

512227

September 2, 2015

RECEIVED

SEP 02 2015

PLANNING DIVISION

Municipality of Anchorage
Community Development Department
Planning Division
4700 Elmore
Anchorage, AK 99519

Attn: Dave Whitfield

Re: Platting Case Number S 11943-2
Silverwood Hill Estate No. 1

Please be advised that the undersigned Personal Representative and Special Administrator of the estate of MICHAEL PAUL JOHNSON, deceased, hereby request a further time extension.

Mr. Johnson passed away as a result of an unfortunate accident on March 15, 2015. Due to time demands within the estate, we were initially unable to focus on the completion of this subdivision. We are now in a position to move forward with this task. Enclosed are copies of our respective appointments and a check payable to the Municipality in the amount of \$5,205.00.

Should further information be required, please contact Kenneth Battley at (907) 242-3980 or Blanca Gonzales at (907) 244-0195.

Your assistance in this matter has been greatly appreciated.

Yours truly,

602215288@smail.com
By: Blanca Gonzales
Blanca Gonzales
Personal Representative

By: Kenneth Battley
Kenneth Battley
Special Administrator

- 3. Commercial Tract
- 4. Others - Approved
- 5. Resolutions for Approval
- E. OLD BUSINESS
 - 1. Public Hearings
 - 2. Other
- F. NEW BUSINESS
 - 1. Public Hearings
 - a. **S-11937-1 Fireweed Terrace Subdivision**
 - 1. Approval of the request to postpone indefinitely.
 - * * * b. **S-11943-1 Silverwood Hill Estate No. 1 Subdivision**
 - 1. Approval of the variances from AMC 21.80.200 (legal and physical access) and AMC 21.80.330 (lot frontage and access to a public street) subject to:
 - a. Recording a suitable plat within 18 months of approval.
 - 2. Approval of the plat for 18 months subject to:
 - a. Resolving utility easements.
 - b. Providing to the Traffic Division the following:
 - i. Profile grade line elevation grades for all of the proposed private access roads.
 - ii. Curve and line table data for the private access road alignments.

- iii. Typical road section details for the private access roads.
 - iv. The radius dimensions for the fire apparatus turnaround easement.
- c. Providing an inspection report/as-built to Onsite Water and Wastewater Services for approval to close out the 2011 onsite water and wastewater permit.
- d. Submitting information to Onsite Water and Wastewater Services (OSWWS) to satisfy the requirements specified by AMC 21.15, AMC 15.55 and AMC 15.65 for each lot within this proposed subdivision. This information must include, but may not necessarily be limited to the following:
- i. Soils testing, percolation testing, and ground water monitoring must be conducted to confirm the suitability for development using on-site wastewater disposal systems. Ground water monitoring must be conducted during a high ground water season in either the fall (October) or spring (May).
 - ii. Areas designated for the original and replacement wastewater disposal system sites must be identified and must meet all criteria specified in AMC 15.65 including slope and slope setback requirements for each lot.
 - iii. Topographical information must be submitted.
 - iv. Provide documentation for water availability to serve water wells.

- e. Providing to Current Planning Section the amended and recorded Homeowner's Association documents to include the respective lots within this subdivision.
- f. Entering into an Access Agreement with the owner's of Lots 1A & 1B, Silverwood Hills Estate Subdivision to allow access to the proposed parcels.
- g. Obtaining approval from Fire Plan Review and Traffic Division that the access roads serving the lots are adequate for emergency response vehicles to navigate. If improvements are required, the petitioner shall enter into a Subdivision Agreement with Private Development for the required improvements.
- h. Placing the following notes on the plat:
 - i. 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.
 - ii. 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.
 - iii. The 60-foot wide access easement extending from Golden Eagle Drive along the north boundary of Lot 1A, Block 2, Eagle's Nest Subdivision and all roads within Silverwood Hill Estate Subdivision are private roads that are not improved to Municipal

standards. The Municipality will not now or in the future accept responsibility for the construction, repair, maintenance, snow plowing and/or removal of this private road system.

- vi. Maintenance of driving surfaces within platted subdivision access easements is the sole responsibility of the Silverwood Hill Estates Homeowners Association. Members of the Association may use the access easements without restrictions.
- i. Making the following drafting changes on the final plat:
 1. Vicinity Map:
 - i. "Old Glenn Hwy" label missing "Old" from street name
 - ii. Please remove "W" prefix from "Upper Skyline Drive", there is no prefix for "Upper Skyline Drive".
 - iii. "W Skyline Drive" label misplaced and missing "W" prefix, please orient label or remove.
 2. Title Block:
 - i. Grid labels incorrectly labeled. Correct Grid #s are NW0354 and NW0355, please update.
 3. Platted Area:
 - i. Silverwood Hill Dr label missing, please add to plat.

- ii. Please add Subdivision label for Silverwood Hill Estate #2.
- iii. Block label missing from Eagles Nest Subdivision.
- iv. Block label missing from Tiber Ridge Subdivision.

2. Appearance Requests

3. Other

G. PERSONS TO BE HEARD

H. REPORTS

1. Chair

2. Secretary

3. Committee

I. Board Comments

Adjourn at 7:05 p.m.

**MUNICIPALITY OF ANCHORAGE
PLATTING BOARD
SUMMARY OF ACTION
MAY 21, 2014**

A. ROLL CALL

Board Members Present: Daniel Young (Chair), Ken Fuller, Clayton Walker, Jr. (Vice-Chair), Brent Cole, Steve Abel, and Trevor Edmondson, Christina Eneix

Board Members Excused: Len Story, Anthony Cange

Staff Present: Dave Whitfield

B. SUMMARY OF ACTION AND MINUTES

1. Summaries of Action - Approved

a. Wednesday, April 2, 2014

b. Minutes - None

C. SPECIAL ORDER OF BUSINESS

1. Disclosures - Young - S12066-1 - His company has worked with the petitioner in the past. He can remain impartial. Directed to participate.

Walker - S12066-1 - He has represented the petitioner in the past. He can remain impartial. Directed to participate.

2. Informational Items: Abbreviated Plat Action Summary for 3/10/14, 4/7/14, 4/14/14, 4/28/14, 5/12/14.

D. CONSENT AGENDA

1. Time Extensions

a. **S-11943-2 Silverwood Hill Estate No.1**

i. Approval of a 1st 18-month time extension to September 7, 2015.

IN THE SUPERIOR COURT FOR THE STATE OF ALASKA
THIRD JUDICIAL DISTRICT AT ANCHORAGE

IN PROBATE


In the Matter of the Estate of)
)
MICHAEL PAUL JOHNSON,)
)
Deceased.)
_____)


Case No. 3AN 15-744 PR

**AMENDED LETTERS OF ADMINISTRATION AND ACCEPTANCE
OF SPECIAL ADMINISTRATOR IN INTESTACY**

KENNETH BATTLEY was appointed Special Administrator of the Estate of Michael Paul Johnson, deceased, pursuant to AS 13.16.325 on May 22, 2015. After a hearing held on July 16, 2015, the powers of the Special Administrator were amended pursuant to AS 13.16.310(2). The Special Administrator shall have the authority set forth in the *Stipulation and Order Regarding Personal Representative and Special Administrator* signed by this court on ^{July} ~~July~~ 21st, 2015, incorporated herein by reference as if fully set forth.

DATED this 5th day of August, 2015.


Registrar

I certify that this is a true and correct copy of the original on file in my office.
ATTEST:
Clerk of the Trial Courts at Anchorage
By  8/13/15
Deputy Date

I certify that on 8/12/15
copies of this form were sent to:
CLERK Wolber, Battley

Schneider Larson Matthews

Wolber, Jacobson & Passard, LLC
Attorneys at Law
4241 B Street, Suite 201
Anchorage, Alaska 99503
(907) 272-0024 / Fax 277-9156

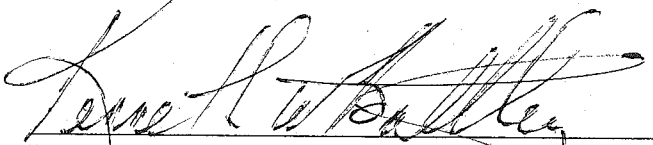
JUL 27 2015

STATE OF ALASKA)
) SS.
THIRD JUDICIAL DISTRICT)

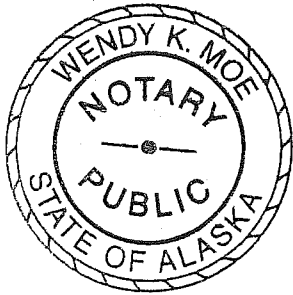
I hereby accept the duties and responsibilities of the office of Special Administrator of the Estate of Michael Paul Johnson, which I will perform as required by law:

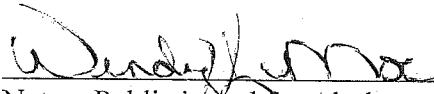
a) take possession and control of the decedent's property as required by AS 13.16.380, complete an inventory as required by AS 13.16.365, and determine the liabilities of the estate.

b) perform the functions set forth in the *Stipulation and Order Regarding Personal Representative and Special Administrator* signed by this court on July _____, 2015
No bond has been required.


KENNETH BATTLEY

SUBSCRIBED TO AND SWORN before me by Kenneth Battley on July 23, 2015.




Notary Public in and for Alaska
My Commission expires: 12.13.2018

Woelber, Jacobson & Passard, LLC
Attorneys at Law
4241 B Street, Suite 201
Anchorage, Alaska 99503
(907) 272-0024 / Fax 277-9156

IN THE SUPERIOR COURT FOR THE STATE OF ALASKA

THIRD JUDICIAL DISTRICT AT ANCHORAGE

IN PROBATE

In the Matter of the Estate of,)
)
MICHAEL PAUL JOHNSON,)
)
Deceased.)
_____)


Case No. 3AN 15-744 PR


JUL 27 2015

AMENDED STATEMENT OF APPOINTMENT OF SPECIAL ADMINISTRATOR

After a hearing held on May 22, 2015, the court appointed Kenneth Battley as Special Administrator of the above estate. A continued hearing was held on July 16, 2015. Pursuant to a stipulation of the parties, approved by this court, the Special Administrator shall have the powers set forth in this court's order dated ~~July~~ July 21st, 2015. The Letters of Administration for a Special Administrator signed by this court on June 9, 2015, shall remain in full force and effect. No bond has been required.

DATED at Anchorage, Alaska, this 5th day of August, 2015.


Magistrate Judge or Registrar

I certify that this is a true and correct copy of the original on file in my office.
ATTEST:
Clerk of the Trial Courts at Anchorage
By  8/13/15
Deputy Date

I certify that on _____
copies of this form were sent to:
CLERK: _____

Woelber, Jacobson & Passard, LLC
Attorneys at Law
4241 B Street, Suite 201
Anchorage, Alaska 99503
(907) 272-0024 / Fax 277-9156

IN THE SUPERIOR COURT FOR THE STATE OF ALASKA
THIRD JUDICIAL DISTRICT AT ANCHORAGE

IN PROBATE

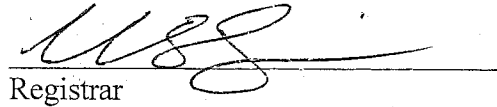
In the Matter of the Estate of)
)
MICHAEL PAUL JOHNSON,)
)
Deceased.)
_____)

Case No. 3AN 15-744 PR

AMENDED LETTERS OF ADMINISTRATION AND ACCEPTANCE

BLANCA VERONICA GÓNZALEZ is hereby appointed Personal Representative of the Estate of Michael Paul Johnson, deceased, *nunc pro tunc* to March 31, 2015. The Personal Representative's authority extends to accessing all IRS records and returns of the decedent.

DATED this 5th day of August, 2015.


Registrar

STATE OF ALASKA)
) SS.
THIRD JUDICIAL DISTRICT)

I certify that this is a true and correct copy of the original on file in my office.
ATTEST:
Clerk of the Trial Courts at Anchorage
By JOM 8/14/15
Deputy Date

I hereby accept the duties and responsibilities of the office of Personal Representative of the estate of Michael Paul Johnson, which I will perform as required by law:

- a) take possession and control of the decedent's property as required by AS 13.16.380, determine the liabilities of the estate, and complete an inventory as required by AS 13.16.365;
- b) provide notice to heirs and devisees as are required by AS 13.16.360, except as provided by AS 13.16.690;
- c) provide notice to creditors as required by law, publish notice when required, and review and either accept or reject claims as required by AS 13.16.455 -- 13.16.515;

I certify that on 8/12/15
copies of this form were sent to:
CLERK Wolber, Bettler
Schmidt, Borsari, Matthews

JUL 27 2015
Wolber, Jacobson & Passard, LLC
Attorneys at Law
4241 B Street, Suite 201
Anchorage, Alaska 99503
(907) 272-0024 / Fax 277-9156

d) advise the court in writing of the personal representative's address and telephone number as required by Probate Rule 8;

e) pay homestead, exempt property and family allowances as required by AS 13.12.401 -- AS 13.12.404, costs of administration and other claims as required by AS 13.16.470, and distribute the assets of the estate; and

f) close the estate as soon as appropriate as required by AS 13.16.620 -- 13.16.670.
No bond has been required.

Blanca Don
BLANCA VERONICA GONZALEZ

SUBSCRIBED TO AND SWORN before me by Blanca Veronica Gonzalez this 16^r day of July, 2015.



J. Waelber
Notary Public in and for Alaska
My Commission expires: 10-17-2015

Waelber, Jacobson & Passard, LLC
Attorneys at Law
4241 B Street, Suite 201
Anchorage, Alaska 99503
(907) 272-0024 / Fax 277-9156

IN THE SUPERIOR COURT FOR THE STATE OF ALASKA

THIRD JUDICIAL DISTRICT AT ANCHORAGE

IN PROBATE

In the Matter of the Estate of,)
)
MICHAEL PAUL JOHNSON,)
)
Deceased.)
_____)

Case No. 3AN 15-744 PR

**AMENDED STATEMENT OF INFORMAL PROBATE OF INTESTATE ESTATE
AND APPOINTMENT OF PERSONAL REPRESENTATIVE**

The application of BLANCA VERONICA GONZALEZ for informal probate of an intestate estate and appointment of personal representative having come before the Registrar, and it appearing that the application is complete and contains the applicant's oath or affirmation that the statements contained therein are true to the best of the applicant's knowledge and belief, the Registrar makes the following findings based upon the application:

1. Michael P. Johnson died in Anchorage, Alaska, on March 15, 2015, at the age of 32 years, and at least 120 hours have elapsed since the decedent's death.
2. The applicant is an interested person as defined by AS 13.06.050(24) by reason of the fact that she is the mother of the decedent's only child, a minor, Madison Faith Johnson, and his only intestate heir.
3. Venue is proper because the decedent was domiciled in the Third Judicial District, State of Alaska, at the time of his death.
4. No personal representative of the decedent has been appointed in this state or elsewhere.

JUL 27 2015

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Attorneys at Law
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Anchorage, Alaska 99503
(907) 272-0024 / Fax 277-9156

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5. Demands for notice have been received from Providence Alaska, David Johnson and Beverly Sanchez. This statement has been served on said demandants.

6. The decedent died without a will or other testamentary instrument.

7. Applicant is entitled to be appointed personal representative of the decedent's estate because she has priority under AS 13.16.065(a)(5).

THEREFORE, IT IS ORDERED that:

1. BLANCA VERONICA GONZALEZ is hereby informally appointed personal representative of the Estate of Michael Paul Johnson, to serve without bond.

2. Letters of Administration shall be issued to BLANCA VERONICA GONZALEZ upon her qualification and acceptance, *nunc pro tunc* to March 31, 2015.

DATED at Anchorage, Alaska, this 5th day of August, 2015.


Registrar

I certify that this is a true and correct copy of the original on file in my office.
ATTEST:
Clerk of the Trial Courts at Anchorage
By Tom 8/14/15
Deputy Date

I certify that on _____
copies of this form were sent to:
CLERK: _____