

Application for Administrative Site Plan Review

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


PETITIONER*		PETITIONER REPRESENTATIVE (if any)	
Name (last name first) Central Lutheran Church		Name (last name first) Lambert, Steve	
Mailing Address 1420 Cordova St.		Mailing Address 7715 Eastbrook	
Anchorage, AK 99501		Anchorage, AK 99504	
Contact Phone - Day	Evening	Contact Phone - Day	Evening
907-257-1622		907-280-9966	907-280-9966
E-mail centluth@gmail.com		E-mail salambert53@outlook.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): ⁰⁰² 022-1666-05			
Site Street Address: 1420 Cordova			
Current legal description: (use additional sheet if necessary) Third Addition, Block 30, Lot 3			
Zoning: R3	Acreage: 141,980sf	Grid #: SW1431	Underlying plat #: 75-216

SITE PLAN APPROVAL REQUESTED	
Use: Amending site plan to add office/storage building	
<input type="radio"/> New SPR	<input checked="" type="radio"/> Amendment to approved site plan Original Case #: Defacto

I hereby certify that (I am)(I have been authorized to act for) owner of the property described above and that I petition for an administrative site plan review 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 site plan.

Signature		Date	8/13/2025
	<input type="radio"/> Owner <input checked="" type="radio"/> Representative <small>(Representatives must provide written proof of authorization)</small>		
Print Name	Steve Lambert		

Accepted by:	Fee:	Case Number:	Decision Date admin:
		2025-0126	09/10/2025

COMPREHENSIVE PLAN INFORMATION		
Improvement Area (per AMC 21.08.050B.): <input type="radio"/> Class A <input type="radio"/> Class B		
Anchorage 2040 Land Use Designation(s):		
<input type="checkbox"/> Large Lot Residential	<input type="checkbox"/> Single and Two-family Residential	<input type="checkbox"/> Compact Mixed Residential – low
<input type="checkbox"/> Compact Mixed Residential–Medium	<input type="checkbox"/> Urban Residential – High	<input type="checkbox"/> Neighborhood Center
<input type="checkbox"/> Town Center	<input type="checkbox"/> Regional Commercial Center	<input type="checkbox"/> City Center
<input type="checkbox"/> Commercial Corridor	<input type="checkbox"/> Main Street Corridor	<input type="checkbox"/> Open Space
<input type="checkbox"/> Facilities and Institutions	<input type="checkbox"/> Industrial	
Anchorage 2040 Growth Supporting Features:		
<input type="checkbox"/> Transit-supportive Development	<input type="checkbox"/> Residential Mixed-use Development	
<input type="checkbox"/> Greenway-supported Development	<input type="checkbox"/> Traditional Neighborhood Development	
Chugiak-Eagle River Land Use Classification:		
<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input type="checkbox"/> Parks
<input type="checkbox"/> Town Center	<input type="checkbox"/> Transportation facility	<input type="checkbox"/> Special study area
<input type="checkbox"/> Residential at _____ dwelling units per acre		<input type="checkbox"/> Community Facility
		<input type="checkbox"/> Development reserve
Girdwood- Turnagain Arm Land Use Classification:		
<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input type="checkbox"/> Parks/open space
<input type="checkbox"/> Resort	<input type="checkbox"/> Transportation facility	<input type="checkbox"/> Special study area
<input type="checkbox"/> Commercial/Residential	<input type="checkbox"/> Commercial Recreation	<input type="checkbox"/> Public lands/institutions
<input type="checkbox"/> Residential at _____ dwelling units per acre		<input type="checkbox"/> Reserve
Neighborhood, District or Other Area-Specific Plan: _____		

ENVIRONMENTAL INFORMATION <small>(All or portion of site affected)</small>					
Wetland Classification:	<input type="radio"/> None	<input type="radio"/> "C"	<input type="radio"/> "B"	<input type="radio"/> "A"	
Avalanche Zone:	<input type="radio"/> None	<input type="radio"/> Blue Zone	<input type="radio"/> Red Zone		
Floodplain:	<input type="radio"/> None	<input type="radio"/> 100 year	<input type="radio"/> 500 year		
Seismic Zone (Harding/Lawson):	<input type="radio"/> "1"	<input type="radio"/> "2"	<input type="radio"/> "3"	<input type="radio"/> "4"	<input checked="" type="radio"/> "5"

RECENT REGULATORY INFORMATION <small>(Events that have occurred in last 5 years for all or portion of site)</small>
<input type="checkbox"/> Rezoning - Case Number: _____
<input type="checkbox"/> Preliminary Plat <input type="checkbox"/> Final Plat - Case Number(s): _____
<input type="checkbox"/> Conditional Use - Case Number(s): _____
<input type="checkbox"/> Zoning variance - Case Number(s): _____
<input type="checkbox"/> Land Use Enforcement Action for _____
<input type="checkbox"/> Building or Land Use Permit for _____
<input type="checkbox"/> Wetland permit: <input type="checkbox"/> Army Corps of Engineers <input type="checkbox"/> Municipality of Anchorage



Central Lutheran Church - ELCA

1420 Cordova Street
Anchorage, Alaska 99501

(907)277-1622 phone • (907)272-6235 fax • centluth@gci.net

"Coming and going...all we do is for the worship of God."

August 13, 2025

Planning Department

PO Box 196650

Anchorage AK 99519-6650

Dear Planning and Zoning staff –

This letter affirms that Steve Lambert is authorized to act as the petitioner's representative for Central Lutheran Church and the In Our Backyard project.



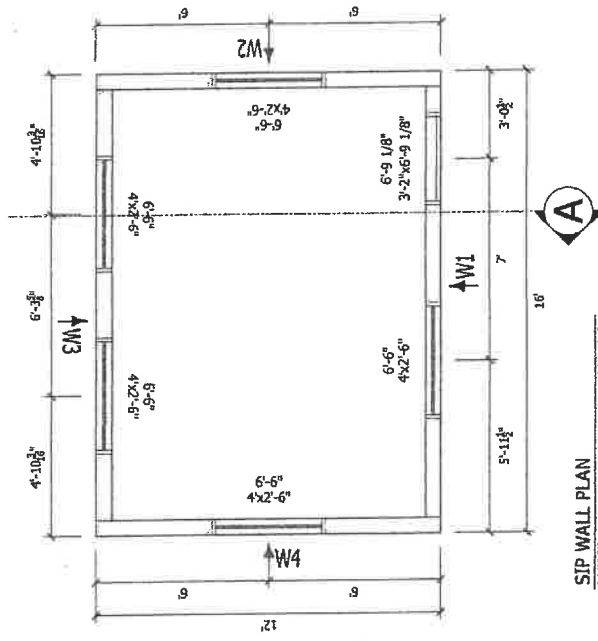
Birte Eliassen, Council President

Plan to construct a 12' x 16' office and storage building.

It is proposed to amend the site plan for Lot 3, Block 30, Third Addition Subdivision, to allow construction of a 12' x 16' office and storage building. The proposed project meets the qualifications for a minor adjustment in code section AMC 21.03.180I.2.b.- Types of Minor Adjustments.

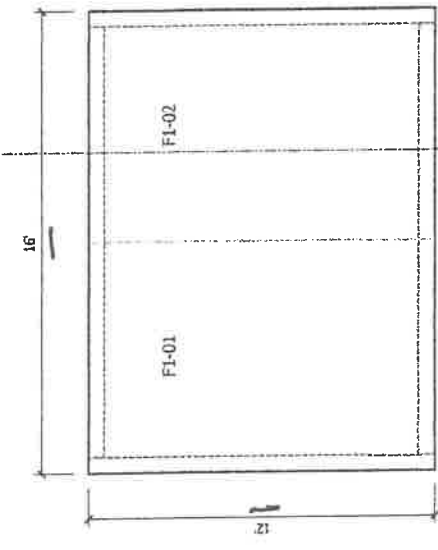
There are 6 cabins (transitional living facility) and a shower/toilet trailer on the site. One of the cabins is currently being used as an office/storage facility. The proposed new building will allow the conversion of the office cabin to guest housing. The new building will contain cabin supplies, and maintenance equipment that is currently being held in cabin 6. The new building will also contain a full-size refrigerator for guest food that would not fit into the current office cabin. Security cameras, a computer and internet access will all be relocated to the new building.

- NOTES:
1. ALL ENGINEERING PROVIDED BY OTHERS.
 2. ALL SIP FIGURED BETWEEN WINDOW / DOOR ROUGH OPENINGS AND THE PANEL NEXT TO THE OPENING.
 3. ALL OVERHANG DIMENSIONS ARE TO TOP SURF OF SIP ROOF PANEL UNLESS NOTED OTHERWISE.
 4. ALL OVERHANG DIMENSIONS ARE TO TOP SURF OF SIP ROOF PANEL UNLESS NOTED OTHERWISE.
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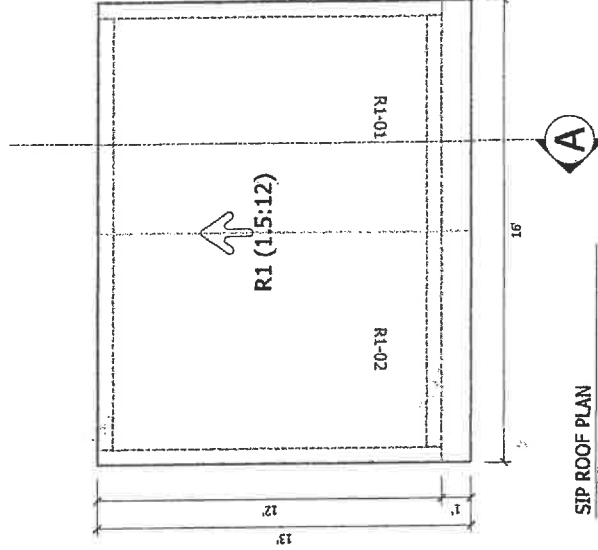


SIP WALL PLAN
3/8" SIP
1/2" = 1'-0"

ALL WALLS ARE TYPE S7 PER DETAIL PBS-100S UNLESS NOTED OTHERWISE.



SIP FLOOR PLAN
3/8" SIP
1/2" = 1'-0"



SIP ROOF PLAN
3/8" SIP
1/2" = 1'-0"

ALL ROOFS ARE TYPE D7 PER DETAIL PBS-100D UNLESS NOTED OTHERWISE.



PREMIER BUILDING SYSTEMS, LLC
18504 Canyon Road East
Payette, WA 98375
OFFICE (253) 846-6033

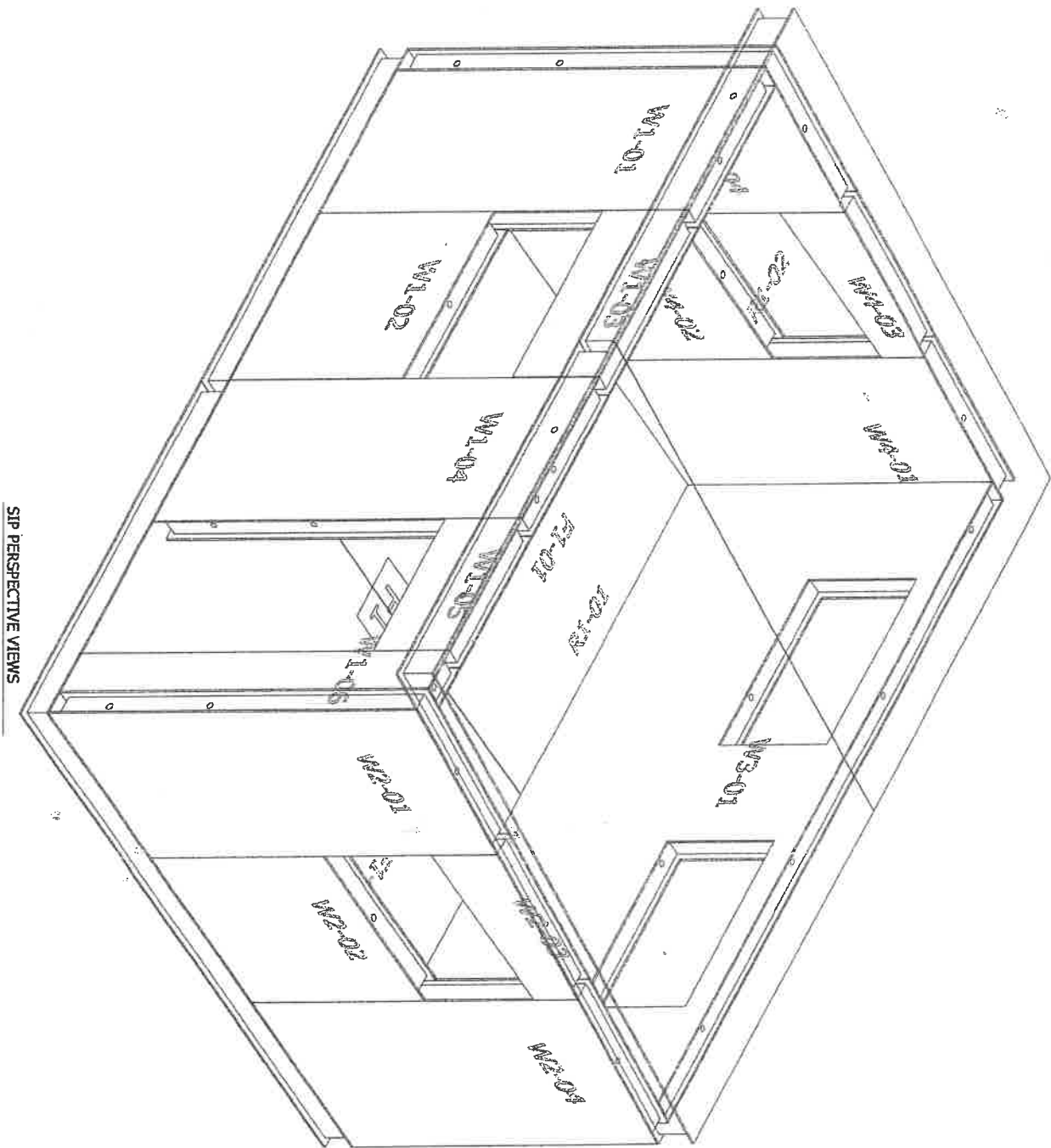
REVISIONS
DATE: 05-29-15
DRAWN BY: CAE
CHECKED BY: CAE
DESIGNED BY: CAE
PROJECT NO: 20250408-0004

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	05-29-15
2	ISSUED FOR PERMIT	05-29-15
3	ISSUED FOR PERMIT	05-29-15
4	ISSUED FOR PERMIT	05-29-15
5	ISSUED FOR PERMIT	05-29-15
6	ISSUED FOR PERMIT	05-29-15
7	ISSUED FOR PERMIT	05-29-15
8	ISSUED FOR PERMIT	05-29-15
9	ISSUED FOR PERMIT	05-29-15
10	ISSUED FOR PERMIT	05-29-15

OFFICE/STORAGE BLDG

2025-05-29-15
ANCHORAGE
ALASKA

101



SIP PERSPECTIVE VIEWS

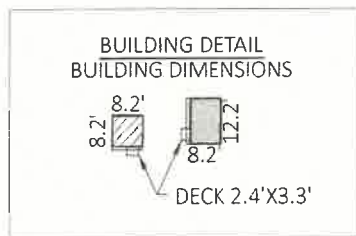
OFFICE/STORAGE BLDG

003 <small>NO. OF SHEETS</small> <small>20250409-0104</small>	2025 STEELTYP 12x16 ANCHORAGE ALASKA	<table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>BY</th> <th>DESCRIPTION</th> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	DATE	BY	DESCRIPTION													PROJECT MANAGER DATE: 05-28-20 CHECKED BY DATE: 05-28-20 DESIGNER DATE: 05-28-20	PREMIER BUILDING SYSTEMS, LLC 18504 Canyon Road East Puyallup, Wa 98375 OFFICE (253) 846-6033	
	NO.	DATE	BY	DESCRIPTION																	

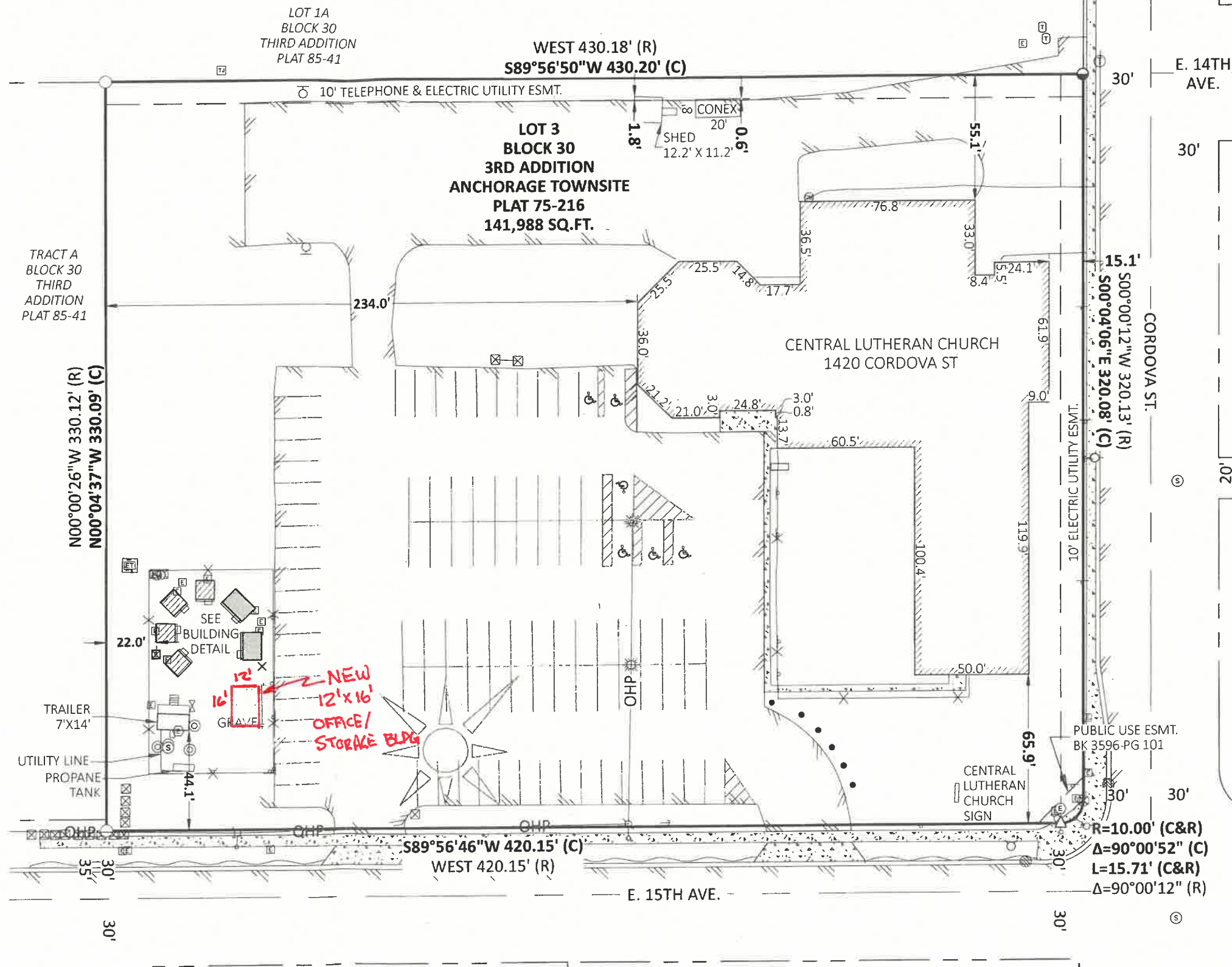
LEGEND

- FOUND ALCAP
- △ SET MAGNAIL
- SET REBAR
- ⊗ SET SPIKE
- (C) COMPUTED
- (R) RECORD PER PLAT 75-216
- BOLLARD
- BASKETBALL HOOP
- ⊠ ELECTRIC JUNCTION BOX
- ⊙ ELECTRIC SWITCH CABINET
- ⊞ ELECTRIC TRANSFORMER
- ⊕ ELECTRIC METER
- ⊗ FIRE HYDRANT
- ⊙ GAS METER
- ↑ GUY
- ☀ LIGHT POLE
- ⊠ POST
- ⊙ POWER POLE
- ⊠ SIGN
- ⊙ STREET LIGHT POLE
- ⊙ STORM DRAIN CATCH BASIN
- ⊙ SEWER MANHOLE
- ⊙ SEWER CLEANOUT/VENT
- ⊙ TELECOMMUNICATION MANHOLE
- ⊙ TELECOMMUNICATION PEDESTAL
- ⊙ TELECOMMUNICATION VAULT
- ⊙ WATER VALVE
- ♿ ACCESSIBLE PARKING

- EASEMENT
- FENCE
- OHP --- OVERHEAD ELECTRIC
- EDGE OF PAVEMENT
- CONCRETE



I HEREBY CERTIFY THAT I HAVE PERFORMED A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY: LOT 3, BLOCK 30, 3RD ADDITION LOCATED WITHIN THE ANCHORAGE RECORDING DISTRICT, ALASKA, AND THAT THE VISIBLE IMPROVEMENTS SITUATED THEREON ARE WITHIN THE PROPERTY LINES AND NO VISIBLE ENCROACHMENTS EXIST OTHER THAN NOTED. DATED AT ANCHORAGE, ALASKA THIS 15TH DAY OF JULY 2025.



NOTES:

1. DISTANCES ARE EXPRESSED IN U.S. SURVEY FEET.
2. BUILDING IS MEASURED TO THE TRIM.
3. IT IS THE OWNERS RESPONSIBILITY TO DETERMINE THE EXISTENCE OF ANY EASEMENTS, COVENANTS, OR RESTRICTIONS WHICH DO NOT APPEAR ON THE RECORDED SUBDIVISION PLAT.
4. LANDSCAPING NOT SHOWN HEREON.
5. UNDERGROUND UTILITIES ARE NOT SHOWN HEREON BUT MAY EXIST IN THE AREA.
6. THE SHED AND CONEX EXTEND INTO THE 10 FOOT TELEPHONE & ELECTRIC UTILITY EASEMENT.

AS-BUILT

PROJECT NO. 1473	DATE OF FIELD SURVEY 6-18-25	PO BOX 110485 ANCHORAGE, AK 99511 aklands@aklands.com (907) 744-LAND https://aklands.com	
MOA GRID MAP 82-439	FIELD BK. AND PG. 10/ 63-75, 14/21		