

Application for Preliminary Plat

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

PETITIONER*

Name (last name first)	Baltazar, Arias	Name (last name first)	Walatkas, Fred
Mailing Address	2411 Brittany Cir.	Mailing Address	3107 W. 29th Ave.
	Anchorage, AK 99504		Anchorage, AK 995017
Contact Phone – Day	(907) 332-3893	Contact Phone – Day	(907) 248-1666
Evening	(907) 272-3893	Evening	(907) 229-6088
Fax	(907) 272-3893 Cell 223-0422	Fax	(907) 243-2081
E-mail	arias3893@aol.com	E-mail	walatkas@aol.com

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

PROPERTY INFORMATION

Property Tax # (000-000-00-000): 006-403-49-000 and 006-403-03-000			
Site Street Address: 1435 & 1431 Muldoon Rd.			
Current legal description: (use additional sheet if necessary)			
Andres Lot 1, and The E165 ft of the W 215 ft of the S 50 ft of the N 675 ft of the NW 1/4 of the NE 1/4 of Sec. 24, T 13 N, R 3 W, S M, Anch. Recording District, 3rd Judicial District, State of Alaska			
Zoning: B3SL	Acreage: 1	Underlying Plat #: 2009-85	Grid #: SW1441
# Lots: 2	# Tracts:	Total # parcels: 2	

PROPOSED SUBDIVISION INFORMATION

Proposed legal description: (use additional sheet if necessary)		
Andres Lot 1A		
# Lots: 1	# Tracts: 1	Total # parcels: 1

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

Signature

☒ Owner

☐ Representative

(Representatives must provide written proof of authorization)

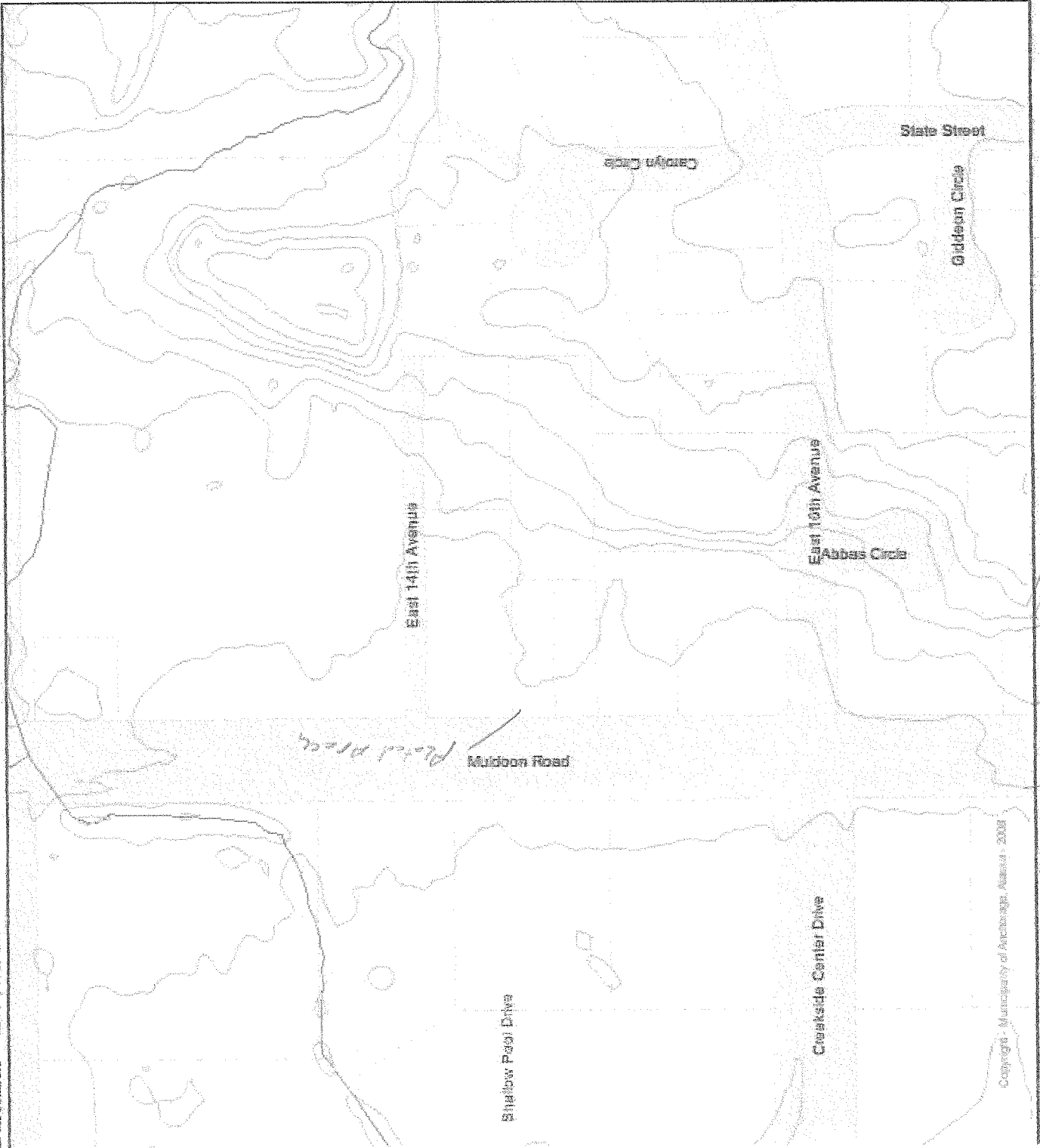
Date

Arias Baltazar

Print Name

Accepted by:	Poster & Affidavit	Fee:	Case Number:	Requested Meeting Date:
FM	N/A	\$2,700	512336	

Baltazar - Elevations



Scale 1:2,091
1 in = 174 ft

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SI 2336 - APR 08 2017

252 254 210 214 216

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: Andres Subd.
- Project Location, Tax ID, or Legal Description: 1435 & 1431 Muldoon Rd., 006-403-49-00 and 006-403--3-000
- 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 ABC **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:


2/1/17

Andres Subdivision Case #S12336

