

# 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) <b>MOA Heritage Land Bank</b>		Name (last name first) <b>Dave Hale, R&amp;M Consult.</b>	
Mailing Address <b>PO Box 196650</b>		Mailing Address <b>9101 Vanguard Dr.</b>	
<b>Anchorage, AK. 99519</b>		<b>Anchorage, AK. 99507</b>	
Contact Phone – Day <b>907-343-7533</b>	Evening	Contact Phone – Day <b>907-646-9651</b>	Evening
Fax <b>907-343-7953</b>		Fax	
E-mail <b>wwwhlb@muni.gov</b>		E-mail <b>dhale@rmconsult.com</b>	

\*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): <b>051-361-44-000</b>			
Site Street Address: <b>No address</b>			
Current legal description: (use additional sheet if necessary) <b>Tract B4, Recreation Center Subdivision</b>			
Zoning: <b>CE PLI</b>	Acreage: <b>91.41</b>	Underlying Plat #: <b>85-82</b>	Grid #: <b>NW 0453</b>
# Lots: <b>None</b>	# Tracts: <b>1</b>	Total # parcels: <b>1</b>	

PROPOSED SUBDIVISION INFORMATION		
Proposed legal description: (use additional sheet if necessary) <b>Tracts 1 thru 4, Carol Creek Subdivision</b>		
# Lots: <b>None</b>	# Tracts: <b>4</b>	Total # parcels: <b>4</b>

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)

**5/29/18**  
Date

Print Name  
**Dave Hale**

Accepted by: <b>Sharon Coleu</b>	Poster & Affidavit: <b>4tl</b>	Fee: <b>4950.00</b>	Case Number: <b>512423</b>	Requested Meeting Date: <b>8/1/2018</b>
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**COMPREHENSIVE PLAN INFORMATION**

Anchorage 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 on preliminary plat

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 D. Whitfield



# Municipality of Anchorage

Ethan Berkowitz, Mayor

- Real Estate Department -

February 27, 2018

Current Project Legal Description: Tract B4 Recreation Center Subdivision; PID 051-361-44  
Proposed Legal Descriptions: Tracts 1 – 5 Carol Creek Subdivision  
Type of Authorization: Platting Action

Statement:

I hereby authorize R&M Consultants, Inc. to represent the Municipality of Anchorage, Real Estate Department Heritage Land Bank Division in the platting action for the above referenced parcel.

Robin E. Ward  
Director