

# 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)<br>MOA-AWWU: Paul Hatcher, Real Estate Coordinator |                | Name (last name first)<br>Gene E. LeQuire, PLS      |                          |
| Mailing Address<br>13000 Arctic Blvd.                                     |                | Mailing Address<br>HDL Engineering Consultants, LLC |                          |
| Anchorage, AK 99503   |                | 3335 Arctic Boulevard, Anchorage, AK 99503          |                          |
| Contact Phone – Day<br>(907) 564-2721                                     | Evening<br>N/A | Contact Phone – Day<br>(907)564-2163                | Evening<br>(907)440-7516 |
| Fax<br>(907) 562-0824   |                | Fax<br>(907)564-2122                                |                          |
| E-mail<br>paul.hatcher@AWUU.biz   |                | E-mail<br>glequire@HDLAlaska.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): 013-044-28-000, 013-044-53-000   |               |                           |                |
| Site Street Address: 421 Nathan Cir. Anchorage, AK 99518  |               |                           |                |
| Current legal description: (use additional sheet if necessary)<br>That portion of Lot 5 deeded to the Municipality of Anchorage by Warranty Deed recorded 11/17/1975 in Book 62, at Page 776 and the remainder of Lot 5 Block 5, Hollowbrook Subdivision, Addition No. 1, per plat No. 63-73A as filed in the records of the Anchorage Recording District, Third Judicial District, State of Alaska |               |                           |                |
| Zoning: R2A   | Acreage: 0.52 | Underlying Plat #: 63-73A | Grid #: SW2131 |
| # Lots: 2   | # Tracts: 0   | Total # parcels: 2        |                |

| PROPOSED SUBDIVISION INFORMATION   |             |                    |
|--|-------------|--------------------|
| Proposed legal description: (use additional sheet if necessary)<br>HOLLOWBROOK SUBDIVISION<br>ADDITION No. 1, BLOCK 5<br>LOT 5A & TRACT 5B |             |                    |
| # Lots: 1  | # Tracts: 1 | Total # parcels: 2 |

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.


6/20/18  
 Signature       Owner     Representative      Date  
 (Representatives must provide written proof of authorization)

|                           |                                   |                        |                               |
|---------------------------|-----------------------------------|------------------------|-------------------------------|
| Print Name                |                                   |                        |                               |
| Accepted by:<br><b>RY</b> | Poster & Affidavit:<br><b>1+1</b> | Fee:<br><b>4477.50</b> | Case Number:<br><b>S12426</b> |
|                           |                                   |                        | Requested Meeting Date:       |

**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 (Zone X)  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 David Whitfield



Mayor  
Ethan Berkowitz

Anchorage Water & Wastewater Utility  
Engineering Division



Board Chair  
Aaron D. Dotson

LETTER OF AUTHORIZATION  
LOTS 5A & 5B BLOCK 5, HOLLOWBROOK SUBD. ADDN. NO. 1

To whom it may concern:

HDL Engineering Consultants LLC is hereby authorized to serve as the agent for the Municipality of Anchorage (AWWU) to facilitate the platting action required for the above mentioned subdivision.

Should you have any questions, please call 564-2721 or email [paul.hatcher@awwu.biz](mailto:paul.hatcher@awwu.biz)

Paul Hatcher  
Real Estate Coordinator

Date: May 16, 2018

Anchorage Water & Wastewater Utility  Clearly

3000 Arctic Boulevard • Anchorage, Alaska 99503  
Phone 907-564-2774 • Fax 907-562-0824 • [www.awwu.biz](http://www.awwu.biz)



S 1 2 4 2 6 - - SEP 05 2018