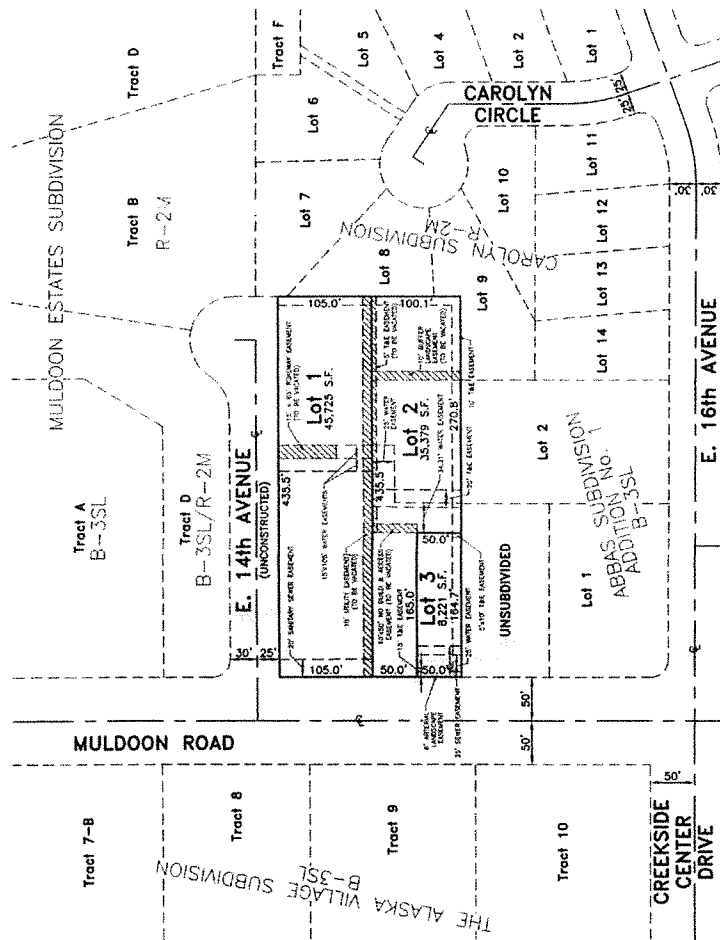
On May 17, 2022, the Public Meeting was held as part of the regular monthly Northeast Community Council (NECC) meeting. The meeting was held virtually via zoom and approximately two dozen people were present. Jonathan Lang, PLS presented on behalf of the owners (pertinent sections of the meeting minutes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



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 2011-055897-0 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.

SURVEYOR'S CERTIFICATE

I, KENNETH C. LANG, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT OF BALTAZAR SUBDIVISION IS A TRUE AND CORRECT REPRESENTATION OF THE 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 IN SAID 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

PLATING OFFICER _____ DATE _____
MUNICIPAL SURVEYOR _____ DATE _____

PLAT APPROVAL

Plat approved by the Municipal Platting Authority

this _____ day of _____

Authorized Official _____

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 NO RESERVATION OF 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 ONE FOOT VERTICAL 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

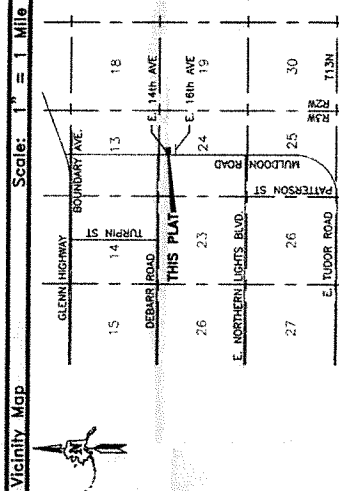
BALTAZAR ARIAS & PATRICIA SALINAS
2411 BRITTANY CIRCLE
ANCHORAGE, ALASKA 99504
(907) 23-0422

Notary Acknowledgement

for _____ day of _____
Subscribed and sworn to before me this _____ day of _____

Notary Public for the State of Alaska My Commission Expires _____

Vicinity Map



BALTAZAR SUBDIVISION (WITH VACATION)

LOTS 1, 2 & 3 - CONTAINING 2.05 ACRES
A SUBDIVISION OF LOT 1, ANCHORAGE SUBDIVISION (Plat No. 74-2053, AND AN UNDIVIDED 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
11520 Daryl Avenue
Anchorage, Alaska 99515-3049
(907) 522-6476
ken@langsurvey.com
State of Alaska ACC0963

GRID: SW 1441 SCALE: 1" = 100' DATE: 08 APRIL 2022
DRAWN: JCL SHEET 1 OF 1 PROJECT #: 22-102
JOB FILE: L22102pp.dwg PLATTING CASE No.: S

**REVIEWING
AGENCY AND
PUBLIC
COMMENTS**



**Municipality of Anchorage
Development Services Department
Onsite Water and Wastewater Section**



MEMORANDUM

DATE: October 6, 2022
TO: Dave Whitfield, Platting Officer
FROM: Deb Wockenfuss, On-Site Water and Wastewater Section
SUBJECT: Comments on Cases due October 6, 2022

RECEIVED

OCT 06 2022

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

S12694 Baltazar Subdivision

No Objection

S12636 Jaamly Subdivision

Prior to final plat approval, the cabin on the lot is to be removed or have approved water and wastewater systems.

Submit plans, data, tests and engineering reports to the Onsite Water and Wastewater Section that substantiates:

1. that there is adequate and safe potable water for each proposed lot and neighboring lots. This requirement was formerly in AMC 21 but has been removed. The Onsite Water and Wastewater Section recommends this investigation of water availability for proposed subdivisions to ensure that there is adequate water for domestic purposes. A proposed subdivision with more than 5 lots should have an aquifer test performed by a hydrogeologist.
2. the capability of the proposed lots to adequately dispose of wastewater, see AMC 15.65.405 for requirements.

S12699 Holtan Hills Subdivision

No objection

Whitfield, David R.

From: Walters, Michael S.
Sent: Wednesday, October 19, 2022 9:17 AM
To: Blake, Lori A.; Kimmel, Corliss A.
Cc: Whitfield, David R.
Subject: S12694 Request for Reviewing Agency Comments

RECEIVED

OCT 19 2022

All:

ROW has the following comments for case number S12694:

No comments regarding this action.

Regards,

Michael S Walters
Senior Plan Reviewer
Right of Way Section
michael.walters@anchorageak.gov
Office: 907-343-8226
Cell: 907-727-7637
Fax: 907-249-7910

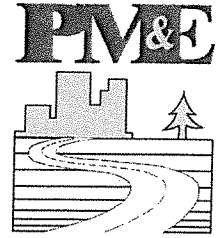
#ANCWORKS!

An online tool for Anchorage





Municipality of Anchorage
Project Management and Engineering
MEMORANDUM



DATE: October 5, 2022

RECEIVED

TO: Dave Whitfield

OCT 05 2022

FROM: Kyle Cunningham

SUBJECT: S12694, S12696 & S12699: Comments from Watershed Management Services.

Watershed Management Services (WMS) has the following comments for the November 2, 2022 Platting Board hearing.

- S12694 – Lots 1 & 2, Block 1, MacLaren Subdivision (Plat 74-203); Township 13 North, Range 3 West, Section 24 NW4NE4 E165'W215'S50'N675' AKA Parcel 3B, Seward Meridian; and Lot 1, Andres Subdivision (Plat 2009-85);
 - WMS has no comments on or objections to the request.
- S12696 – Tract A, Burlwood Subdivision (Plat 2003-31);
 - Add Plat Note: There are streams located on this plat and the stream protection setbacks will be as specified in AMC 21.07.020 or as specified in future adopted provisions of AMC 21. Portions of streams contained within mapped wetlands are subject to setbacks as described in the Anchorage Wetlands Management Plan.
- S12699 - Tract B, Girdwood Elementary School Subdivision (Plat 85-38); Tract 9-A, Supplemental Cadastral Survey Township 10 North, Range 2 East, Seward Meridian (Plat 73-220); and Tract I, Alyeska Subdivision Prince Addition (Plat 87-131);
 - Add Plat Note: There are streams located on this plat and the stream protection setbacks will be as specified in AMC 21.07.020 or as specified in future adopted provisions of AMC 21. Portions of streams contained within mapped wetlands are subject to setbacks as described in the Anchorage Wetlands Management Plan.
 - There are discrepancies between current MOA stream and drainageway mapping and the mapping shown in the submittal documents. Please provide MOA Watershed Management with a mapping request form in order to verify stream and drainageway mapping.

- Portions of this lot are located in the floodplain as determined by the Federal Emergency Management Agency. WMS requests the addition of the following plat note.
 - “Portions of this subdivision are situated within the flood hazard district as it exists on the date hereof. The boundaries of the flood hazard district may be altered from time to time in accordance with the provisions of Section 21.07.020.E (Anchorage Municipal Code). All construction activities and any land use within the flood hazard district shall conform to the requirements of Anchorage Municipal Code, Chapter 21.07.020.E or any future revision.”

MEMORANDUM

RECEIVED

OCT 19 2022

DATE: October 19, 2022
TO: Dave Whitfield, Platting Officer, Planning Section, Planning Division
FROM: Seth Wise, Engineering Technician III, Planning Section, AWWU
RE: Plat Case Comments
Meeting Date: November 2, 2022
Agency Comments Due: October 5, 2022

The Anchorage Water & Wastewater Utility (AWWU) has reviewed the reference plat(s) and has the following comments:

S12694 LOTS 1 & 2, BLOCK 1, MACLAREN SUBDIVISION (PLAT 74-203); TOWNSHIP 13 NORTH, RANGE 3 WEST, SECTION 24 NW4NE4 E165'W215'S50'N675' AKA PARCEL 3B, SEWARD MERIDIAN; AND LOT 1, ANDRES SUBDIVISION (PLAT 2009-85) – Request to subdivide four (4) lots into three (3) lots together with Vacation of five (5) easements as follows: 1) 15-foot wide roadway easement as shown on Lot 2, MacLaren Subdivision; 2) 10-foot utility easement on south boundary line of MacLaren Subdivision; 3) 5-foot T&E easement on the north boundary line of Andres Subdivision; 4) 10-foot buffer landscape easement dedicated on Lot 1, Andres Subdivision; and 5) 10-foot x 50-foot No Build and Access Easement on Lot 1, Andres Subdivision, GRID SW1441.

1. The parcels are located inside AWWU's Water and Sanitary Sewer Service Districts.
2. AWWU water and sanitary sewer service are available to the parcels.
3. AWWU requires a minimum of 30 feet, 15 feet centered on either side of the main, for both water and sewer easements. There are existing water and sanitary sewer mains that run across all three of the proposed lots that require additional easement.
 - a. AWWU requests that all water easements be vacated from their present location and replaced with new 30-foot-wide easements centered on the existing water lines. ~~AWWU acknowledges and approves of Baltazar Subdivision Plat Note 3 that specifies that all water easements will be vacated from their present location and replaced with new 30-foot-wide easements centered on the existing water lines.~~
 - b. AWWU requests that all sewer easements be vacated from their present location and replaced with new 30-foot-wide easements centered on the existing sewer lines. ~~AWWU requests that the following plat note be added: "All sewer easements will be vacated from their present location~~



and replaced with new 30-foot wide easements centered on the existing sewer lines.”

- c. Per the above notes, all new water and sewer easements are required to be shown on the plat prior to the final plat sign-off from AWWU.
 - d. Lot 1, Block 1 of the Andres Subdivision currently has a 35-foot water easement (Book 990 Page 72) and a 25-foot sewer easement (Book 990 Page 71) recorded. The current survey and previous plats have incorrectly listed these as a 25-foot water easement and a 35-foot sewer easement, respectively.
- 4. There is a sewer trunk assessment estimated at five hundred eighty-two dollars and seventy-five cents plus a Special Assessment Administrative Fee (~\$582.75 + SAAF) for Lot 2 of Block 1 Maclaren Subdivision. This amount will not be due until after the final plat is approved.
 - 5. AWWU has no objection to this platting action.

If you have any questions pertaining to public water or sewer, please call 564-2757 or send an e-mail to seth.wise@awwu.biz.



MUNICIPALITY OF ANCHORAGE



Development Services Department
Private Development Section

Mayor Dave Bronson

Phone: 907-343-8301

Fax: 907-343-8200

RECEIVED

MEMORANDUM

OCT 05 2022

Comments to Preliminary Plat Applications/Petitions

DATE: September 27, 2022
TO: Karlie Gedig, Senior Planner
FROM: Judy Anunciacion, Private Development Engineer
SUBJECT: Comments for Platting Authority
Case # S12694

Case No. S12694: Request to subdivide four (4) lots into three (3) lots together with Vacation of five (5) easements as follows: 1) 15-foot wide roadway easement as shown on Lot 2, MacLaren Subdivision; 2) 10-foot utility easement on south boundary line of MacLaren Subdivision; 3) 5-foot T&E easement on the north boundary line of Andres Subdivision; 4) 10-foot buffer landscape easement dedicated on Lot 1, Andres Subdivision; and 5) 10-foot x 50-foot No Build and Access Easement on Lot 1, Andres Subdivision.

Legal Description: Lots 1 & 2, Block 1, MacLaren Subdivision (Plat 74-203); Township 13 North, Range 3 West, Section 24 NW4NE4 E165'W215'S50'N675' AKA Parcel 3B, Seward Meridian; and Lot 1, Andres Subdivision (Plat 2009-85)

Roads: The subject parcel is bounded by the following right-of-ways:

- Muldoon Road to the west is a Class III, Major Arterial.
- E 14th Avenue, to the north, is an undeveloped right-of-way.

Improvements:

No peripheral improvements required at this time.

Dedication:

Dedicate 5-foot right-of-way for East 14th Avenue on the northern property boundary of proposed Lot 1.

Plat Notes:

- a. No direct access to East 14th Avenue until such time that East 14th is improved to a municipal standard.
- b. The property owner and utilities shall not raise, lower, or re-grade the property in a manner that will alter the drainage patterns from those shown on the approved

grading and drainage plan without prior approval from Municipality of Anchorage Building Safety Office.

- c. Property owners and utilities shall not obstruct, impede or alter approved drainage facilities (e.g. swales, ditches) in any way that will adversely impact adjacent properties or rights of way.

Advisory Comment:

Provide a shared access between Lot 1 and Lot 2 or Lot 2 and Lot 3 to provide legal and physical access to the back of Lot 2.

Department Recommendations:

The Private Development Section recommends approval of the proposed plat subject to the above recommendations.

Private Development has no objection to the vacation of the following easements:

- a. 15-foot wide roadway easement as shown on Lot 2, MacLaren Subdivision
- b. 10-foot utility easement on south boundary line of MacLaren Subdivision
- c. 5-foot T&E easement on the north boundary line of Andres Subdivision
- d. 10-foot buffer landscape easement dedicated on Lot 1, Andres Subdivision
- e. 10-foot x 50-foot No Build and Access Easement on Lot 1, Andres Subdivision

Kimmel, Corliss A.

From: OSP Design Group <ospdesign@gci.com>
Sent: Monday, October 3, 2022 6:18 PM
To: Stewart, Gloria I.; Kimmel, Corliss A.; Blake, Lori A.
Cc: OSP Design Group
Subject: RE: S12694 Request for Reviewing Agency Comments
Attachments: S12694 Routing Coversheet.pdf; S12694 Reviewing Agency Routing.pdf

RECEIVED

OCT 03 2022

[EXTERNAL EMAIL]

All,

In review GCI has no comments or objections to the plat, attached is the signed plat for your records.

Thanks,

MIREYA ARMESTO

GCI | Technician II, GIS Mapping

m: 907-744-5166 | w: www.gci.com

From: Stewart, Gloria I. <gloria.stewart@anchorageak.gov>
Sent: Wednesday, September 14, 2022 1:59 PM
Cc: Stewart, Gloria I. <gloria.stewart@anchorageak.gov>
Subject: S12694, S12696, S12699 Request for Reviewing Agency Comments

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

Hello all. Attached please find Routing Coversheets for the above referenced Long Plat Cases S12694, S12696 & S12699 which are scheduled as Public Hearings before the Platting Board on 11/02/2022. Routing materials can be viewed by clicking on the links below, scrolling to bottom of page and selecting Reviewing Agency Routing preceded by the Case No. of interest. **PLEASE REMIT COMMENTS EITHER BY MAIL OR EMAIL AS FOLLOWS:** by email to Corliss Kimmel & Lori Blake (corliss.kimmel@anchorageak.gov & lori.blake@anchorageak.gov) or by USPS to the address listed in the upper right hand corner of the Routing Cover Sheet.

S12694 <https://www.muni.org/CityViewPortal/Planning/Status?planningId=17652>.

S12696 <https://www.muni.org/CityViewPortal/Planning/Status?planningId=17655>.

S12699 <https://www.muni.org/CityViewPortal/Planning/Status?planningId=17665>.



Planning Department
MUNICIPALITY OF ANCHORAGE

Gloria I. Stewart
Senior Planning Technician •
Planning Department
Current Planning Division - Zoning & Platting
Email: gloria.stewart@anchorageak.gov
Phone: (907) 343-7934
4700 Elmore Road, Anchorage, AK 99507
www.muni.org/planning



MEMORANDUM

RECEIVED

DATE: September 21, 2022

TO: Current Planning Division Supervisor.
Planning Department

THRU: Kristen A. Langley, Traffic Safety Section Supervisor,
Traffic Department

FROM: Travis Just, Engineer Technician IV

SUBJECT: Traffic Department Comments

SEP 27 2022

S12694 **Request to subdivide four (4) lots into three (3) lots together with Vacation of five (5) easements as follows: 1) 15-foot wide roadway easement as shown on Lot 2, MacLaren Subdivision; 2) 10-foot utility easement on south boundary line of MacLaren Subdivision; 3) 5-foot T&E easement on the north boundary line of Andres Subdivision; 4) 10-foot buffer landscape easement dedicated on Lot 1, Andres Subdivision; and 5) 10-foot x 50-foot No Build and Access Easement on Lot 1, Andres Subdivision.**

The properties frontage Muldoon Rd, a 100ft dedicated Right-of-Way, to the west which is owned and maintained by AKDOT and E 14th. Ave, a 55ft dedicated Right-of-Way, to the North, which is owned by the MOA but not constructed.

Subdivision

The Traffic Engineering department has no objection to the removal of interior lot lines for this plat with the following conditions.

1. Dedicate additional 5' of ROW to the southern 25' of E 14th to bring it to a 60' total.
2. Dedicate additional ROW at NE corner of Lot 1 to bring culdesac to full MOA standards.

Plat Notes

1. No direct access to East 14th Avenue until such time that East 14th is improved to a municipal standard.

Easements

The Traffic Engineering department has no objection to the vacation of the easements.



THE STATE
of **ALASKA**
GOVERNOR MICHAEL J. DUNLEAVY

Department of Transportation and
Public Facilities

Program Development and Statewide Planning
Anchorage Field Office

4111 Aviation Avenue
P.O. Box 196900
Anchorage, AK 99519-6900
Main number: 907-269-0520
Fax number: 907-269-0521
Website: dot.state.ak.us

September 21, 2022

David Whitfield, Current Planning Manager
MOA, Community Development Department
Planning Division
P.O. Box 196650
Anchorage, Alaska 99519-6650

RECEIVED

SEP 21 2022

[Sent Electronically]

Re: MOA Plat Review

Dear Mr. Whitfield:

The Alaska Department of Transportation and Public Facilities (DOT&PF) has reviewed the following plats and has no comments:

- **S12696 – Tract A, Burlwood Subd, Plat 2003-031 (7820 Jaime Ave)**

The Alaska Department of Transportation and Public Facilities (DOT&PF) has reviewed the following plats and has the following comments:

- **S12694 – Baltazar Subdivision, Lots 1, 2, & 3 (1431-5 Muldoon Rd)**
 - No objection to the proposed vacations.
 - No objection to the proposed platting action.
- **S12699 – Holton Hills Subdivision Tracts 1-5 and Section Line Easement Vacation**
 - No objection to the proposed platting action.
 - DOT&PF considers the vacation of the section line easement premature until alternate public access has been demonstrated, dedicated, and provide for through a platting action.

All properties accessing DOT&PF roads must apply to Right-of-Way for a driveway permit, subject to provisions listed in 17 AAC 10.020. Any previously issued driveway permits become invalid once the property undergoes a platting action and must be reissued.

We recommend the petitioner verify all section line easements and DOT&PF road rights-of-way adjacent to their property. For assistance, the petitioner may contact the Engineering group within the

"Keep Alaska Moving through service and infrastructure."

Right of Way section in DOT&PF at (907) 269-0700. The petitioner is liable to remove any improvements within the easements and rights-of-way that impede the operation and maintenance of those facilities even if they are not shown on the plat, so it is in the petitioner's best interest to identify the exact locations and widths of any such easements or rights-of-way before they improve the property.

If any section line easements or road rights-of-way exist within the bounds of their plat, we recommend the petitioner dedicate them. If there is an existing right-of-way or easement, the petitioner is unable to develop that portion of the property yet continues to pay property taxes on it; dedicating will remove that cost to the petitioner.

If there are any questions regarding these comments please feel free to contact me at (907) 269-0522 or mark.eisenman@alaska.gov.

Sincerely,



Mark Eisenman
Anchorage Area Planner, DOT&PF

cc: Scott Thomas, P.E., Regional Traffic Engineer, Traffic Safety and Utilities, DOT&PF
Sean Baski, P.E., Highway Design Group Chief, DOT&PF
Jake Ciufo, P.E., Regional Hydrologist, Hydrology DOT&PF
James Starzec, AMATS Planner, DOT&PF
Danika Simpson, Property Management Supervisor, Right of Way, DOT&PF
Corliss Kimmel, Office Associate, Current Planning, MOA

RECEIVED

SEP 21 2022

Date: September 21, 2022

To: MOA Current Planning Division

From: Chugach Electric Association, Inc. (Chugach)

Subject: MOA Case No. S-12694

Baltazar Subdivision, Subdivide Four (4) Lots into Three (3) Lots

Lots 1 & 2, Block 1, MacLaren Subdivision (Plat 74-203)

Lot 1, Andres Subdivision (Plat 2009-85)

Deeded Parcel, aka Parcel 3B (Deed Document 2011-055997-0)

Chugach has the following comment:

1. Chugach has no objection to the preliminary plat of Baltazar Subdivision, Lots 1, 2 & 3 (WITH VACATION).



ENSTAR Natural Gas Company
A DIVISION OF SEMCO ENERGY
Engineering Department, Right of Way Section
401 E. International Airport Road
P. O. Box 190288
Anchorage, Alaska 99519-0288
(907) 277-5551
FAX (907) 334-7798

September 20, 2022

RECEIVED

Municipality of Anchorage, Planning Division
PO Box 196650
Anchorage, AK 99519-7943

SEP 20 2022

To whom it may concern:

ENSTAR Natural Gas Company has reviewed the following preliminary plats and has no comments or recommendations.

- **BALTAZAR SUBDIVISION**
(MOA Case # S12694)
- **JAAMLY ESTATES**
(MOA Case # S12696)
- **HOLTAN HILLS**
(MOA Case # S12699)

If you have any questions, please feel free to contact me at 334-7944 or by email at james.christopher@enstarnaturalgas.com.

Sincerely,

James Christopher

James Christopher
Right of Way & Compliance Technician
ENSTAR Natural Gas Company

Kimmel, Corliss A.

From: Wilson, Karleen K.
Sent: Friday, September 16, 2022 11:17 AM
To: Blake, Lori A.; Kimmel, Corliss A.
Subject: FW: S12694, Reviewing Agency Comments
Attachments: S12694 Routing Coversheet.pdf

RECEIVED

SEP 16 2022

No comments.

Karleen Wilson
MOA Addressing Official
907.343.8168
[MOA Official Address Map](#)

From: Stewart, Gloria I. <gloria.stewart@anchorageak.gov>
Sent: Wednesday, September 14, 2022 1:59 PM
Cc: Stewart, Gloria I. <gloria.stewart@anchorageak.gov>
Subject: S12694, S12696, S12699 Request for Reviewing Agency Comments

Hello all. Attached please find Routing Coversheets for the above referenced Long Plat Cases S12694, S12696 & S12699 which are scheduled as Public Hearings before the Platting Board on 11/02/2022. Routing materials can be viewed by clicking on the links below, scrolling to bottom of page and selecting Reviewing Agency Routing preceded by the Case No. of interest. **PLEASE REMIT COMMENTS EITHER BY MAIL OR EMAIL AS FOLLOWS:** by email to Corliss Kimmel & Lori Blake (corliss.kimmel@anchorageak.gov & lori.blake@anchorageak.gov) or by USPS to the address listed in the upper right hand corner of the Routing Cover Sheet.

S12694 <https://www.muni.org/CityViewPortal/Planning/Status?planningId=17652>.

S12696 <https://www.muni.org/CityViewPortal/Planning/Status?planningId=17655>.

S12699 <https://www.muni.org/CityViewPortal/Planning/Status?planningId=17665>.



Planning Department
MUNICIPALITY OF ANCHORAGE

Gloria I. Stewart
Senior Planning Technician +
Planning Department
Current Planning Division - Zoning & Platting
Email: gloria.stewart@anchorageak.gov
Phone: (907) 343-7934
4700 Elmore Road, Anchorage, AK 99507
www.muni.org/planning



RECEIVED

SEP 16 2022

September 16, 2022

Municipality of Anchorage
Planning Division
P.O. Box 196650
Anchorage, AK 99519-6650

SUBJECT: Request for Comments

Alaska Communications has reviewed the plats listed below and recommends the following:

S12694 Baltazar Subd. Lots 1, 2, & 3
Alaska Communications has no objections.

Sincerely,

Russell Tolentino

Russell Tolentino

Network Engineer II
600 Telephone Ave., Anchorage, AK 99503
(d) 907-564-1423 | (e) 907-240-8753
russell.tolentino@acsalaska.com

August 18, 2022

RECEIVED

Support for the Baltazar Re-Subdivision

AUG 29 2022

S12694

WHEREAS, Whereas Baltazar's Tire Shop has been has been a fixture in the community for decades and;

WHEREAS, the proposed resubdivision will simplify the property and clean up miscellaneous unused easements, and;

WHEREAS, the platted, unimproved roadway easement serves no public purpose and is in excess of Municipal needs, and;

WHEREAS, the proposed Lot 1 may be suitable for a permanent Muldoon Library branch and;

THEREFORE BE IT RESOLVED by the Northeast Community Council that we support the proposed resubdivision and recommend that the Municipality of Anchorage investigate the proposed Lot 1 as an alternative for a permanent Muldoon Library branch.

Date: August 18, 2022

Votes for: 8

Votes Against: 5

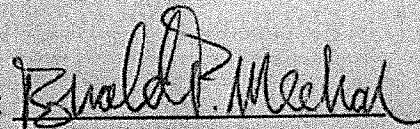
Abstain: 6

Motion Passes

President:


George Martinez

Secretary:


Ron Meehan

S12694 NOV 02 2022

POSTING AFFIDAVIT



RECEIVED

OCT 11 2022

BY: _____

AFFIDAVIT OF POSTING

CASE NUMBER: 512694

I, Balthazar Arias hereby certify that I have posted a **Notice** as prescribed by Anchorage Municipal Code 21.03.020H.5. on the property that I have petitioned for _____. The notice was posted on 10/9/22 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 10 day of OCT, 20 22

B. Arias
Signature

LEGAL DESCRIPTION

Tract or Lot: Lots 102

Block: _____

Subdivision: Maclean Sub