

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) Colony Builders, Inc.		Name (last name first) S4 Group, LLC	
Mailing Address 9420 Vanguard Drive		Mailing Address 610 E 5th Ave, Anchorage, AK 99501	
Contact Phone – Day: 907-345-0371	Evening:	Contact Phone – Day: 907-306-8104	Evening:
E-mail:		E-mail: kate@s4ak.com, craigb@s4ak.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.

RIGHT-OF-WAY AND/OR INFORMATION		
Benefiting Property Tax # (000-000-00-000): 017-151-32-000		
Site Street Address: N/A		
Description of right-of-way/easement: (use additional sheet if necessary)		
20' Drainage Easement (DTP) as recorded on plat 2021-81		
Zoning: R-6	Acreage: 1.03	Grid #: SW2939
# Lots: 1	# Tracts: 0	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 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 03/12/26
(Representatives must provide written proof of authorization) Date

Kate Sauve
 Print Name

Accepted by: 	Poster & Affidavit: N/A	Fee: 1415 ⁰⁰	Case Number: S12885	Meeting Date:
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COMPREHENSIVE PLAN INFORMATION		
Improvement Area (per AMC 21.08.050B.): <input type="radio"/> Class A <input checked="" type="radio"/> Class B		
Anchorage 2040 Land Use Designation:		
<input checked="" type="checkbox"/> Neighborhood (Residential)	<input type="checkbox"/> Center	<input type="checkbox"/> Corridor
<input type="checkbox"/> Open Space	<input type="checkbox"/> Facilities and Institutions	<input type="checkbox"/> Industrial Area
Anchorage 2040 Growth Supporting Features:		
<input type="checkbox"/> Transit-supportive Development	<input type="checkbox"/> Greenway-supported Development	
<input type="checkbox"/> Traditional Neighborhood	<input type="checkbox"/> Residential Mixed-use	
Eagle River-Chugiak-Peters Creek Land Use Classification:		
<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input type="checkbox"/> Parks/opens space
<input type="checkbox"/> Public Land Institutions	<input type="checkbox"/> Marginal land	<input type="checkbox"/> Alpine/Slope Affected
<input type="checkbox"/> Special Study	<input type="checkbox"/> Residential at _____ dwelling units per acre	
Girdwood- Turnagain Arm		
<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input type="checkbox"/> Parks/opens space
<input type="checkbox"/> Public Land Institutions	<input type="checkbox"/> Marginal land	<input type="checkbox"/> Alpine/Slope Affected
<input type="checkbox"/> Special Study	<input type="checkbox"/> Residential at _____ dwelling units per acre	

ENVIRONMENTAL INFORMATION <small>(All or portion of site affected)</small>					
Wetland Classification:	<input checked="" type="checkbox"/> None	<input type="checkbox"/> "C"	<input type="checkbox"/> "B"	<input type="checkbox"/> "A"	
Avalanche Zone:	<input checked="" type="checkbox"/> None	<input type="checkbox"/> Blue Zone	<input type="checkbox"/> Red Zone		
Floodplain:	<input checked="" type="checkbox"/> None	<input type="checkbox"/> 100 year	<input type="checkbox"/> 500 year		
Seismic Zone (Harding/Lawson):	<input type="checkbox"/> "1"	<input type="checkbox"/> "2"	<input checked="" type="checkbox"/> "3"	<input type="checkbox"/> "4"	<input type="checkbox"/> "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 checked="" type="checkbox"/> Final Plat - Case Number(s):	S12607 (plat 2021-81)
<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	

POTABLE WATER AND WASTE WATER DISPOSAL			
Potable Water provided by:	<input type="radio"/> Public utility	<input type="radio"/> Community well	<input checked="" type="radio"/> Private well
Wastewater disposal method:	<input type="radio"/> Public utility	<input type="radio"/> Community system	<input checked="" type="radio"/> Private on-site

APPLICATION REQUIREMENTS <small>(One of each applicable item is required for initial submittal, additional copies are required after initial submittal)</small>	
Fee:	
Plat: Copies	<input type="checkbox"/> Plat, full size <input type="checkbox"/> 8½x11 reduced copy <input type="checkbox"/> Watershed sign off form, completed
Other	<input type="checkbox"/> Aerial photo <input type="checkbox"/> Housing stock <input type="checkbox"/> Zoning <input type="checkbox"/> One copy, original application
(8 sets short plat; 17 sets long plat)	
Property Title: <input type="checkbox"/> Certificate to Plat	
Documents to provided unless waived by Platting Officer:	
<input type="checkbox"/> Site topography (4 copies minimum)	Waived by _____
<input type="checkbox"/> Soils investigation and analysis reports (4 copies minimum)	Waived by _____
<input type="checkbox"/> Subdivision drainage plan	Waived by _____

Municipal Vacation Policy

In considering any vacation of public rights-of-way, dedication, section line easement, BLM easement, or public use easement, the Municipality uses the following to guide the Community Development Department recommendation to the Platting Board:

1. The statement by the applicant alleging the right-of-way is surplus to the current and future needs of the public and the reasons for determining the right-of-way is surplus.
2. The Municipality will not entertain any vacation of right-of-way on a street on the Official Streets and Highways Plan (OS&HP) unless it can be shown without a doubt that the right-of-way is clearly in excess of all future needs for right-of-way.
3. Any right-of-way lying on the half-mile grid will not be considered for vacation unless it can without a doubt be shown that the right-of-way is clearly in excess of all future needs for right-of-way.
4. Any right-of-way lying on the quarter mile grid will not be considered for vacation unless it can without a doubt be shown that the right-of-way is clearly in excess of all future needs for right-of-way.
5. In all cases it must be proven that the remaining property in the area can be adequately served and the traffic circulation is enhanced by the vacation of right-of-way.
6. The Municipality will consider realignment of right-of-way by vacation and rededication where it can be clearly shown the right-of-way realignment will enhance traffic circulation and will provide for the movement of traffic with generally the same beginning and ending points as the original right-of-way.



Palaterra Addition 2 Lot 8
Easement Vacation Narrative

This is a request to vacate and replace a 20' Drainage Easement (DTP) as recorded on plat 2021-81 as it is shown on Lot 8 Palaterra Subdivision Addition 2. The easement currently passes through the middle of Lot 8, restricting building placement significantly. It is proposed that moving the easement to the south will continue to adequately serve the drainage needs of the surrounding area.

In addition to the above, the following six standards are met.

- 1. The statement by the applicant alleging the right-of-way is surplus to the current and future needs of the public and the reasons for determining the right-of-way is surplus.**

This standard does not apply as we are vacating and replacing a drainage easement, not a right-of-way. However, the intent of the question is to assure there are no negative consequences of this action to the public in the future. The movement of this drainage easement to the south side of Lot 8 is in line with the subdivision's overall drainage plan and is supported by the topography of the lot. The new placement of the easement will service the drainage needs of the area as adequately as the current placement.

- 2. The Municipality will not entertain any vacation of right-of-way on a street on the Official Streets and Highways Plan (OS&HP) unless it can be shown without a doubt that the right-of-way is clearly in excess of all future needs for right-of-way.**

This easement is not shown on the current OS&HP as it is not a right-of-way.

- 3. Any right-of-way lying on the half-mile grid will not be considered for vacation unless it can without a doubt be shown that the right-of-way is clearly in excess of all future needs for right-of-way.**

This easement is not shown on the half mile grid as it is not a right-of-way.

- 4. Any right-of-way lying on the quarter mile grid will not be considered for vacation unless it can without a doubt be shown that the right-of-way is clearly in excess of all future needs for right-of-way.**

This easement is not shown on the quarter mile grid as it is not a right-of-way.

- 5. In all cases it must be proven that the remaining property in the area can be adequately served and the traffic circulation is enhanced by the vacation of right-of-way.**

The removal of this easement will not in any way affect access to the property or traffic circulation as it is a drainage easement. The parcel and surrounding area will continue to be adequately served by the new location of the drainage easement. No negative impact on the area's drainage is expected.

- 6. The Municipality will consider realignment of right-of-way by vacation and rededication where it can be clearly shown the right-of-way realignment will enhance traffic circulation and will provide for the movement of traffic with generally the same beginning and ending points as the original right-of-way.**

It is proposed that the placement 20' drainage easement as it is located on Lot 8 be vacated and replaced with a 20' drainage easement to the south of the current location. The movement of this drainage easement to the south side of Lot 8 is in line with the subdivision's overall drainage plan and is supported by the topography of the lot. The new placement of the easement will service the drainage needs of the area as adequately as the current placement.



TRIPAD ENGINEERING, LLC
 585-11 4th St
 Amherst, NY 14204
 (716) 252-1234
 FAX: (716) 252-1235
 E-MAIL: info@tripad.com

RECORD DRAWING
 This will serve to certify that the work has been completed in accordance with the approved plans and specifications. It is the responsibility of the contractor to verify the accuracy of the field data and to report any discrepancies to the engineer in charge of the project.

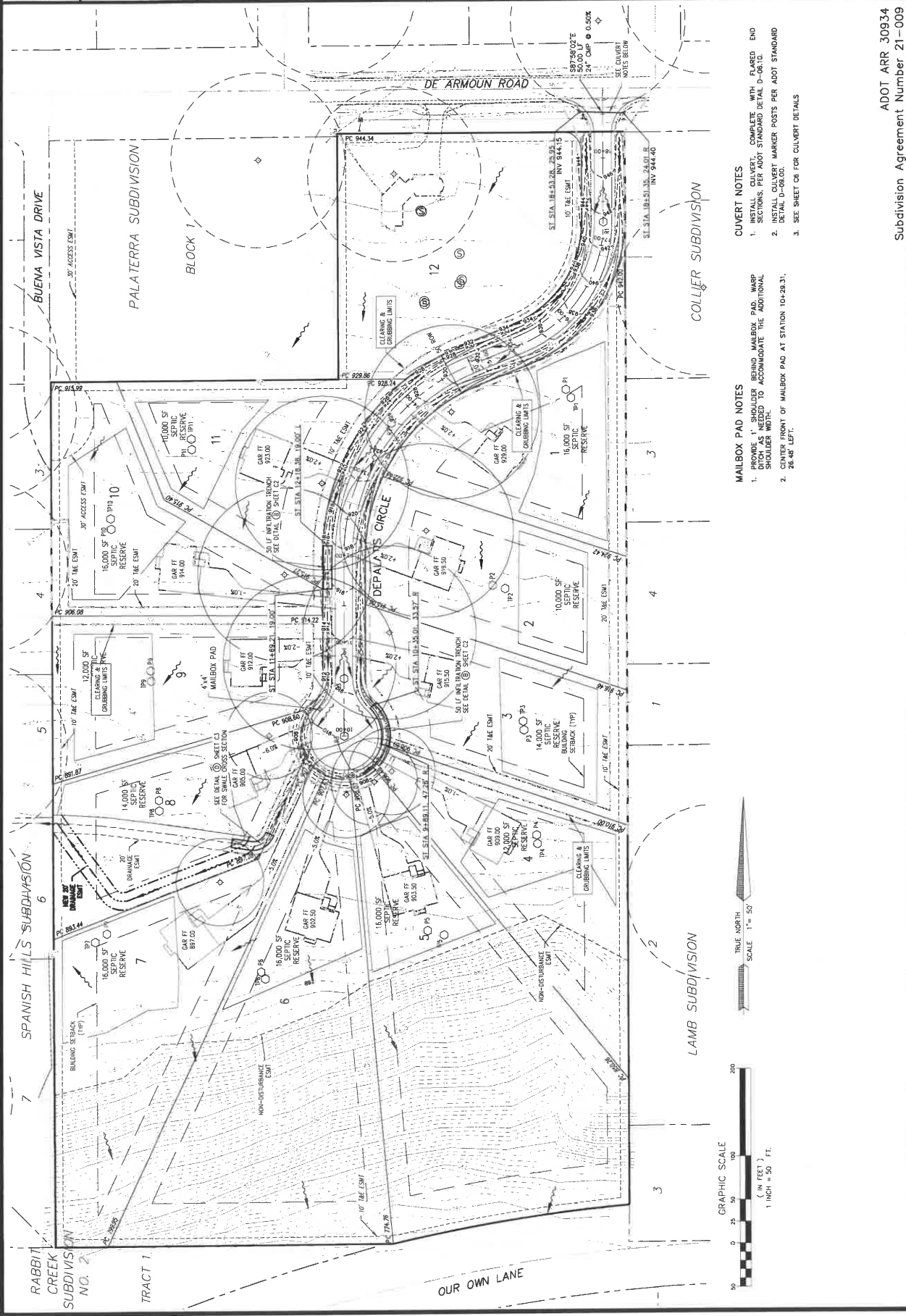
1. DATA PROVIDED
 2. DATA TRANSFERRED
 3. DATA TRANSFER CHECKED

BY: DATE: TITLE: DATE:
 COMPANY: COMPANY: DATE: DATE:

PALATERA SUBDIVISION,
ADDITION 2
LOTS 1-12
GRADING PLAN

NO.	DATE	DESCRIPTION	BY	CHKD
1	12/17/21	REVISED PER MVA COMMENTS 12/17/21	BM	MB
2	12/17/21	REVISED PER MVA COMMENTS 12/17/21	BM	MB
3	12/17/21	REVISED PER MVA COMMENTS 12/17/21	BM	MB
4	12/17/21	REVISED PER MVA COMMENTS 12/17/21	BM	MB

SCALE: HORIZ. 1" = 50'
 VERT. 1" = 10'
 SHEET C4 OF 11



MAILBOX PAD NOTES
 1. MAILBOX PAD BEHIND MAILBOX PAD. MINOR DIMENSIONS NEEDED TO ACCOMMODATE THE ADDITIONAL SHOULDER WIDTH.
 2. CENTER FRONT OF MAILBOX PAD AT STATION 10+29.31, 26.48' LEFT.

CONCRETE NOTES
 1. INSTALL CONCRETE COMPLETE WITH FLARED END SECTIONS. PER ADOT STANDARD DETAIL D-06.10.
 2. DETAIL D-06.00.
 3. SEE SHEET C6 FOR CULVERT DETAILS

ADOT ARR 30934
 Subdivision Agreement Number 21-009



Anchorage Water & Wastewater Utility



AWWU REQUIRED INFORMATION FOR PRE-PLATTING

- Project Case Number or Subdivision Name: Palaterra Addn 2 Lt 8
- Project Location, Tax ID, or Legal Description: 017-151-32, De Palatis Cir

- Is this parcel located within AWWU's certificated service area? ----- Y / ~~X~~
- Is a water key box located on each parcel? ----- Y / N
 - Does this service meet DCPM Standard? ----- Y / N
- Is sewer stubbed to each parcel? ----- Y / N
 - Does this service meet DCPM Standard? ----- Y / N
- Are there any water or sewer connections that require removal? ----- Y / N
- Are there any additional easements needed? ----- Y / N
- Have any Private System plans been submitted for review?----- Y / N
- Are any of the lots subject to extended connection or other agreements? ----- Y / N
- Does this platting action consolidate a previously connected (on-property) parcel with an unassessed parcel? ----- Y / N

If the parcel or subdivision is within an assessment area, please populate the table below with the relevant information (as balances may change year to year, this table represents a point in time as specified in the column "Year").

	Levied	Assessment Balance	Year
Water Lateral	Y / N		
Water Transmission	Y / N		
Sewer Lateral	Y / N		
Sewer Trunk	Y / N		

- Comments:
This parcel is located within the Hillside District plan.

Verified By (AWWU):

Date:



2/5/2026

Anchorage Water & Wastewater Utility  Clearly



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: Palaterra #2 Lot 8
- Project Location, Tax ID, or Legal Description: _____
Tax ID: 017-151-32-000
- 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:

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

Inspection Certified By:

Date:

Henna Billey

03/23/2026

Letter of Authorization

I, Bill Taylor, the authorized representative of Colony Builders, Inc., the owner of the property listed below, authorize S4 Group LLC to represent me before the Municipality of Anchorage in the request for an easement vacation.

<u>MOA Tax ID</u>	<u>Legal Description</u>
017-151-32-000	Palaterra Subdivision Addition 2 Lot 8

Signature



Date

