

PLANNING DEPARTMENT

CURRENT PLANNING STAFF ANALYSIS

PLATTING

DATE: November 2, 2016

CASE: S12303
Nunaka Valley Park South Subdivision, Tract A

Subdivision of seventy (70) lots and four (4) tracts of land with vacation of all rights-of-way and easements.

GRID: SW1438

SITE: 31.67 acres

LAND USE: Public Park

UTILITIES: Public water and sewer

TOPO: Level

VEGETATION: Mature spruce and birch trees.

ZONING: PLI (Public Lands and Institutions) district

COMPREHENSIVE PLAN

Classification: Public Lands and Institutions per the *Anchorage Bowl Comprehensive Development Plan (1982)*

Intensity: N/A

SURROUNDING AREA

	NORTH	EAST	SOUTH	WEST
Zoning:	R-1	R-3	R-2M	PLI
Land Use:	Single family	Multi-family	Single family	Elementary School

PROPERTY AND RELATED HISTORY

07/27/53	Plat 345A	Plat of Nunaka Valley Subdivision
04/13/70	Zoning	Property zoned PLI during area wide zoning (B).

REQUEST

This is a request is for the subdivision of seventy (70) lots and four (4) tracts of land with vacation of all rights-of-way and easements.

AGENCY COMMENTS

1. Utility easements have been requested.
2. Private Development comments:

Improvement Recommendations:

Sterling Way is asphalt surfaced with Type 2 curb & gutter on both sides and a width of approximately 33-feet (back of curb to back of curb) where it abuts the proposed subdivision. This does not meet municipal requirements for a Local street in a Class A area due to the lack of sidewalks. No development is proposed with this plat and no additional trips will be generated. Additionally the level of street development is consistent and in like manner to adjacent and surrounding roads. As a result no further road improvements are recommended at this time.

Sterling Way is not constructed where it is internal to the subdivision. The developer is proposing the vacation of the Sterling Way right-of-way where it is internal to the subdivision. As a result no further road improvements are recommended at this time.

Nunaka Drive is asphalt surfaced with Type 2 curb & gutter on both sides and a width of approximately 38-feet (back of curb to back of curb) where it abuts the proposed subdivision. This does not meet municipal requirements for a Local street in a Class A area due to the lack of sidewalks. No development is proposed with this plat and no additional trips will be generated. Additionally the level of street development is consistent and in like manner to adjacent and surrounding roads. As a result no further road improvements are recommended at this time.

Fulton Drive is gravel surfaced with a width of approximately 26-feet where it abuts the proposed subdivision. This does not meet municipal requirements for a Local street in a Class A area due to the lack of sidewalks. No development is proposed with this plat and no additional trips will be generated. Additionally the level of street development is consistent and in like manner to adjacent and surrounding roads. As a result no further road improvements are recommended at this time.

Fulton Drive is not constructed where it is internal to the subdivision. The developer is proposing the vacation of the Fulton Drive right-of-way where it is internal to the subdivision. As a result no further road improvements are recommended at this time.

Kepner Drive is asphalt surfaced with Type 2 curb & gutter on both sides and a width of approximately 33-feet (back of curb to back of curb) where it abuts the proposed subdivision. This does not meet municipal requirements for a Local street in a Class A area due to the lack of sidewalks. No development is proposed with this plat and no additional trips will be generated. Additionally the level of street development is consistent and in like manner to adjacent and surrounding roads. As a result no further road improvements are recommended at this time.

Kepner Drive is not constructed where it is internal to the subdivision. The developer is proposing the vacation of the Kepner Drive right-of-way where it is internal to the subdivision. As a result no further road improvements are recommended at this time.

Atkinson Drive is asphalt surfaced with Type 2 curb & gutter on both sides and a width of approximately 33-feet (back of curb to back of curb) where it abuts the proposed subdivision. This does not meet municipal requirements for a Local street in a Class A area due to the lack of sidewalks. No development is proposed with this plat and no additional trips will be generated. Additionally the level of street development is consistent and in like manner to adjacent and surrounding roads. As a result no further road improvements are recommended at this time.

Atkinson Drive is not constructed where it is internal to the subdivision. The developer is proposing the vacation of the Atkinson Drive right-of-way where it is internal to the subdivision. As a result no further road improvements are recommended at this time.

Craig Drive is asphalt surfaced with Type 2 curb & gutter on the south side, Type 1 curb & gutter on the north side, a sidewalk on the north side, and a width of approximately 33-feet (back of curb to back of curb)

where it abuts the proposed subdivision. This does not meet municipal requirements for a Local street in a Class A area due to the lack of sidewalk on the south side. No development is proposed with this plat and no additional trips will be generated. Additionally the level of street development is consistent and in like manner to adjacent and surrounding roads. As a result no further road improvements are recommended at this time.

Craig Drive is not constructed where it is internal to the subdivision. The developer is proposing the vacation of the Craig Drive right-of-way where it is internal to the subdivision. As a result no further road improvements are recommended at this time.

More Street is asphalt surfaced with Type 2 curb & gutter on both sides and a width of approximately 36-feet (back of curb to back of curb) where it abuts the proposed subdivision. This does not meet municipal requirements for a Local street in a Class A area due to the lack of sidewalks. No development is proposed with this plat and no additional trips will be generated. Additionally the level of street development is consistent and in like manner to adjacent and surrounding roads. As a result no further road improvements are recommended at this time.

Right-of-Way Dedication:

The petitioner is proposing the vacation of multiple through right-of-way connections with this plat and the result will be the creation of multiple dead-end rights-of-way. Dead-end rights of way create issues for Maintenance and Fire access and are not allowed under AMC 21.08.030. Cul-de-sac dedication is required at each dead-end right-of-way unless the Traffic Engineer approves an alternative turnaround. At a minimum the petitioner should dedicate right-of-way for cul-de-sacs at the termination of Fulton Drive, Kepner Drive, Atkinson Drive, More Street, and Craig Drive.

Plat Notes:

Private Development recommends the following notes be added to the final plat:

- a. The property owners and utilities shall not raise, lower, or re-grade the property in a manner that will alter drainage patterns without prior approval from Municipality of Anchorage Building Safety Office.

- b. Property owners and utilities shall not obstruct, impede, or alter drainage facilities (e.g. swales, ditches) in any way that will adversely impact adjacent properties or rights-of-way.

The Private Development Section has no objection to the proposed subdivision, subject to the above recommendations and conditions.

3. Addressing comments:

- a. In the platted area:

- i. Acheson St should read Acheson Ln, please correct label.

- b. In Vicinity Map:

- i. Tudor Road should read E. Tudor Road, please correct label.

4. Right-of-Way (ROW) comments:

Right-of-way did not comment.

5. Municipal Traffic Division comments:

Traffic Engineering has no comments or objections to this plat.

6. Alaska Department of Transportation (ADOT) comments:

ADOT did not comment.

7. Anchorage Water and Wastewater Utility (AWWU) comments:

AWWU did not comment.

8. On-Site Water and Wastewater Services (OSWWS) comments:

No objection.

9. Watershed Management Services comments:

Watershed Management Services did not comment.

10. Fire Prevention comments:

Fire Prevention did not comment.

11. Non-Motorized Transportation Coordinator comments:

Non-Motorized Transportation Coordinator did not comment.

12. Long Range Planning comments:

Long-Range Planning did not comment.

13. Building Safety comments:

No comments.

14. Public comments

One comment was received objecting to the subdivision. However, it appears the resident misunderstood the petitioner's request. They object to additional housing in place of the park. The petitioner does not intend to provide additional housing or change the use of the property from a park.

STAFF ANALYSIS

The petition site is located east of Boniface Parkway and south of DeBarr Road, in Anchorage. The property is zoned PLI (Public Lands and Institutions) District. The property is the site of Nunaka Valley Park.

The original plat (P-345A) was recorded in 1953. That plat created 70 lots and 4 tracts and dedicated right-of-way within what is now Nunaka Valley Park. The lots, tracts, and right-of-way have never been developed and the petitioner, Municipal Parks and Recreation Department, wishes to vacate these lots, tracts, and right-of-way. The use of the property as a public park will not change. This plat appears to be simply a matter of housekeeping.

Vacation Request

The petitioner is proposing to vacate all right-of-way and easements within the plat boundary.

The vacation requests have been reviewed and found to conform to the Municipal Vacation Policy and ordinance that states:

21.15.130 Approval of vacations.

Authority. The platting authority shall consider the merits of each vacation request, and in all cases the platting authority shall deem the area being vacated to be of value to the municipality unless proven otherwise. The burden of proof shall lie entirely with the petitioner.

This proposed subdivision is completely within the the existing Nunaka Valley Park. The original plat for Nunaka Valley was completed in 1953 and was recorded as plat P-345A. The plat created seventy (70) lots and four (4) tracts within what is now a park. The purpose of this subdivision is to vacate all lots, tracts, right-of-way and easements that fall within the boundaries of the park and replace the vacated easements with easements that contain existing utilities.

The right-of-way within this subdivision was never developed. The surrounding residential lots are provided adequate access via dedicated and constructed rights-of-way. The easements proposed for vacation were also dedicated with the original plat in 1953. However, the existing utilities were not necessarily built within these dedicated easements. Thus, the petitioner requests to vacate these easements and rededicate utility easements to protect the existing utilities.

Reviewing agencies have either no comments or objections to the requested vacation of right-of-way and easements. However, the Private Development Division has brought to staff's attention the need to dedicate cul-de-sac bulbs at the terminus Fulton Drive, Kepner Drive, Atkinson Drive, More Street, and Craig Drive with the vacation of these rights-of-way. This dedication will allow for the construction of a suitable vehicular turnaround in the future.

Given the above information, staff recommends approval of the requested vacation of all right-of-way and easements within this subdivision subject to the petitioner dedicating right-of-way for cul-de-sac bulbs at the termination of Fulton Drive, Kepner Drive, Atkinson Drive, More Street, and Craig Drive and resolving the need for additional utility easements.

DEPARTMENT RECOMMENDATION

- A. Approval of the plat for 24 months subject to the following conditions:
 - 1. Resolve utility easements.
 - 2. Dedicate right-of-way for cul-de-sac bulbs at the termination of Fulton Drive, Kepner Drive, Atkinson Drive, More Street, and Craig Drive.

3. Place the following notes on the plat:
 - a. 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.
 - b. Property owners and utilities shall not obstruct, impede alter approved drainage facilities (e.g. swales, ditches) in any way that will adversely impact adjacent properties or rights-of-way.
4. Make the following drafting changes:
 - a. In the platted area:
 - i. Acheson St should read Acheson Ln, please correct label.
 - b. In Vicinity Map:
 - i. Tudor Road should read E. Tudor Road, please correct label.

Reviewed by:



Hal Hart, AICP
Director

Prepared by:



Dave Whitfield
Senior Planner/Platting Officer

Case S12303

[illegible]

MUNICIPAL MANAGER
MUNICIPALITY OF ANCHORAGE
OWNER, PROPOSED TRACT A, NUNAKA VALLEY PARK SUBDIVISION
P.O. BOX 202684
ANCHORAGE, AK. 99520

SUBSCRIBED AND SWORN BEFORE ME, THIS _____ DAY OF _____, 2016.

NOTARY PUBLIC

TAX CERTIFICATION

MY COMMISSION EXPIRES

ALL REAL PROPERTY TAXES LEVIED BY THE MUNICIPALITY OF ARCHAMBAULT ON THE AREA SHOWN ON THIS PLAT HAVE BEEN PAID IN FULL, AND IF APPROVAL IS SOUGHT BETWEEN JANUARY 1 AND THE TAX DUE DATE, THERE IS ON DEPOSIT WITH THE CHIEF FISCAL OFFICER AN AMOUNT SUFFICIENT TO PAY ESTIMATED REAL PROPERTY TAX FOR THE CURRENT YEAR.

AUTHORIZED OFFICIAL _____ DATE _____

PLAT APPROVAL

PLAT APPROVED BY THE MUNICIPAL PLATING AUTHORITY ON THIS _____ DAY
OF _____, 2016.

DATE _____ AUTHORIZED OFFICIAL _____

THE MUNICIPALITY OF ANCHORAGE HEREBY ACCEPTS FOR PUBLIC USES AND FOR PUBLIC PURPOSES THE REAL PROPERTY DEDICATED ON THIS PLAN INCLUDING BUT NOT LIMITED TO THE EASEMENTS, RIGHT-OF-WAYS, ALLEYS, ROADWAYS, THOROUGHFARES AND PARKS SHOWN HEREON.

DATED AT ANCHORAGE, ALASKA THIS _____ DAY OF _____, 2016.
 ATTEST:

DATED AT ANCHORAGE, ALASKA THIS _____ DAY OF _____, 2016
ATTEST:

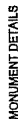
MAYOR OF ANCHORAGE

APPROVALS

DATE _____ BY ATTYING OFFICER _____

MUNICIPAL SURVEYOR

DATE



M-1	FOUND 2 1/2" BRASS CAP MONUMENT IN MONUMENT CASE, 0.2' BELOW RUM. RUM AND GOOD CONDITION
M-2	FOUND 2 1/2" BRASS CAP MONUMENT IN MONUMENT CASE, 0.2' BELOW RUM. RUM AND FAIR CONDITION



M-1	FOUND 2 1/2" BRASS CAP MONUMENT IN MONUMENT CASE, 0.2' BELOW RIM. RIM AND GOOD CONDITION
M-2	FOUND 2 1/2" BRASS CAP MONUMENT IN MONUMENT CASE, 0.2' BELOW RIM. RIM AND FAIR CONDITION



M-3
FOUND 3 1/4" BRASS CAP
MONUMENT 1.4' BELOW
GRADE
AND GOOD CONDITION

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L1	S17°19'00"E	79'
L2	N72°40'10"E	87'
L3	S72°40'10"W	135'
L4	S17°19'00"E	111'
L5	N44°04'48"W	104'
L6	N44°30'00"E	84'
L7	S08°13'24"E	86'
L8	N31°25'52"E	83'
L9	N20°31'04"E	113'
L10	S00°00'22"E	161'
L11	S51°28'52"W	86'
L12	N51°04'50"E	102'



GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.

⊕ FOUND PRIMARY MONUMENT AS DESCRIBED
○ FOUND REBAR/IRON PIPE

1. THE CONTOUR INTERVAL SHOWN IS 5 FEET.
2. THE INTENT OF THIS SUBDIVISION IS TO VACATE ALL RIGHTS OF THE LAND SHOWN WITHIN THE BOUNDARY OF THE PROPOSED RECORD PLAT, WITHIN THE BOUNDARIES OF THE PROPOSED SUBDIVISION, AND CREATE A SINGLE TRACT FOR THE EXISTING PARK AND DEDICATE NEW EASEMENTS FOR EXISTING UTILITIES.
3. THIS SUBDIVISION LIES OUTSIDE OF THE 100-YEAR FLOOD PLAIN.
4. THERE ARE NO WETLANDS WITHIN THE PROPOSED SUBDIVISION BOUNDARY.
5. EXISTING IMPROVEMENTS AND TOPOGRAPHY FROM MDA GS AND AERIAL PHOTO DATA.

CURVE TABLE					
CURVE	LENGTH	RAILS	DELTA	CHORD BEARING	CHORD DIST.
C1	181'	816'	87°22'47"	83°04'48"00"	181'
C2	71'	118'	30°25'00"	83°02'24"00"	70'
C3	31'	25'	80°00'00"	83°02'16"00"	28'
C4	148'	30'	131°14'18"	83°02'06"00"	118'
C5	71'	302'	12°12'11"	83°01'56"00"	71'
C6	85'	102'	37°43'32"	83°01'52"00"	80'
C7	31'	25'	80°00'00"	83°01'46"30"	28'

1. DAVID C. HALE, PROFESSIONAL LAND SURVEYOR, DO HEREBY CEI
 THAT THE PLAT OF LIRE PARK SUBDIVISION IS A TRUE AND CORRE-
 REPRESENTATION OF LANDS ACTUALLY SURVEYED AND THAT THE DISTANCES
 AND BEARINGS ARE SHOWN CORRECTLY AND THAT ALL PERMANENT
 EXTERIOR CONTROL MONUMENTS, ALL OTHER MONUMENTS, AND LOT
 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. LOT CORNERS TO BE SET BY 7/8
 MONUMENTS TO BE SET BY 3/4

DATE 8 MAR 8 1 03 PM

ANCHORAGE RECORDING DISTRICT

NUNAKA VALLEY PARK SOUTH SUBDIVISION
PROPOSED TRACT A

A 31.67 ACRE RESUBDIVISION OF LOTS 2 THRU 18, BLOCK L, LOTS 8 THRU 25, BLOCK K, LOTS 7A AND 8, BLOCK 12, BLOCK W, LOTS 1 THRU 17, BLOCK O, LOTS 2 THRU 59, BLOCK E, LOTS 1 THRU 10, BLOCK D, AND TRACT 10, HIGHWAY 59, BLOCK 1, EASTERN VACATIONS TRACT, HUNAKA VALLEY SUBDIVISION, PLAT NO. P-345A

LOCATED WITHIN THE NW 1/4, SECTION 23, TOWNSHIP 13 NORTH, RANGE 3 WEST,



SEWARD MERIDIAN, ALASKA
9101 Vanguard Drive, Anchorage, Alaska. 99507
PH (907) 522-1707 FAX (907) 522-3403
www.rmconault.com

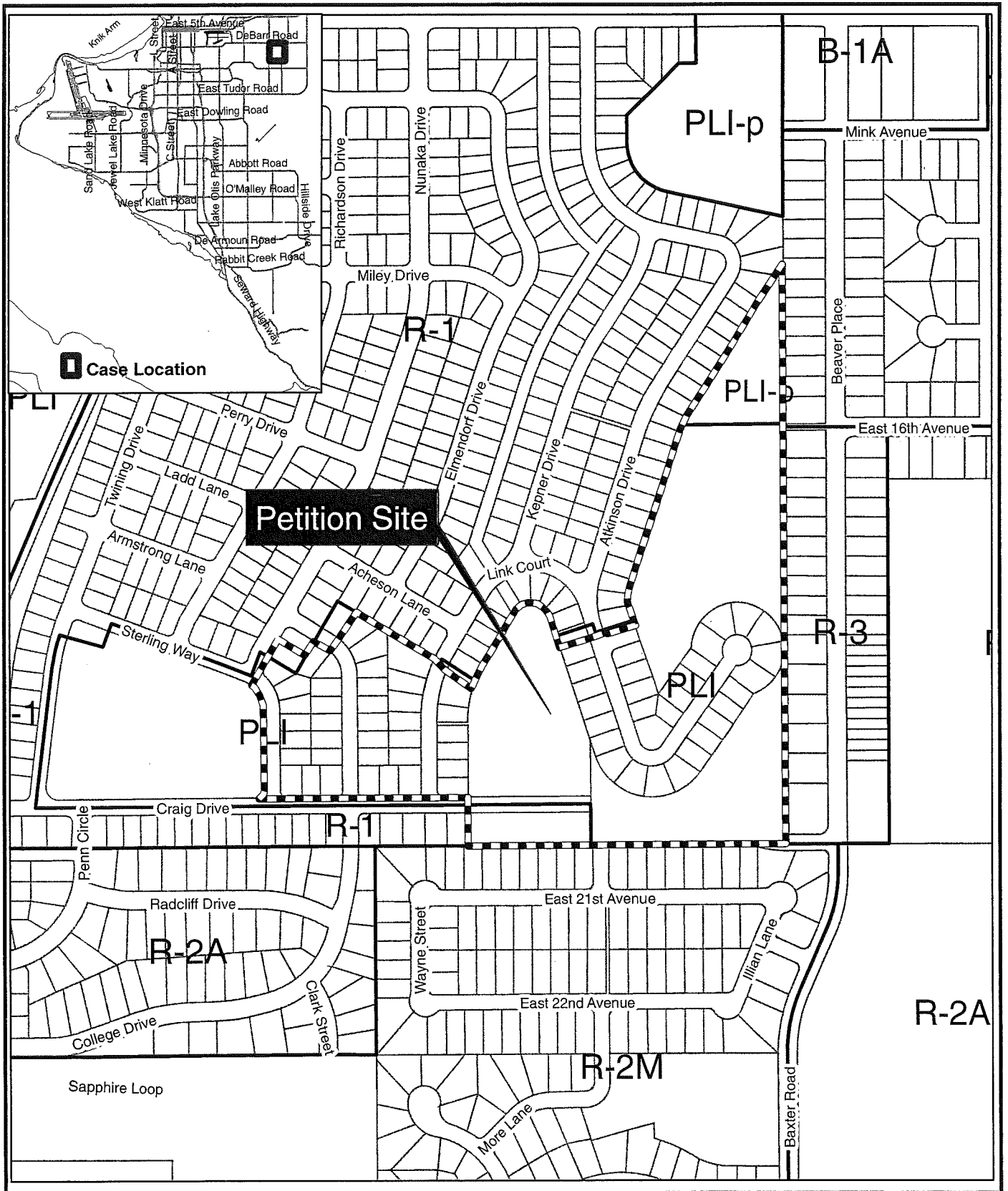
DRAWN: DCH	SCALE: 1"=100'	PROJECT: 1914.28	GRID: SW 1438
CHECKED: -	FIELD BKG: 1914.28	DATE: 08-09-16	SHEET: 1 OF 1

1 of 1

1

MAPS

S12303



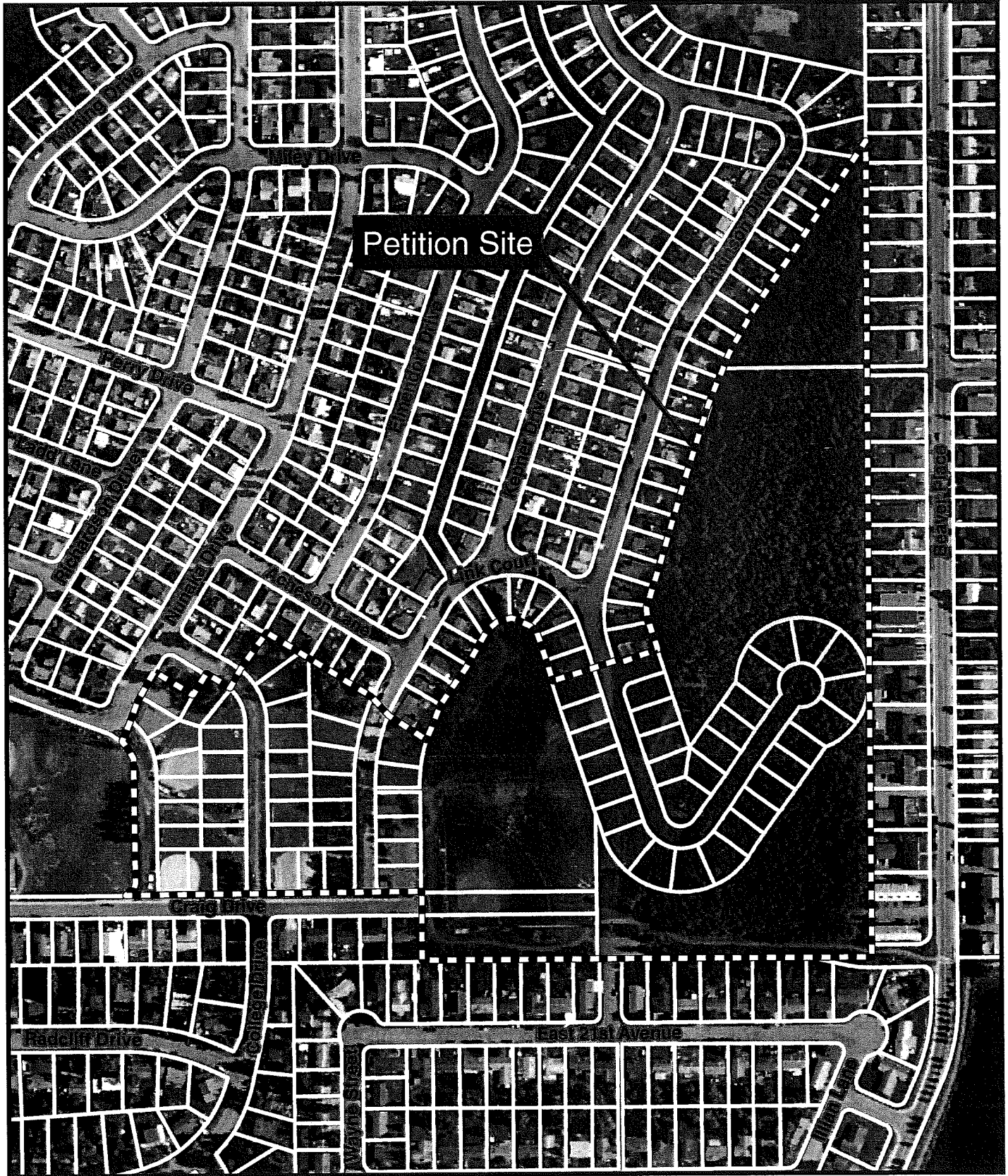
Municipality of Anchorage
Planning Department

Date: August 19, 2016

S 1 2 3 0 3 - - NOV 0 2 2016



S12303



2

APPLICATION

Application for Preliminary Plat

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



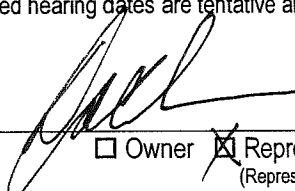
PETITIONER*		PETITIONER REPRESENTATIVE (IF ANY)	
Name (last name first)	John Rodda, Director, Parks & Rec	Name (last name first)	Dave Hale
Mailing Address	632 W. 6th Ave., Anchorage, AK. ⁹⁹⁵⁰¹ 99519	Mailing Address	9101 Vanguard Drive, Anchorage, AK. 99507
Contact Phone -- Day	343-4355	Contact Phone -- Day	646-9651
Evening		Evening	
Fax		Fax	
E-mail	roddajh@muni.org	E-mail	dhale@rmconsult.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): See attached list			
Site Street Address: Nunaka Valley Park South, Anchorage, AK. 99504			
Current legal description: (use additional sheet if necessary) Lots 2-18, Block L; Lots 8-24, Block K; Lots 7A and 8-12, Block W; Lots 47-59, Block C; Lots 1-17, Block D; Tracts 6-8 and 10, Nunaka Valley Subd, Plat No. P-345A.			
Zoning: PLI	Acreage: 31.67 acres	Underlying Plat #: P-345A	Grid #: 1438
# Lots: 70	# Tracts: 4	Total # parcels: 74	

PROPOSED SUBDIVISION INFORMATION		
Proposed legal description: (use additional sheet if necessary) Tract A, Nunaka Valley Park South Subdivision		
# Lots:	# 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)

5/17/16
Date

Print Name

Dave Hale

Accepted by: FM	Poster & Affidavit: 4 + affidavit	Fee: 7,672.50	Case Number: 512303	Requested Meeting Date:
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PP (Rev. 12/13) Front - "NEW" CODE

S 1 2 3 0 3 - - NOV 02 2016

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COMPREHENSIVE PLAN INFORMATIONAnchorage 2020 Urban/Rural Services: ☒ Urban ☐ Rural

Anchorage 2020 Major Elements – site is within or abuts:

- ☐ Major employment center ☐ Redevelopment/mixed use area ☐ Town center
☒ Neighborhood commercial center ☐ Industrial reserve
☐ Transit - supportive development corridor ☐ District/area plan area: _____

Chugiak-Eagle River Land Use Classification:

- ☐ Commercial ☐ Industrial ☐ Parks/open space ☐ Public lands/institutions ☐ Town center
☐ Transportation/community facility ☐ Alpine/slope affected ☐ Special study area ☐ Development reserve
☐ Residential at _____ dwelling units per acre ☐ Environmentally sensitive area

Girdwood- Turnagain Arm Land Use Classification

- ☐ Commercial ☐ Industrial ☐ Parks/open space ☐ Public lands/institutions ☐ Resort
☐ Transportation/community facility ☐ Alpine/slope affected ☐ Special study area ☐ Reserve
☐ Residential at _____ dwelling units per acre ☐ Mixed use ☐ Rural homestead

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 Corp 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

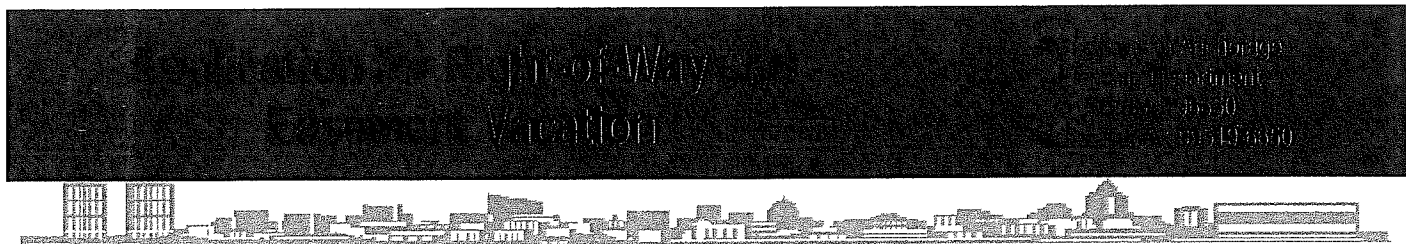
APPLICATION REQUIREMENTS

- 1 copy required: ☒ Signed application (original)
☒ Watershed sign off form, completed
☒ 8½" by 11" reduced copy of plat
☒ Certificate to Plat
 4 copies required: ☒ Subdivision drainage plan
 9 copies required: ☒ Topographic map of platted area
 45 copies required: ☒ Signed application (copies)
 (35 copies for a ☒ Preliminary plat
 short plat) ☒ Summary of community meeting(s) (not required for short plat)
 (Additional information may be required)

Additional required documents unless specifically waived by Platting Officer:

- ☐ Soils investigation and analysis reports (4 copies)

Waived by _____



Please fill in the information asked for below.

PETITIONER* Anchorage Parks & Recreation Dept.		PETITIONER REPRESENTATIVE (IF ANY)	
Name (last name first) John Rodda, Director		Name (last name first) Dave Hale, R&M Consult.	
Mailing Address 632 W. 6th Ave., Anchorage, AK. 99519		Mailing Address 9101 Vanguard Dr., Anchorage, AK. 99507	
Contact Phone: Day: 343-4355 Night:		Contact Phone: Day: 646-9651 Night:	
FAX:		FAX:	
E-mail: roddajh@muni.org		E-mail: dhale@rmconsult.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): See attached list		
Site Street Address: Nunaka Valley Park South, Anchorage, AK. 99504		
Description of right-of-way/easement: (use additional sheet if necessary)		
Vacation of all rights of way and easements within the proposed subdivision, and rededication as needed for existing utilities and access roads.		
Zoning: PLI	Acreage: 31.67	Grid # SW 1438
# Lots: 70	# Tracts: 4	Total # parcels: 74

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.

Date 10/13/16	Signature  (Agents must provide written proof of authorization)
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Accepted by:	Poster & Affidavit:	Fee	Case Number
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Application for vacation continued

COMPREHENSIVE PLAN INFORMATIONAnchorage 2020 Urban/Rural Services: ☒ Urban ☐ RuralAnchorage 2020 West Anchorage Planning Area: ☐ Inside ☒ Outside

Anchorage 2020 Major Urban Elements: Site is within or abuts:

☐ Major Employment Center ☐ Redevelopment/Mixed Use Area ☐ Town Center
☒ Neighborhood Commercial Center ☐ Industrial Center
☐ Transit - Supportive Development Corridor

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 _____ 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 Corp of Engineers ☐ Municipality of Anchorage

POTABLE WATER AND WASTE WATER DISPOSAL

Potable Water provided by: ☒ Public utility ☐ Community well ☐ Private well
 Wastewater disposal method: ☒ Public utility ☐ Community system ☐ Private on-site

APPLICATION CHECKLIST

Fee:

Plat: Copies ☒ Plat, full size ☒ 8½x11 reduced copy ☒ Watershed sign off form, completed
 Other ☒ Aerial photo ☐ Housing stock ☒ Zoning ☒ One copy, original application
 (35 sets short plat; 45 sets long plat)

Property Title: ☒ Certificate to Plat

Documents to provided unless waived by Platting Officer:

☒ Site topography (4 copies minimum)
☐ Soils investigation and analysis reports (4 copies minimum)
☒ Subdivision drainage plan

Waived by _____
 Waived by D. Whitfield
 Waived by _____



October 13, 2016

R&M No. 1914.30

Municipality of Anchorage
Planning Department
4700 Elmore Road
Anchorage, AK. 99507

RE: Preliminary Plat for Proposed Tract A, Nunaka Valley Park South Subdivision –
Rights of Way and Easement Vacations

Dear Sir or Madam:

This letter addresses the conditions that must be met to vacate rights of way and easements within our proposed subdivision of Nunaka Valley Park.

History

The proposed subdivision is contained entirely within existing Nunaka Valley Park. The original plat of Nunaka Valley was completed in 1953 and recorded as Plat No. P-345A in the Anchorage Recording District. The plat created 70 lots and 4 tracts that fall within the footprint of Nunaka Valley Park. The purpose of this subdivision is to vacate all of the lots and tracts, dedicated rights of way, and easements that fall within the existing park, and replace the easements with easements that contain the existing utilities.

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.

The rights of way and easements within the proposed subdivision are surplus to the current and future needs of the public. The entire area within the proposed subdivision is currently being used as a public park, and the intention is to continue this use in the future. Rights of way that exist from the original plat have never been built, and currently cross the park through existing ball fields and parking lots. The surrounding subdivision has been well established since 1953, and all residential lots within the subdivision have adequate access without the need to build the rights of way within the park. The existing easements are also based on the original plat, but the utilities within the subdivision were not necessarily built within the easements. For this reason, we request to vacate all existing easements within the proposed subdivision and re-dedicate easement corridors required for existing utilities.



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.

The rights of way that are part of this request for vacation are local streets and are not part of the OS&HP.

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.

The rights of way that are part of this request for vacation are local streets and are not lying on the half-mile grid..

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.

The rights of way that are part of this request for vacation are local streets within the established Nunaka Valley Subdivision. The local streets do not run along the quarter-mile grid, and access to all lots within the subdivision is provided by streets that have been in existence for over 50 years. All surrounding subdivisions have also been fully developed, and constructed streets within existing rights of way have provided access to all lots within the area. The proposed rights of way vacations have never been built, and never been used as part of the access for the surrounding area.

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 remaining property in the area can be adequately served by the existing constructed roads and remaining rights of way. The requested rights of way vacations have never been built, and have never been part of the local traffic circulation, so no change is anticipated by the vacation of the rights of way within the park.

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.

A realignment will not serve the needs of this subdivision, and is not needed for the adequate circulation of traffic in the area.



Thank you for considering this vacation request. Please forward any questions or comments to Dave Hale, R&M Consultants, at 646-9651.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Dave Hale', with a long, sweeping horizontal line extending to the right.

David C. Hale, PLS
R&M Consultants, Inc.



August 8, 2016

R&M No. 1914.30

Municipality of Anchorage
Planning Department
4700 Elmore Road
Anchorage, AK. 99507

RE: Preliminary Plat for Proposed Tract A, Nunaka Valley Park South Subdivision

Dear Sir or Madam:

The attached preliminary plat affects the following existing legal descriptions:

Lots 2 thru 18, Block L, Lots 8 thru 25, Block K, Lots 7A and 8 thru 12, Block W, Lots 1 thru 17, Block D, Lots 47 thru 59, Block C, Tracts 6 thru 8 and Tract 10, Nunaka Valley Subdivision according to Plat No. P-345A, recorded in the Anchorage Recording District, Alaska.

The land is currently being used as a public park, and there are no plans to change this land use. All existing parcels are owned by the Municipality of Anchorage, and administered by Parks and Recreation. The intention of this platting effort is to vacate all platted rights of way and easements, and combine all of the existing parcels into a single tract.

Rights of way to be vacated are portions of Sterling Way, Fulton Drive, Kepner Drive, Craig Drive, and Atkinson Circle.

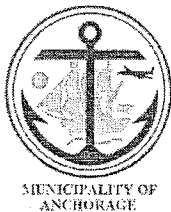
Platted easements will be vacated and new easements dedicated based on the surveyed locations of existing utilities. All document easements will remain.

No variances or zoning actions are anticipated for this plat.

Thank you for considering this plat request. Please forward any questions or comments to Dave Hale, R&M Consultants, at 646-9651.

Sincerely,

David C. Hale, PLS
R&M Consultants, Inc.



Municipality of Anchorage, Alaska
Parks & Recreation Department

632 W. 6th Avenue, Suite 630
P.O. Box 196650
Anchorage, AK 99519
Tel 907-343-4355

URL www.muni.org/departments/parks



MEMORANDUM

Date: April 22, 2016
To: Planning Department
From: John Rodda, Director *[Signature]*
Subject: Nunaka Valley Park—Subdivision Replat

R&M Consultants, Inc., has been contracted by the Parks & Recreation Department to perform a subdivision within Nunaka Valley Subdivision, according to Plat No. P-345A, Anchorage Recording District.

I authorize Dave Hale and R&M Consultants, Inc., to represent the department in matters directly related to the platting action associated with this subdivision.

Please let us know if you have any questions or need additional information for this project.

CC: Dave Hale, R&M Consultants, Inc.

PARKS & RECREATION DEPARTMENT
Municipality of Anchorage, Alaska



08-08-16

R&M No. 1914.28

Municipality of Anchorage
Planning Department
P.O. Box 196650
Anchorage, AK. 99519

RE: Zoning Affidavit for Proposed Tract A, Nunaka Valley Park South Subdivision

Dear Sir or Madam:

I, David C. Hale, declare that this preliminary plat of Proposed Tract A, Nunaka Valley Park South Subdivision, has been checked by me, and to the best of my knowledge and ability complies with the zoning requirements of the Municipal Land Use Regulations, Title 21 for the PLI, Public Lands and Institutions zoning district.

Sincerely,

David C. Hale, PLS
R&M Consultants, Inc.

Nunaka Valley Park South Subdivision Tax IDs

Block L

Lot 2 – 006-234-43-000
Lot 3 – 006-234-44-000
Lot 4 – 006-234-45-000
Lot 5 – 006-234-46-000
Lot 6 – 006-234-47-000
Lot 7 – 006-234-48-000
Lot 8 – 006-234-49-000
Lot 9 – 006-234-50-000
Lot 10 – 006-234-51-000
Lot 11 – 006-234-52-000
Lot 12 – 006-234-53-000
Lot 13 – 006-234-54-000
Lot 14 – 006-234-55-000
Lot 15 – 006-234-56-000
Lot 16 – 006-234-57-000
Lot 17 – 006-234-58-000
Lot 18 – 006-234-59-000

Block K

Lot 8 – 006-234-25-000
Lot 9 – 006-234-26-000
Lot 10 – 006-234-27-000
Lot 11 – 006-234-28-000
Lot 12 – 006-234-29-000
Lot 13 – 006-234-30-000
Lot 14 – 006-234-31-000
Lot 15 – 006-234-32-000
Lot 16 – 006-234-33-000
Lot 17 – 006-234-34-000
Lot 18 – 006-234-35-000
Lot 19 – 006-234-36-000
Lot 20 – 006-234-37-000
Lot 21 – 006-234-38-000
Lot 22 – 006-234-39-000
Lot 23 – 006-234-40-000
Lot 24 – 006-234-41-000

Block W

Lot 7A – 006-232-64-000
Lot 8 – 006-232-05-000
Lot 9 – 006-232-04-000
Lot 10 – 006-232-03-000
Lot 11 – 006-232-02-000
Lot 12 – 006-232-01-000

Block C

Lot 47 – 006-232-49-000
Lot 48 - 006-232-48-000
Lot 49 – 006-232-47-000
Lot 50 – 006-232-46-000
Lot 51 – 006-232-45-000
Lot 52 – 006-232-44-000
Lot 53 – 006-232-43-000
Lot 54 - 006-232-42-000
Lot 55 – 006-232-41-000
Lot 56 – 006-232-40-000
Lot 57 – 006-232-39-000
Lot 58 – 006-232-38-000
Lot 59 – 006-232-37-000

Block D

Lot 1 – 006-232-36-000
Lot 2 - 006-232-35-000
Lot 3 – 006-232-34-000
Lot 4 – 006-232-33-000
Lot 5 – 006-232-32-000
Lot 6 – 006-232-31-000
Lot 7 – 006-232-30-000
Lot 8 - 006-232-29-000
Lot 9 – 006-232-28-000
Lot 10 – 006-232-27-000
Lot 11 – 006-232-26-000
Lot 12 – 006-232-25-000
Lot 13 – 006-232-24-000
Lot 14 - 006-232-23-000
Lot 15 – 006-232-22-000
Lot 16 – 006-232-21-000
Lot 17 – 006-232-20-000

Tracts

Tract 6 - 006-231-05-000
Tract 7 - 006-238-02-000
Tract 8 - 006-238-01-000
Tract 10 - 006-231-04-000

006-167-56-000

MUNICIPALITY OF ANCHORAGE

ANCHORAGE PARKS & RECREATION



Nunaka Valley Re-plat: Summary of Public Involvement

August 4, 2016

Northeast Community Council Meeting:

Staff from the Anchorage Parks and Recreation Department attended the June 16th meeting of the Northeast Community Council to provide information and answer questions as they relate to the Nunaka Valley re-plat. Members of the community council asked questions relating to the timeline of the project and how the re-plat fits into the long-term plan for a park master plan. Members of the community council support the re-plat of the park and recognize it as an important and necessary step to developing a master plan in the future. Approximately 30 people were in attendance.

Open House Events:

The Anchorage Parks and Recreation Department hosted two open house events at Nunaka Valley Park to share information about the re-plat project and answer questions from community members. The events were held on June 25th and July 30th. Residents living within 500 feet of the park were mailed notice of the events at least 21 days prior to the event. Mailing lists were provided to the Parks and Recreation Department from staff at MOA Current Planning.

A total of 301 mailers were sent out on June 3rd for the June 25th meeting with 6 people attending the open house. For the July 30th meeting, a total of 649 mailers were sent out on July 7th with a total 9 people attending the second open house. Members of the community did not indicate any concern for the re-plat effort but rather sought clarification for what the process was and how the re-plat fit into the Parks and Recreation Department's timeline for developing a park master plan for Nunaka Valley Park. The Parks and Recreation Department currently plans on engaging the community and stakeholders in a master planning process in 2017 or 2018.



MUNICIPALITY OF ANCHORAGE
PARKS AND RECREATION DEPARTMENT



May 31st, 2016

Greetings Park Neighbor,

You are invited to an open house event to learn about and discuss the re-plat of the Nunaka Valley Park South. The Municipality of Anchorage Parks and Recreation Department is hosting an open house event at Nunaka Valley Park South on Saturday, June 25th from 11am-1pm.

The Parks and Recreation Department is working with R&M Consultants on a preliminary re-plat of Nunaka Valley Park South. The current plat (developed in 1953) shows streets and single family housing within the boundaries of the park. The re-platting process will update Recorded Plat maps to remove those interior lot lines. This will enabling the Parks and Recreation Department to plan, improve, and invest in this valued neighborhood and community park.

Parks and Recreation staff will be present to answer questions, share information, and listen to your feedback.

For questions, please feel free to contact me at the information below.

Sincerely,

Steve Rafuse

Steve Rafuse, Park Planner

Municipality of Anchorage, Parks and Recreation Department

Phone: (907) 343-4586

Email: rafusesj@muni.org



MUNICIPALITY OF ANCHORAGE
PARKS AND RECREATION DEPARTMENT



July 5th, 2016

Greetings Park Neighbor,

You are invited to an open house event to learn about and discuss the re-plat of the Nunaka Valley Park South. The Municipality of Anchorage Parks and Recreation Department is hosting an open house event at Nunaka Valley Park South on Saturday, July 30th from 11am-1pm.

The Parks and Recreation Department is working with R&M Consultants on a preliminary re-plat of Nunaka Valley Park South. The current plat (developed in 1953) shows streets and single family housing within the boundaries of the park. The re-platting process will update Recorded Plat maps to remove those interior lot lines. This will enabling the Parks and Recreation Department to plan, improve, and invest in this valued neighborhood and community park.

Parks and Recreation staff will be present to answer questions, share information, and listen to your feedback. Look for the pop-up tent in the park between the parking lots on Kepner Dr. and Craig Dr.

For questions, please feel free to contact me at the information below.

Sincerely,

Tom Korosei

Tom Korosei, Park Planner

Municipality of Anchorage, Parks and Recreation Department

Phone: (907) 343-4503

Email: koroseitj@muni.org

Nunaka Valley Park - Replat

Open House

Nunaka Valley Park South
June 25, 2016
11am-1pm

Sign In Sheet

Would you like to
be emailed project
updates? (yes/no)

Name

Email

1	Gail Wood	woodgailandmike@gmail.com	No
2	Henry Coleman	akcoleman@gsi.net	yes
3	Julie Kelly	hhands@gainet	yes.
4	JON SCHAEFFER	JONS4941@GMAIL.COM	yes
5	DAVID PARKER	davidparker.gt@gmail.com	yes
6	MELISSA BOBOTAS	m.bobotas@gmail.com	yes
7	Tom Korosci	Koroscitje@nuni.org	
8	Steve Ratus	ratnsje@nuni.org	
9			
10			
11			
12			
13			
14			
15			

7/30/16 NONAKA VALLEY PARK

OPEN HOUSE - REPEAT

Name

contact email/phone 7/30/16

Carla "Kylara" Hollingsworth
 David Hollingsworth
 Shanley McCauley
 Kathy Northcutt
 Rena Michaud
 Daniel Miller
 Kristi Wood
 Troy Frey
 Thomas Johns

jayoga@alaska.net / 907-250-5891
 davidholl1234@yahoo.com
 Shanley.mccauley@gmail.com
 kathy.northcuttbb@yahoo.com 907-903-6688
 renamae3501@gmail.com
 akninjaamtmbiker@gmail.com
 bikemoredriveless@hotmail.com
 freytd79@yahoo.com
 johnsthomes@hotmail.com

NECC

Northeast Community Council

Agenda June 16, 2016

Held at North East Community Council Center Located in the North End of the Muldoon Mall, 1251 Muldoon Road.

- **Call to Order, Pledge of Allegiance – 7:00 pm**
- **President's Introduction**
- **Agenda Approval**
- **Minutes Approval: Minutes from May 19th, 2016, Special Executive Meeting Minutes from May 24th, 2016, Executive Meeting Minutes from June 2nd, 2016 and email correspondence for additional agenda items.**
- **Treasurer's Report**
- **Executive Board Report – meets every 1st Thursday at 6 pm prior to a General Meeting at the same place.**
- **Legislative Reports (limit of 3 minutes each):**
Senators: Giessel, Wielechowski
Representatives: LeDoux, Pruitt, Spohnholz
- **Representatives Report (limit of 3 minutes each):**
Assembly Reports: Demboski, Dunbar, Petersen, Starr
- **Special Assistant to the Mayor (limit of 3 minutes each):**
Amy Coffman
- **Community Concerns/ Community Activities Reports (20 min)**
APD, AFD, Community Patrols, NE Community Center, Federation of Community Councils, Road Construction Updates, MOA Notices, Any Organizations/Persons visiting NECC.
- **Business: Expected Start: 8:15 pm**
 1. Parks and Rec update on Pena Park Upgrades, Nunaka Valley Plat Vacates and Master Plan, and the latest on Muldoon Town Square Park: Mr. Steve Rafuse presenting (20 min)
 2. Update on Projects for Russian Jack Park: Mr. Steve Rafuse presenting (10 min)
 3. Resolution in Support of Opposing the Road Extension through the U-Med District: Ms. Kristi Wood presenting (5 min)
 4. Head Start Program and the Benefits for the Families to Participate in their Program: Ms. Miriam Vazquez Mateo presenting (15 min)
- **Committee Reports: (21 min – 3 minutes each committee)**
Alcohol, Bylaws, CIP, Parks, Picnic, Trails, Marijuana
- **Expected Adjournment – NLT 10:00 pm**

Other Important Notes and Announcements:

1. Presentations and subjects are timed. **Brevity is important.** Please wait to be recognized by the Chair.
2. Please sign in when attending meeting. If possible, choose to be notified by e-mail. Send an e-mail to info@communitycouncils.org or kevinsmestad@outlook.com
3. The NECC has a webpage maintained by the Federation of Community Councils. Minutes for the meetings, agendas, other NECC documents, and NECC contact information are online at <http://communitycouncils.org/servlet/content/23.html>
4. The NECC has a facebook page with updates and events for the Northeast Community Council area. Go online at <https://www.facebook.com/Northeast.Community.Council.Anchororage.AK/>
5. NECC is a non-profit organization and receives no funding from the State or Municipality. *Donations from the Community are gratefully accepted.*

President: Rick Irwin, 744-4394, (5/2016-5/2019)
rirwin@alaskanative.net

Vice President: Selina Metoyer, 830-0815, (5/2015-5/2018)
selinailily@hotmail.com

Treasurer: Stu Grenier, 337-7495, (5/2014-5/2018)
stugrenier@gmail.com

Secretary: Kevin Smestad, 952-0597, (5/2014-5/2017)
kevinsmestad@outlook.com

Parliamentarian: David Ulmer, 337-7495, (5/2016-5/2019)
dulmer@customcpu.com

Board Members: Kristi Wood, 278-2453, (5/2015-5/2018)
bikemoredriveless@hotmail.com
John Ziv, N/A, (5/2015-5/2018)
jmz@alaska.net
John Laux, 227-8859, (5/2016-5/2019)
john.laux@gmail.com
Carla McConnell, 301-4416, (5/2014-5/2017)
Pattymac23@rocketmail.com

NECC

Northeast Community Council

Agenda June 16, 2016

NECC Standing Committees:

There will be a sign-up sheet at the General NECC Meeting to get involved with a committee or contact the committee chair.

- **Alcohol Committee**

Purpose: Review alcohol license applications, renewals, and related issues including homeless camps, and restricting alcohol sales (red Stripe law). Chair Stu Grenier (stugrenier@gmail.com).

Dave Ulmer	John Laux	Jean Pollard	John Ziv
Selina Metoyer	Carla McConnell	Betsy Chivers	

- **Bylaws Committee**

Purpose: Develop a suitable set of bylaws for the NECC. Chair Genevieve Holubik (frogstop@gci.net).

Carla McConnell	Rick Irwin	Selina Metoyer
Glenn Clary	Lorne Bretz	

- **C.I.P Committee**

Purpose: Identify and evaluate projects to develop prioritized capital improvement projects lists for the State and for the MOA for the NECC. Projects are available for review and comment at munibudget.org/council/northeast. Chair Kevin Smestad (kevinsmestad@outlook.com).

Glenn Clary	Wes Soper	Stu Grenier	Lisa Vaught
Jerrienne Lowther	Rick Irwin	Carla McConnell	Lorne Bretz
Dave Ulmer	Genevieve Holubik	Stan Ferguson	Ainslie Phillips

- **Parks Committee (Updated 6/2016)**

Purpose: To access community park conditions and address concerns of the community related to park assets. Chair Kristi Wood (bikemoredriveless@hotmail.com).

Dave Ulmer	Selina Metoyer	Stu Grenier	Carla McConnell
Serena	Genevieve Holubik	Roger Shaw	Jerrienne Lowther
Nickel LaFlueur	Kendra Kloster		

- **Picnic Committee**

Purpose: To organize and manage the Spirit of Muldoon Picnic which we have every fall. Chair Kevin Smestad (kevinsmestad@outlook.com).

Selina Metoyer	Kendra Kloster	Akis Gialopsos
Chris Spears	Jerrienne Lowther	Stu Grenier

- **Trails Committee**

Purpose: To Access community trail conditions and develop new trails like the proposed Cheney Lake to Muldoon Town Square Park Trail and the proposed north-south trail along the military-civilian boundary. Chair Dave Ulmer (dulmer@customcpu.com).

Stu Grenier

NECC Adhoc Committees:

- **Marijuana Committee (Updated 4/2016)**

Purpose: Review marijuana license applications, renewals, and related issues. Chair John Laux (john.laug@gmail.com).

Nickel LaFleur	Carla McConnell	Dave Ulmer
Kevin Smestad	Selina Metoyer	

WMS Archive File Name: 16 Nunaka Valley Tr A

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: Nunaka Valley Park South SUBD.
- Project Location, Tax ID, or Legal Description: Various Lots & Blocks - within Nunaka Valley Park South - See attached exhibit (proposed Tr A)
- 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.*

X KPC 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:

☐ Y ☒ N	WMS written drainage recommendations are available.	☐ Preliminary ☐ Final
☐ Y ☒ N	WMS written field inspection report or map is available.	☐ Preliminary ☐ Final
☐ Y ☒ N	Field flagging and/or map-grade GPS data is available.	

Inspection Certified By:

Date:

KPC

4/11/18

3

**REVIEWING
AGENCY &
PUBLIC
COMMENTS**



**Municipality of Anchorage
Development Services Department
Building Safety Division**



MEMORANDUM

RECEIVED

DATE: October 10, 2016
TO: Dave Whitfield, Platting Officer
FROM: Deb Wockenfuss, Civil Engineer, On-Site Water and Wastewater Program
SUBJECT: Comments on Cases due October 5, 2016

OCT 10 2016

PLANNING DEPARTMENT

The On-Site Water & Wastewater Program has reviewed the following cases and has these comments:

S12303

Nunaka Valley Subdivision

No objection

S12304

Forest Ridge Subdivision

No objection

MUNICIPALITY OF ANCHORAGE



Community Development Department
Development Services Division

Mayor Ethan Berkowitz

Phone: 907-343-8301

Fax: 907-343-8200

RECEIVED

OCT 05 2016

MEMORANDUM

Comments to Preliminary Plat Applications/Petitions **PLANNING DEPARTMENT**

DATE: October 5, 2016

TO: David Whitfield, Current Planning; Platting Officer

FROM: Brandon Telford, Private Development; Plan Review Engineer

SUBJECT: Comments for Platting Authority Public Hearing date: November 02, 2016
S12303, S12304

Case No. S12303 – **Nunaka Valley Subdivision:** Subdivide seventy (70) lots and four (4) tracts of land into one (1) tract of land with vacation of all right of way and easements and dedication of new easements for existing utilities.

Roads: The proposed subdivision abuts the following rights-of-way:

- To the north and internal to the subdivision, Sterling Way, a municipal maintained right-of-way that is classified as a Local Street in the current OSHP. Sterling Way is asphalt surfaced with Type 2 curb & gutter on both sides and a width of approximately 33-feet (back of curb to back of curb) where it abuts the proposed subdivision. Sterling Way is not constructed where it is internal to the subdivision.
- To the north, Nunaka Drive, a municipal maintained right-of-way that is classified as a Local Street in the current OSHP. Nunaka Drive is asphalt surfaced with Type 2 curb & gutter on both sides and a width of approximately 38-feet (back of curb to back of curb) where it abuts the proposed subdivision.
- To the north and internal to the subdivision, Fulton Drive, a municipal maintained right-of-way that is classified as a Local Street in the current OSHP. Fulton Drive is gravel surfaced with a width of approximately 26-feet where it abuts the proposed subdivision. Fulton Drive is not constructed where it is internal to the subdivision.
- To the north and internal to the subdivision, Kepner Drive, a municipal maintained right-of-way that is classified as a Local Street in the current OSHP. Kepner Drive is asphalt surfaced with Type 2 curb & gutter on both sides and a width of approximately 33-feet (back of curb to back of curb) where it abuts the proposed subdivision. Kepner Drive is not constructed where it is internal to the subdivision.
- To the north and internal to the subdivision, Atkinson Drive, a municipal maintained right-of-way that is classified as a Local Street in the current OSHP. Atkinson Drive is asphalt surfaced with Type 2 curb & gutter on both sides and a width of approximately 33-feet (back of curb to back of curb) where it abuts the proposed subdivision. Atkinson Drive is not constructed where it is internal to the subdivision.

- To the south, Craig Drive, a municipal maintained right-of-way that is classified as a Local Street in the current OSHP. Craig Drive is asphalt surfaced with Type 2 curb & gutter on the south side, Type 1 curb & gutter on the north side, a sidewalk on the north side, and a width of approximately 33-feet (back of curb to back of curb) where it abuts the proposed subdivision. Craig Drive is not constructed where it is internal to the subdivision.
- To the south, the termination of More Street, a municipal maintained right-of-way that is classified as a Local Street in the current OSHP. More Street is asphalt surfaced with Type 2 curb & gutter on both sides and a width of approximately 36-feet (back of curb to back of curb) where it abuts the proposed subdivision.

Improvement Recommendations:

Sterling Way is asphalt surfaced with Type 2 curb & gutter on both sides and a width of approximately 33-feet (back of curb to back of curb) where it abuts the proposed subdivision. This does not meet municipal requirements for a Local street in a Class A area due to the lack of sidewalks. No development is proposed with this plat and no additional trips will be generated. Additionally the level of street development is consistent and in like manner to adjacent and surrounding roads. As a result no further road improvements are recommended at this time.

Sterling Way is not constructed where it is internal to the subdivision. The developer is proposing the vacation of the Sterling Way right-of-way where it is internal to the subdivision. As a result no further road improvements are recommended at this time.

Nunaka Drive is asphalt surfaced with Type 2 curb & gutter on both sides and a width of approximately 38-feet (back of curb to back of curb) where it abuts the proposed subdivision. This does not meet municipal requirements for a Local street in a Class A area due to the lack of sidewalks. No development is proposed with this plat and no additional trips will be generated. Additionally the level of street development is consistent and in like manner to adjacent and surrounding roads. As a result no further road improvements are recommended at this time.

Fulton Drive is gravel surfaced with a width of approximately 26-feet where it abuts the proposed subdivision. This does not meet municipal requirements for a Local street in a Class A area due to the lack of sidewalks. No development is proposed with this plat and no additional trips will be generated. Additionally the level of street development is consistent and in like manner to adjacent and surrounding roads. As a result no further road improvements are recommended at this time.

Fulton Drive is not constructed where it is internal to the subdivision. The developer is proposing the vacation of the Fulton Drive right-of-way where it is internal to the subdivision. As a result no further road improvements are recommended at this time.

Kepner Drive is asphalt surfaced with Type 2 curb & gutter on both sides and a width of approximately 33-feet (back of curb to back of curb) where it abuts the proposed subdivision. This does not meet municipal requirements for a Local street in a Class A area due to the lack of sidewalks. No development is proposed with this plat and no additional trips will be generated. Additionally the level of street development is

consistent and in like manner to adjacent and surrounding roads. As a result no further road improvements are recommended at this time.

Kepner Drive is not constructed where it is internal to the subdivision. The developer is proposing the vacation of the Kepner Drive right-of-way where it is internal to the subdivision. As a result no further road improvements are recommended at this time.

Atkinson Drive is asphalt surfaced with Type 2 curb & gutter on both sides and a width of approximately 33-feet (back of curb to back of curb) where it abuts the proposed subdivision. This does not meet municipal requirements for a Local street in a Class A area due to the lack of sidewalks. No development is proposed with this plat and no additional trips will be generated. Additionally the level of street development is consistent and in like manner to adjacent and surrounding roads. As a result no further road improvements are recommended at this time.

Atkinson Drive is not constructed where it is internal to the subdivision. The developer is proposing the vacation of the Atkinson Drive right-of-way where it is internal to the subdivision. As a result no further road improvements are recommended at this time.

Craig Drive is asphalt surfaced with Type 2 curb & gutter on the south side, Type 1 curb & gutter on the north side, a sidewalk on the north side, and a width of approximately 33-feet (back of curb to back of curb) where it abuts the proposed subdivision. This does not meet municipal requirements for a Local street in a Class A area due to the lack of sidewalk on the south side. No development is proposed with this plat and no additional trips will be generated. Additionally the level of street development is consistent and in like manner to adjacent and surrounding roads. As a result no further road improvements are recommended at this time.

Craig Drive is not constructed where it is internal to the subdivision. The developer is proposing the vacation of the Craig Drive right-of-way where it is internal to the subdivision. As a result no further road improvements are recommended at this time.

More Street is asphalt surfaced with Type 2 curb & gutter on both sides and a width of approximately 36-feet (back of curb to back of curb) where it abuts the proposed subdivision. This does not meet municipal requirements for a Local street in a Class A area due to the lack of sidewalks. No development is proposed with this plat and no additional trips will be generated. Additionally the level of street development is consistent and in like manner to adjacent and surrounding roads. As a result no further road improvements are recommended at this time.

Right-of-Way Dedication:

The petitioner is proposing the vacation of multiple through right-of-way connections with this plat and the result will be the creation of multiple dead-end rights-of-way. Dead-end rights of way create issues for Maintenance and Fire access and are not allowed under AMC 21.08.030. Cul-de-sac dedication is required at each dead-end right-of-way unless the Traffic Engineer approves an alternative turnaround. At a minimum the petitioner should dedicate right-of-way for cul-de-sacs at the termination of Fulton Drive, Kepner Drive, Atkinson Drive, More Street, and Craig Drive.

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OCT 05 2016

Plat Notes:

PLANNING DEPARTMENT

Private Development recommends the following notes be added to the final plat:

1. The property owners and utilities shall not raise, lower, or re-grade the property in a manner that will alter drainage patterns without prior approval from Municipality of Anchorage Building Safety Office.
2. Property owners and utilities shall not obstruct, impede, or alter drainage facilities (e.g. swales, ditches) in any what that will adversely impact adjacent properties or rights-of-way.

Department Recommendations:

The Private Development Section has no objection to the proposed subdivision, subject to the above recommendations and conditions.

Case No. S12304 – Forest Ridge Subdivision: Modification or removal of plat note No. 1 on plat 98-29.

Department Recommendations:

The Private Development Section has no comment on the removal of the plat note.



ENSTAR Natural Gas Company
A DIVISION OF SEMCO ENERGY
Right of Way Section
401 E. International Airport Road
P. O. Box 190288
Anchorage, Alaska 99519-0288
(907) 277-5551
FAX (907) 334-7798

September 27, 2016

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SEP 28 2016

PLANNING DEPARTMENT

Municipality of Anchorage
Planning Department
P.O. Box 196650
Anchorage Alaska 99519-6650

Re: Plat Reviews

Dear Sir/Madam:

ENSTAR Natural Gas Company has reviewed the following Preliminary Plats and has no comments, recommendations or objections:

S12304	Forest Ridge Subdivision
<u>S12303</u>	Nunaka Valley Park South Subdivision proposed Tract A
S12305	Providence Piper-Tudor Subdivision

If you have any questions, please do not hesitate to contact me at 334-7944 or by email at cassie.wohlgemuth@enstarnaturalgas.com.

Sincerely,

Cassie Wohlgemuth
Right of Way and Compliance Technician
ENSTAR Natural Gas Company

**Municipality Of Anchorage
ANCHORAGE WATER & WASTEWATER UTILITY**

RECEIVED

MEMORANDUM

SEP 22 2016

PLANNING DEPARTMENT

DATE: September 6, 2016

TO: Dave Whitfield, Platting Officer, Planning Section, Planning Division

FROM: Paul Hatcher, Engineering Technician III, Planning Section, AWWU

RE: **Plat Case Comments**
Plats to be heard November 2, 2016
Comments due October 5, 2016

The Anchorage Water & Wastewater Utility has reviewed the referenced plat and has the following comments:

S12303 **NUNAKA VALLEY PARK SOUTH, Subdivide seventy (70) lots and four (4) tracts of land into one (1) tract of land with vacation of all rights of way and easements and dedication of new easements for existing utilities, Grid SW1438**

1. AWWU water and sanitary sewer are available to this parcel.
2. AWWU water mains located in Craig Drive, Kepner Drive, and Nunaka Drive.
 - a. AWWU water mains must be protected by a minimum 30' wide easement or ROW centered over the main. Please resolve water easement issues with AWWU Planning Department.
3. AWWU sanitary sewer mains located in easements throughout parcel.
 - a. AWWU sanitary sewer mains must be protected by a minimum 30' wide easement or ROW centered over the main. Please resolve sewer easement issues with AWWU Planning Department.

S12304 **FOREST RIDGE, Modification or removal of plat note No. 1 on plat 98-29, Grid SW3137**

1. AWWU water and sanitary sewer are not available to these parcels.
2. These parcels are located outside of AWWU's Water Service District.
3. Wastewater facilities are to be in accordance with the Hillside District Plan (HDP) adopted per AO2010-22, for a portion of proposed Tract C that is located outside the max perimeter of Public Sewerage per HDP.
4. AWWU has no objection to this platting action.

If you have any questions, please call AWWU planning section at 564-2721.

MUNICIPALITY OF ANCHORAGE



Planning & Development Services Dept.
Development Services Division

Building Safety

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SEP 08 2016

MEMORANDUM

Comments to Miscellaneous Platting Activity

PLANNING DEPARTMENT

DATE: September 8, 2016

TO: Terry Schoenthal, Manager, Current Planning

FROM: Ron Wilde, P.E.
Building Safety
343-8371

SUBJECT: Comments on S12303
Nunaka Valley Subdivision

No Comment.

August 31, 2016

Municipality of Anchorage
Planning and Development
P.O. Box 196650
Anchorage, Alaska 99519-6650

Attention: Terry Schoenthal, Acting Planning Section Supervisor

Dear Mr. Schoenthal:

Chugach has provided comments to the enclosed proposed plats referenced per the following case numbers:

S-12303 – Nunaka Valley Subdivision
S-12304 – Forest Ridge Subdivision

In the event that there are changes to the lot configurations or additional dedications requested in those same areas identified as electric easements, Chugach requests the opportunity to review the revised preliminary plat.

Sincerely,



Karen Keesecker,
Manager, Land Services

Enclosures



THE STATE
of **ALASKA**
GOVERNOR BILL WALKER

Department of Transportation and
Public Facilities

DIVISION of PROGRAM DEVELOPMENT
Anchorage Field Office

RECEIVED

SEP 01 2016

4111 Aviation Avenue
P.O. Box 196900
Anchorage, Alaska 99519-6900
Main Phone: (907)269-0520
Fax: (907)269-0521
Web site: dot.state.ak.us

August 31, 2016

PLANNING DEPARTMENT

Terry Schoenthal, Current Planning Section Manager
MOA, Community Development Department
Planning Division
P.O. Box 196650
Anchorage, Alaska 99519-6650

RE: MOA Plat Review

Dear Mr. Schoenthal:

The Alaska Department of Transportation and Public Facilities (DOT&PF), Division of Program Development, Anchorage Field Office has no comments on the following plats:

- **S12303:** 1804 Atkinson Dr., 1810 Kepner Dr., 6111 Craig Dr., 1809 Nunaka Dr.
- **S12304:** 5225 Bishop's Castle Circle

The DOT&PF Central Region platting review board has comments on the following plat:

- **S12305: Providence Piper-Tudor Subdivision**
 - Obliterate driveway from property onto Tudor Road. No direct access will be given to Tudor Road.
 - Dedication of an additional 15 feet of right-of-way along Tudor Road is required.

Sincerely,

James Starzec
Anchorage Area Planner

Cc: Tucker Hurn, Right of Way Agent, Right of Way, DOT&PF
Scott Thomas, P.E., Regional Traffic Engineer, Traffic Safety and Utilities, DOT&PF
Jim Amundsen, P.E., Highway Design Group Chief, DOT&PF
Morris Beckwith, Right of Way Agent II, Right of Way DOT&PF

RECEIVED

AUG 30 2016

ADDRESSING

PLANNING DEPARTMENT

S12303, Nunaka Valley Park South Subdivision, Tract A, SW1438

- a. In the platted area:
 - i. Acheson St should read Acheson Ln, please correct label

- b. In Vicinity Map:
 - i. Tudor Road should read E. Tudor Road, please correct label



MUNICIPALITY OF ANCHORAGE

Traffic Department



MEMORANDUM

RECEIVED

AUG 29 2016

PLANNING DEPARTMENT

DATE: 29 August 2016

TO: Current Planning Division Supervisor.
Planning Department

THRU: Kristen A. Langley, Traffic Safety Section Supervisor,
Traffic Department

FROM: Randy Ribble, Assistant Traffic Engineer

SUBJECT: Traffic Department Comments for the Platting Board meeting to be held on
Wednesday, October 5, 2016

S12303

Subdivide seventy (70) lots and four (4) tracts of land into one (1) tract of land with vacation of all rights of way and easements and dedication of new easements for utilities.

Traffic Engineering has no comments or objections to this plat.

S12304 Modification or removal of plat note No. 1 on plat 98-29

Traffic Engineering has the following advisory comment

- a) Any new driveways on Woodhaven Avenue need to be constructed municipal driveway standards to include maintaining existing drainage along the right of way.

Municipality of Anchorage
P. O. Box 196650
Anchorage, Alaska 99519-6650
(907) 343-7943



00623256000
LAMB SHEAMUS & MARY
1609 ATKINSON DRIVE
ANCHORAGE, AK, 99504-2408

RECEIVED

OCT 20 2016

PLANNING DEPARTMENT

NOTICE OF PUBLIC HEARING: Wednesday, November 2, 2016

The Municipality of Anchorage Platting Board will consider the following:

CASE: S12303

99504#2408 C044

PETITIONER: Moa Parks And Recreation

REQUEST: Subdivide seventy (70) lots and four (4) tracts of land into one (1) tract of land with vacation of all rights of way and easements.

TOTAL AREA: 28.19 acres

SITE ADDRESS: 1804 ATKINSON DRIVE, ET. AL.

LOCATION: Lying north of East 21st Avenue, east of Boniface Parkway, south of DeBarr Road and west of Beaver Place

CURRENT ZONE: PLI Public Lands and Institutions and R-1 Single-Family Residential Districts

COM COUNCIL(S): Northeast, Russian Jack

LEGAL DESCR: Lots 2-18, Block L; Lots 8-24, Block K; Lots 7A & 8-12, Block W; Lots 47-59, Block C; Lots 1-17, Block D; Tract 8, Nunaka Valley Subdivision (P-345A) and Tracts 6, 7 & 10, Section 23, R3W, T13N, S.M.

The Platting Board will hold a public hearing on the above matter at 6:30PM, Wednesday, November 2, 2016 in the Loussac Library Assembly Chambers, 3600 Denali Street, Anchorage, Alaska.

The zoning ordinance requires that you be sent notice because your property, residence, or business is within the vicinity of the petition area. This will be the only public hearing before the commission regarding this case and you are invited to attend and present testimony, if you so desire.

If you would like to comment on the petition, this form may be used for your convenience. Mailing Address: Municipality of Anchorage, Planning Department, P.O. Box 196650, Anchorage, Alaska 99519-6650. For more information call 343-7943; FAX 343-7927. Case information may be viewed online at <http://www.muni.org/CityViewPortal>.

Name:

Mary Lamb

Address:

1609 Atkinson Dr

Anchorage, AK 99504

Comments:

We support the rezoning of the old neighborhood plots into parkland. Please contact the owners of 1803 Atkinson Dr. This abandoned property should be cleaned up.

Municipality of Anchorage
P. O. Box 196650
Anchorage, Alaska 99519-6650
(907) 343-7943



00624114000
APPEL MICHELLE
5770 COLLEGE DRIVE
ANCHORAGE, AK, 99504

RECEIVED

OCT 12 2016

PLANNING DEPARTMENT

NOTICE OF PUBLIC HEARING: Wednesday, November 2, 2016

The Municipality of Anchorage Platting Board will consider the following:

CASE: S12303 99504\$3044 C044
PETITIONER: Moa Parks And Recreation
REQUEST: Subdivide seventy (70) lots and four (4) tracts of land into one (1) tract of land with vacation of all rights of way and easements.
TOTAL AREA: 28.19 acres
SITE ADDRESS: 1804 ATKINSON DRIVE, ET. AL.
LOCATION: Lying north of East 21st Avenue, east of Boniface Parkway, south of DeBarr Road and west of Beaver Place
CURRENT ZONE: PLI Public Lands and Institutions and R-1 Single-Family Residential Districts

COM COUNCIL(S): Northeast, Russian Jack

LEGAL DESCR: Lots 2-18, Block L; Lots 8-24, Block K; Lots 7A & 8-12, Block W; Lots 47-59, Block C; Lots 1-17, Block D; Tract 8, Nunaka Valley Subdivision (P-345A) and Tracts 6, 7 & 10, Section 23, R3W, T13N, S.M.

The Platting Board will hold a public hearing on the above matter at 6:30PM, Wednesday, November 2, 2016 in the Loussac Library Assembly Chambers, 3600 Denali Street, Anchorage, Alaska.

The zoning ordinance requires that you be sent notice because your property, residence, or business is within the vicinity of the petition area. This will be the only public hearing before the commission regarding this case and you are invited to attend and present testimony, if you so desire.

If you would like to comment on the petition, this form may be used for your convenience. Mailing Address: Municipality of Anchorage, Planning Department, P.O. Box 196650, Anchorage, Alaska 99519-6650. For more information call 343-7943; FAX 343-7927. Case information may be viewed online at <http://www.muni.org/CityViewPortal>.

Name:

ADAM & MICHELLE APPEL

Address:

5770 College Dr, ANCHORAGE AK

Comments:

No. No. No. our children & countless others use this park. An additional 70 units would overcrowd the road (about 10 Nunaka Valley - part of the development is on a one way street with a elementary school at the head. Kids play all the time in the local streets with near accidents all the time the area proposed also has existing baseball parks and a very popular sledding hill. This MUST NOT BE APPROVED.

4

POSTING AFFIDAVIT



AFFIDAVIT OF POSTING

CASE NUMBER: S-12303

I, David Hale hereby certify that I have posted a Notice as prescribed by Anchorage Municipal Code 21.03.020H.5. on the property that I have petitioned for Subdivision. The notice was posted on 8/17/16 which is at least 21 days prior to the public hearing on this petition. I acknowledge this Notice(s) must be posted in plain sight and displayed until all public hearings have been completed.

Affirmed and signed this 17th day of August, 2016.

Signature

LEGAL DESCRIPTION

Tract or Lot: Lot 2-18, Block L; Lots 8-24, BLK K;

Block: Lots 7A & 8-12, Block W; Lots 1-17, BLK D;
Lots 47-59, BLK C; Tract 6-8 & 10

Subdivision: Nunaka Valley Subdivision

5

**PROPERTY
AND
RELATED
HISTORY**



First American

First American Title Insurance Company

3035 C Street
Anchorage, AK 99503
Phn - (907)561-1844 (800)770-0510
Fax - (907)562-0540

CERTIFICATE TO PLAT

To: Municipality Of Anchorage
4700 Elmore Road
Anchorage, AK 99507

Order No.: 0209-2585598

Plat: NUNAKA VALLEY

Attn: Steven Schmitt

Fee: \$500.00

This is a Certificate as of January 25, 2016 at 8:00 A.M. for a proposed plat of the following described property:

PARCEL #1:

Lots 47 through 59, Block C; Lots 1 through 17, Block D; Lots 8 through 24, Block K; Lots 2 through 18, Block L; Lots 8 through 12, Block W; and Tracts 6, 7, 8 and 10, NUNAKA VALLEY, according to the official plat thereof, filed under Plat Number P-345A, Records of the Anchorage Recording District, Third Judicial District, State of Alaska.

PARCEL #2:

Lot 7A Block W, NUNAKA VALLEY, according to the official plat thereof, filed under Plat Number 71-23, Records of the Anchorage Recording District, Third Judicial District, State of Alaska.

The Company certifies that title is vested in:

Municipality of Anchorage

free from all liens, encumbrances and objections EXCEPT AS FOLLOWS:

1. Reservations or exceptions in patents (US Deed) or in acts authorizing the issuance thereof.
Recorded: December 28, 1948
Recording Information: Book 37 Page 38
2. Taxes and/or Assessments, if any, due The Municipality of Anchorage.
- ~~3.~~ Easements for public roads, for public utilities, for railroads, and pipelines, as existing October 1, 1948 according to Deed recorded December 28, 1948, Book 37 Page 38.
4. Easements as dedicated and shown on the plat of said subdivision. (Copy attached) *Vacated*
5. Covenants, conditions, restrictions and/or easements; but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, family status, or national origin to the extent such covenants, conditions or restrictions violate Title 42, Section 3604(c), of the United States Codes:
Recording Information: Book 92 Page 263 and recorded July 27, 1953 in Book 93 at Page 339

✓ 6.

Right of Way Easement, including the terms and provisions thereof, granted to Chugach Electric Association, Inc., and its assigns and/or successors in interest, to construct, operate and maintain an electric transmission and/or telephone distribution line or system by instrument

Recorded: November 24, 1953

Recording Information: Misc. Book 99 Page 113

Affects: all easements designated as utility easements on the subdivision plat

✓ 7.

Right of Way Easement, including the terms and provisions thereof, granted to Chugach Electric Association, Inc., and its assigns and/or successors in interest, to construct, operate and maintain an electric transmission and/or telephone distribution line or system by instrument

Recorded: August 25, 1964

Recording Information: Misc. Book 92 Page 4

Affects: East 10 feet of Tracts 7 and 8

✓ 8.

Right of Way Easement, including the terms and provisions thereof, granted to Anchorage Utilities, Inc., and its assigns and/or successors in interest, to construct, operate and maintain an electric transmission and/or telephone distribution line or system by instrument — For Water/Sewer

Recorded: September 26, 1966

Recording Information: Misc. Book 133 Page 368

Affects: South 30 feet of Tract 7

~~9.~~

Easement, including terms and provisions contained therein:

Recording Information: August 30, 1966; Misc. Book 132 Page 95 Not in subdivision

In Favor of: City of Anchorage

For: water lines and appurtenance thereto

Affects: see instrument

✓ 10.

Right of Way Easement, including the terms and provisions thereof, granted to Chugach Electric Association, Inc., and its assigns and/or successors in interest, to construct, operate and maintain an electric transmission and/or telephone distribution line or system by instrument

Recorded: June 29, 1971

Recording Information: Misc. Book 203 Page 329

Affects: see instrument

11. Notice of Water Service Availability and Obligation for Extension and Improvements including the terms and provisions thereof:

Dated: September 11, 1978

Recorded: September 21, 1978 in Book 337 at Pages 260, 261, 262, 263, 264, 273, 275, 276, 277 and 278

Executed by: Central Alaska Utilities, Inc.

Affects: Lots 17 and 18, Block L; Lots 14, 15 and 16 Block K; Lots 8 through 12 Block W; and Lot 7A Block W

12. State of Alaska Water Rights, including terms and provisions thereof,

Granted To: Central Alaska Utilities, Inc.

Recorded: June 24, 1977

Recording Information: Book 204 Page 740

And Recorded: July 27, 1977
Recording Information: Book 214 Page 175

13. Resolution No. RE-75-10, including terms and provisions thereof, of the Greater Anchorage Area Borough levying special assessment for Road Improvement District No. 32, recorded May 19, 1975 in Book 19 at Page 846.
14. Anchorage Alaska AO No. 84-199 An Ordinance Dedicating Certain Municipal Lands for Park or Recreational Purposes including the terms and provisions thereof:
Dated: September 25, 1984
Recorded: December 30, 1987 Book 1688 Page 137
Executed by: Municipality of Anchorage
15. Water Main Agreement and Promissory Note including the terms and provisions thereof:
Recorded: September 27, 1989
Recording Information: Book 1850, Pages 744, 788, 790, 792, 794, 796, 798, 800, 802, 804, 806, 808, 810, 812, 814, 816, 818, 820, 822, 824, 826
Executed by: Anchorage, Alaska, a Municipal Corporation
Affects: Lot 7A Block W; Lots 8, 9, 10, 11, and 12 Block W; Lots 14, 15, 16, 8, 9, 10, 11, 12, and 13, Block K; Lots 18, 17, 9, 10, and 11 Block L ; Tract 6

Note: Instrument states "This agreement creates a lien"

This report is restricted to the use of the addressee, and is not to be used for closing any transaction affecting title to said property. Liability of the Company is limited to the amount of fee paid herein.



P-345A
ANCHORAGE PRECINCT
FILED FOR RECORD
361-271963
BY: [Signature]
WIT: [Signature]

NUNAKA VALLEY

Approved for the Greater Anchorage
Planning Board July 16, 1953
[Signature]