

Application for Plat Note Modification or Removal

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

PETITIONER*	PETITIONER REPRESENTATIVE (IF ANY)
Name (last name first) Fitzwater, Russell	Name (last name first) The Boutet Company
Mailing Address PO Box 576	Mailing Address 601 East 57th Place
Girdwood, AK., 99587	Anchorage, AK., 99518

*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): 075-163-48-000			
Site Street Address: 116 Kami Circle, Girdwood Alaska			
Current legal description: (use additional sheet if necessary) Alpine View Estates, Phase 4 Lot 4			
Zoning: GR4	Acreage: 0.833	Underlying Plat #: 2024-51	Grid #: SE4815
# Lots: 1	# Tracts: 0	Total # parcels: 1	

PROPOSED PLAT NOTE INFORMATION
Description of Plat Note to be modified/removed: (use additional sheet if necessary) Plat Note 3 states "THE 30' SCREENING EASEMENT ALONG THE NORTH BOUNDARY OF TRACT B-2A AND B-2B SHALL RETAIN EXISTING, UNDISTURBED VEGETATION AND IS EXCLUSIVE OF ANY UTILITY EASEMENTS." This application proposes removal of the plat note in it's entirety.

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 *[Handwritten Signature]* Owner Representative Date 5-28-20
(Representatives must provide written proof of authorization)

Print Name JOYCE BOUTET

Accepted by: <i>Shawn O.</i>	Poster & Affidavit: 1+1	Fee: 1415 ⁰⁰	Case Number: S12901	Requested Meeting Date:
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COMPREHENSIVE PLAN INFORMATION

Improvement 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 8 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:
 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 (Only one copy of applicable items is required for initial submittal)

1 copy required: Signed application (original)
 Watershed sign off form, completed
 8½" by 11" reduced copy of plat
 Written narrative detailing justification for modification/removal of Plat Note

4 copies required: Subdivision drainage plan (if applicable)

9 copies required: Topographic map of platted area (if applicable)

16 copies required: Signed application (copies)
 (7 copies for a Preliminary plat
 short plat) As-built survey (if applicable)
 (Additional information may be required)

Additional required documents unless specifically waived by Platting Officer:
 Soils investigation and analysis reports (if applicable) Waived by _____

APPROVAL CRITERIA (AMC 21.03.210G.9.)

Plat note modifications or deletions may be approved if the platting board finds that all of the following approval criteria have been met:

- a. Conditions that required the plat note(s) on the original plat have changed and the need for the plat note has been negated;
- b. Modification or removal of the plat note(s) will not have a negative impact on adjacent or nearby properties; and
- c. Despite modification or removal of the plat note(s), the plat continues to meet the approval criteria of subsection 21.03.200C.9.



5/27/2026

Economic and Community Development Department
Municipality of Anchorage
PO Box 196650
Anchorage, AK. 99519-6650
Subject: Plat Note Removal, Alpine View Estates Phase 4

The purpose of this request is to delete plat note #3 from plat 2024-51 as it relates to **Lot 4 of Alpine View Estates Subdivision, Phase 4**. Plat note #3 states; *“The 30’ screening easement along the north boundary of Tract B-2A and B-2B shall retain existing, undisturbed vegetation and is exclusive of any utility easements”*.

The relevant property and platting history:

- *Plat 76-303 State of Alaska DNR creates (subdivides) Tract A-2, Alyeska Basin Subdivision Unit 8*
- *Screening Easement for Tract A-2 created in Book 683, Page 930 (1981)*
- *Plat 2003-25 Alpine View Estates Phase 1 creates Tract A-2C*
- *Plat 2005-54 Alpine View Estates Phase 2 creates Tract B*
- *Plat 2014-38 Alpine View Estates Phase 3 creates Tract B2-B*
- *Plat 2024-51 Alpine View Estates Phase 4 creates Lot 4*

*Currently, a building is permitted and is being constructed on Lot 4. However, due to the significant burden of the combined non buildable area created by screening easement and the 20’ T&E Easement behind it (south) of the screening easement, the remaining building pad area is very small. The same issue will be encountered on Lot 1. **This application proposes removal of the plat note in it's entirety.***

Approval Criteria {AMC 21.03.210C.9}

1. *Conditions that require the plat note(s) on the original plat have changed and the need for the plat note has been negated;*

This condition is met. When the original screening easement was created by document in 1981, the intent of the document was *“a screening easement is defined as a strip of land heavily vegetated with natural trees, shrubs and bushes...”* Since then, the Girdwood Land Use Regulations (chapter 21.09) was enacted, and provides similar protections in 21.09.070 6.b *“All vegetation within 25 feet of the Alyeska Highway right-of-way shall be retained, except to accommodate a driveway, a utility easement, or utilities located by permit”*. This code citation offers the same protective guidelines, and the chapter 9 setback (25 feet) is more consistent with other setbacks in Title 21.

2. *Modification or removal of the plat note(s) will not have a negative impact on the adjacent properties; and*

This condition is met. Current Title 21 landscaping requirements between adjacent properties will continue to be met with future site development.

3. *Despite modification or removal of the plat note(s), the plat continues to meet the approval criteria of subsection 21.03.200C.9.*

This condition is met. With removal of the plat note, Plat 2024-51 continues to meet the criteria for review and approval of subdivision plans (21.03.200C.9).

Thank you for considering this request. Please let me know if you have any questions or comments regarding our proposal.

Sincerely,
Tony Hoffman

Boutet Company

A handwritten signature in blue ink, appearing to read "Tony Hoffman", with a long horizontal flourish extending to the right.

ANC

21.09.070

- ii. Three shrubs per tree, each shrub a minimum of 18 inches in height, and ground cover or mulches, placed so that the ground will be covered within three years.

5. **Planting Materials**

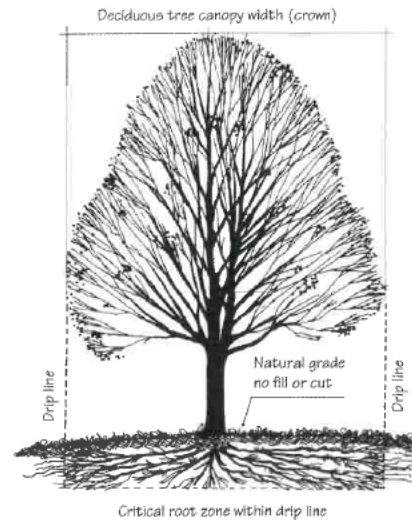
All new trees planted for required landscaping shall have the following characteristics:

a. **Evergreen Trees**

Evergreen trees shall be native Alaska species. Sitka spruce and hemlock are encouraged to be used because of their predominance and adaptability for survival in Girdwood. If nursery grown, the trees shall be a minimum of five feet in height, with a ratio of height to spread not less than five to three. Field collected specimens shall be a minimum of 24 inches in height.

b. **Deciduous trees**

Deciduous trees shall be a minimum of eight feet in height and 1 ½ inches caliper.



Critical Root Zone

6. **Setback Area Vegetation**

a. **General**

The purpose of this section is to retain vegetation in setbacks and along street frontages. Required vegetation for setbacks may be used to count toward vegetation coverage requirements in subsection 3., above.

b. **Alyeska Highway Frontage Setback Vegetation**

All vegetation within 25 feet of the Alyeska Highway right-of-way shall be retained, except to accommodate a driveway, a utility easement, or utilities located by permit.

c. **Buffering Non-Similar Uses**

Setbacks between commercial/ industrial and residential properties, and between multifamily and single/ two-family residential properties, shall be retained as natural vegetation areas.

7. **Tree Protection During Construction**

a. **Ski Trail Construction**

Trees designated to be retained to comply with this section shall be delineated through such methods as paint marking or flagging.

b. **Other Construction**

Trees designated to be retained to comply with this section shall be protected during construction by use of sturdy fencing or other firm barriers placed at the drip line. Grading is not permitted within 10 feet of the trunk, or within the critical root zone (drip line), whichever is greater, of any tree to be retained as part of the natural vegetation requirement.

8. **Re-vegetation of Disturbed Areas**

All ground surfaces on the site, disturbed during construction and not to be occupied by buildings, structures, storage yards, drives, walks, pedestrian areas, off-street parking or other authorized installations, shall be re-vegetated with plant material of the landowner's choice. However, the plant materials shall not be invasive plants as listed in the Selected Invasive Plants of Alaska booklet produced by the United States Department of Agriculture and the Forest Service, Alaska Region. To promote re-vegetation, biodegradable erosion

CREATING
DEED
BK 683 PG 930

Exhibit B, Figure 8 for map)
DIVISION, UNIT VIII (PLAT 76-303)

Alyeska Basin Subdivision, Unit 8, according to the Plat
proof, on file in the office of the District Recorder,
Recording District, Third Judicial District, State of
follows:

1. A utility easement, thirty (30) feet in width, lying in Tract A-2, said subdivision, more properly described as follows:

The westerly thirty feet of Tract A-2, Alyeska Basin Subdivision, Unit 8.
2. A series of ten by thirty foot (10' x 30') utility easements (guy wire and anchor), lying in Tract A-2, Alyeska Basin Subdivision, Unit 8, the centerlines of which are more particularly described as follows:
 - a. Commencing at the southwest corner of Lot 1, Block 16, said subdivision, Unit III, the true point of beginning; thence S55°35'09"W 30 feet to the end of said easement. Affects Tract A-2.
 - b. Commencing at the southwest corner of Lot 3, Block 16, Alyeska Basin Subdivision, Unit III, Thence S15°30'49"W 36.88 feet to the true point of beginning; thence S70°00'00"W 30 feet to the end of said easement. Affects Tract A-2.
 - c. Commencing at the northeast corner of Lot 1, Block 15, Alyeska Basin Subdivision, Unit III, the true point of beginning; thence N30°11'06"W 30 feet to the end of said easement. Affects Tract A-2.
3. A Thirty (30) foot screening easement more particularly described as the northerly 30 feet of Tract A-2 and of Block A, ALYESKA BASIN SUBDIVISION, Unit VIII.

NOTE: A screening easement is defined as a strip of land heavily vegetated with natural trees, shrubs and bushes so as to provide a visual barrier. This strip may not be disturbed without prior written permission of the Municipality of Anchorage. Excepting for Platted right of ways, access to Alyeska Highway through the screening strip is prohibited.

Exhibit A

Tract B-3, Lying in Sections 16, 21 and 22, T10N, R2E, S.M., AK (Unplatted)

General Public Use Easement

A general public use easement, 100 feet in width, commencing at the southerly terminus of Vail Drive as depicted on Plat 75-87, Alyeska Basin Subdivision, Unit VII, running generally to the South and East in such fashion as to provide access to lands owned by the Municipality of Anchorage to the east of Alyeska Basin Subdivision, Units I through VIII. This easement shall be in effect only until such time as a valid Plat shall be filed in the office of the District Recorder, Anchorage Recording District, providing the same access through said Tract B-3, whereupon said public use easement shall expire.

FROM 000
PAGE 0030

EXHIBENT
LOCATION
Plat 2024-51

PLAT 2024-51

ALYESKA HIGHWAY

Glacier Creek

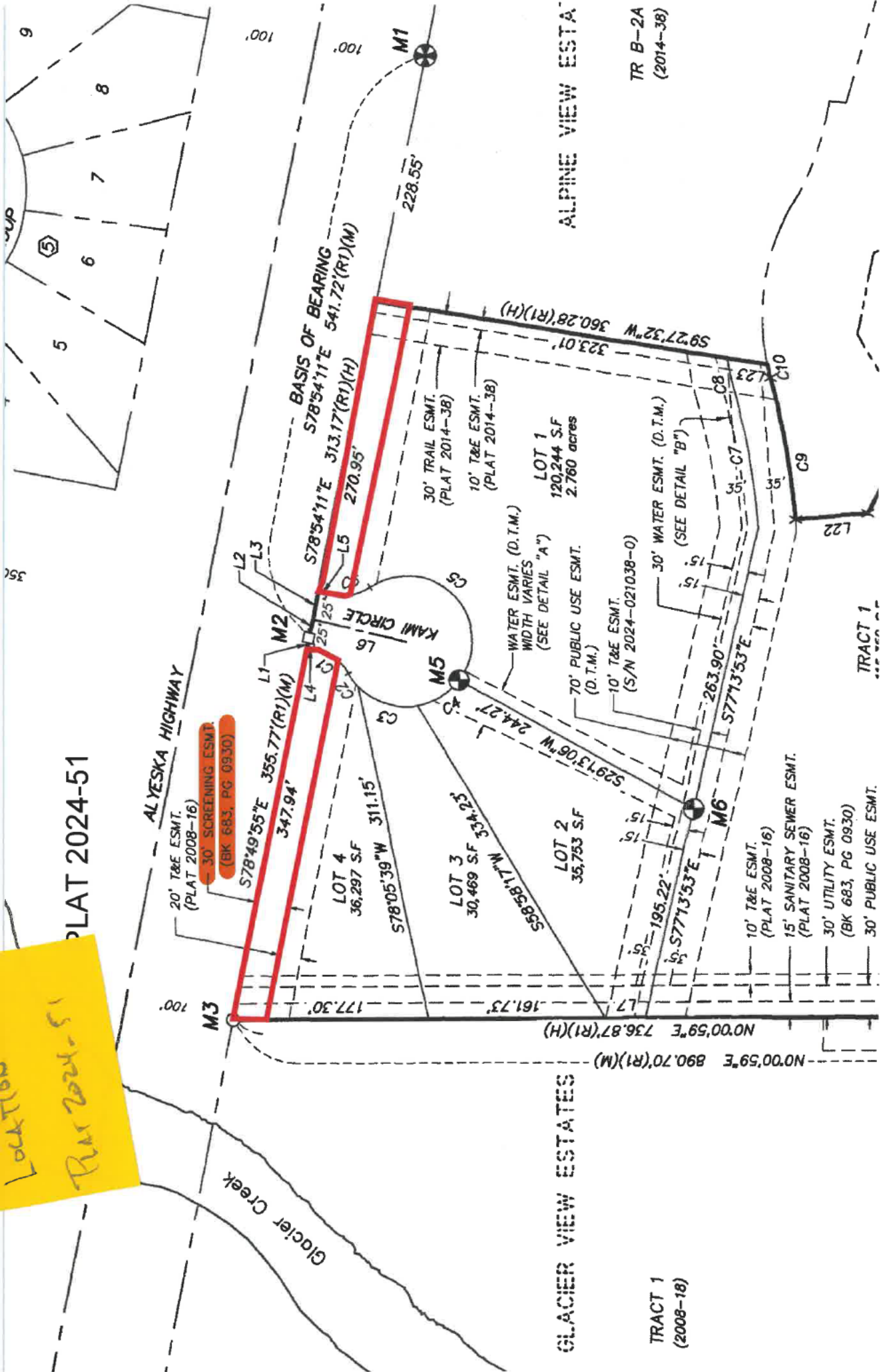
GLACIER VIEW ESTATES

ALPINE VIEW ESTA

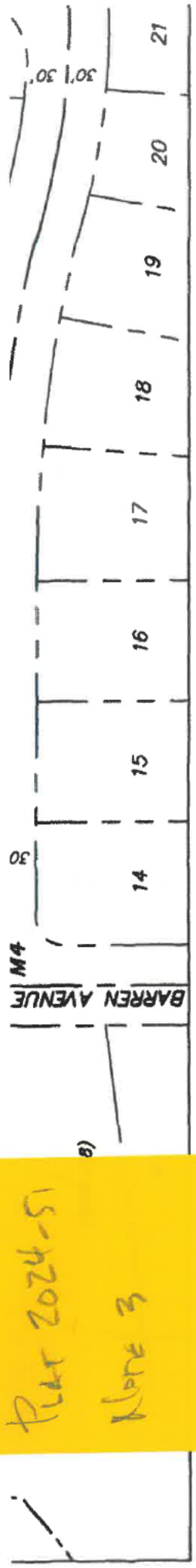
TRACT 1
(2008-18)

TR B-2A
(2014-38)

TRACT 1



Plat 2024-51
 Note 3



NOTES

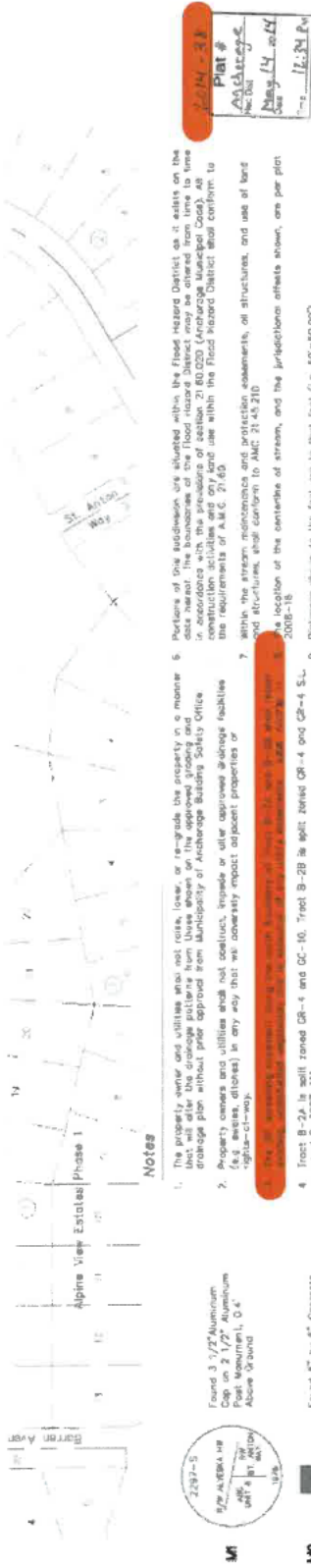
- PROPERTY OWNERS AND UTILITIES SHALL NOT RAISE, LOWER, OR RE-GRADE THE PROPERTY IN A MANNER THAT WILL ALTER THE DRAINAGE PATTERNS FROM THOSE SHOWN ON THE APPROVED GRADING AND DRAINAGE PLAN WITHOUT PRIOR APPROVAL FROM MUNICIPALITY OF ANCHORAGE BUILDING SAFETY OFFICE.
- PROPERTY OWNERS AND UTILITIES SHALL 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.
- THE 30' SCREENING EASEMENT ALONG THE NORTH BOUNDARY OF TRACT B-2A AND B-2B SHALL RETAIN EXISTING, UNDISTURBED VEGETATION AND IS EXCLUSIVE OF ANY UTILITY EASEMENTS.**
- THIS PROPERTY CONTAINS WETLANDS PER A CORP OF ENGINEERS DETERMINATION. ANY DEVELOPMENT WITHIN THE WETLANDS SHALL BE IN CONFORMANCE WITH A WETLANDS PERMIT APPROVED AND ISSUED BY THE CORPS OF ENGINEERS.
- 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 21.60.020 (ANCHORAGE MUNICIPAL CODE). ALL CONSTRUCTION ACTIVITIES AND ANY LAND USE WITHIN THE FLOOD HAZARD DISTRICT SHALL CONFORM TO THE REQUIREMENTS OF A.M.C. 21.60.
- THERE IS A STREAM LOCATED ON THIS PLAT AND THE STREAM PROTECTION SETBACK 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.
- THE LOCATION OF THE CENTERLINE OF STREAM IS PER PLAT 2008-16.
- DISTANCES SHOWN TO THE FOOT ARE TO THAT FOOT (I.E. 50'=50.00').
- EASEMENTS BEING SHOWN BY BOOK & PAGE OR SERIAL NUMBER ARE NOT BEING DEDICATED THIS PLAT.
- ALL LOT LINES ARE NON-RADIAL UNLESS SPECIFIED OTHERWISE.
- GAS EASEMENTS RECORDED AT SERIAL NUMBERS 2022-014191-0 AND 2024-015154-0 ENCOMPASS ALL LOTS AND ARE NOT SHOWN ON THIS PLAT.

LEGEND

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- FOUN
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- (M) MEAS
- (R1) RECO
- (H) HELD
- (D.T.M.) DEDIC
- T&E TELEC
- Y.P.C. YELLC
- ESMT. EASEI

2024-
 Plat
 Ancho.
 Rec Dist
 11/21
 Date
 212

Plot Note
Plot 2014-83



Notes

- The property, water and utilities was not shown, 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.
- Property owners and utilities shall not construct, install or alter approved drainage facilities (e.g. ditches, ditches) in any way that will adversely impact adjacent properties or utilities.
- Plot 2014-83**
- Tract B-2A in well zoned CR-4 and DC-10. Tract B-2B is split zoned CR-4 and DC-4 SL, see A.D. 2007 11'.
- This property contains waterline per a Corp of Engineers determination. Any development within the setbacks shall be in conformance with a waterline permit approved and issued by the Corps of Engineers.
- Portions of this subdivision are situated within the Flood Hazard District as it exists on the date hereat. The boundaries of the Flood Hazard District may be altered from time to time in accordance with the provisions of section 21.00.020 (Anchorage Municipal Code), and the Flood Hazard District boundaries shown on this plan shall conform to the requirements of A.M.C. 21.00.020.
- Within the stream, streambeds and streambanks, all structures, and use of bars and structures, and any other structures, shall conform to A.M.C. 21.00.020.
- The location of the centerline of stream, and the jurisdictional effects shown, are per plot 2008-16.
- Determine when to the foot one to that foot (i.e. 50'-30.00').
- Easements being shown by Block & Page are not being dedicated this plot.
- THE HOME HAS BEEN SETBACK TO THE CORNERLINE OF A 30' TREE EASEMENT WITHIN THE 30' SETBACKING AGREEMENT SIGNED ON TRACT 0-28.**

Plot #
2014-83

Anchorages
 No. of
 Acres
 Date

Plot #
 2014-83
 Date

Found 3 1/2" Aluminum Post Monument, 0.4' Above 0.5' band

Found 6" by 6" Concrete Post, with 1/2" in Center of Top, 1.0' Above Ground

Found 3/8" Rebar, 1.2' Above Ground, within 0.3' Measurably Measured at Point of Entry

Found 2" Aluminum Cop with 1/2" in Center of Postment, Partially Destroyed and Body of Cop Not Measured at Corner

Found 3/8" Rebar, Flush with Ground

Found Inset Plastic Cap on 3/8" Rebar, Flush with Ground



Acceptance of Dedication

The Municipality of Anchorage hereby accepts for public use for public purposes the real property dedicated on this plot including, but not limited to the easements, rights-of-way, ditches, culverts, structures and other improvements shown hereon.

Dated at Anchorage, Alaska this 11th day of July, 2014.

Attest:
 Mayor of Anchorage
 Municipal Clerk



Tax Certification

All property taxes levied by the Municipality of Anchorage on the area shown on this plot have been paid in full, and if approved to be sold, the tax due on the tax due date, there is no deposit with the city of Anchorage for the current year.

Authorized Official
 Date

Approvals

Plotting Officer
 Municipal Surveyor
 On Site

Surveyor's Certificate

I, Anthony P. Hoffner, professional land surveyor, do hereby certify that this plot is a true and correct representation of lands actually surveyed, and that all distances and bearings are shown correctly and that all 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, they will be set as specified in said subdivision agreement by March 15, 2015.



Plot Approval

Not approved by the Municipality of Anchorage
 Authorized Official



Alpine View Estates Phase 3

Tracts B-2A, B-2B and B-2C

A Subdivision of Tract B2, Alpine View Estates Phase 2A (Plat 2008-16), Located within the NW 1/4, Section 16 and NE 1/4, Section 17, T14N, R2E, Seward Meridian, Anchorage Recording District, Alaska. Creating 3 Tracts of approximately 14.359 acres.

Grid: 364813 to 364816
 Scale: 1"=100'
 Project No./Sheet: J2
 EPL/Date: 2014/09-10
 Date: 12/21/2014
 UGA Code No.: 3-7080-1
SHEET 1 of 1



