

# Application for Zoning Map Amendment


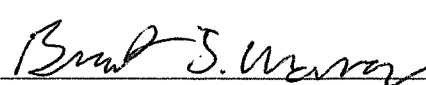
Municipality of Anchorage  
 Planning Department  
 PO Box 196650  
 Anchorage, AK 99519-6650

PETITIONER*		PETITIONER REPRESENTATIVE (if any)	
Name (last name first): Mason, Audrey		Name (last name first): Mason, Brent	
Mailing Address: 11525 old Glenn Hwy		Mailing Address: 11525 old Glenn Hwy	
Eagle River, AK 99577		Eagle River, AK 99645	
Contact Phone - Day: 907-242-7777	Evening:	Contact Phone - Day: 907-672-3344	Evening: 907-360-3237
E-mail: sold007@yahoo.com		E-mail: mrbmason@yahoo.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): 051-361-51-000		
Site Street Address: Mendenhall St, Eagle River, AK 99577		
Current legal description: (use additional sheet if necessary) Carol Creek Tract 2, SE 1/4 section 36, T15N R2W, S1 Alaska		
Existing Zoning: CE PLI	Acreage: 8.48	Grid #: ERNW 0453/50311
Proposed Zoning: CER-6		
Existing use: Vacant / undeveloped		Proposed use (if any): Single Family Residential

I hereby certify that I am (I have been authorized to act for) owner of the property described above and that I petition to rezone 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 rezoning. I also understand that assigned hearing dates are tentative and may have to be postponed by Planning Department staff, the Planning and Zoning Commission, or the Assembly for administrative reasons.

Signature	<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Representative	Date
		4/26/21
(Representatives must provide written proof of authorization)		
Print Name		
Audrey Mason		Brent Mason

Accepted by:	Poster & Affidavit:	Fee:	Case Number:	Meeting Date: PZC
			2021-0066	11/01/2021

COMPREHENSIVE PLAN INFORMATION			
Anchorage 2020 Urban/Rural Services: <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural			
Anchorage 2020 Major Elements - site is within or abuts:			
<input type="checkbox"/> Major employment center	<input type="checkbox"/> Redevelopment/mixed use area	<input type="checkbox"/> Town center	
<input type="checkbox"/> Neighborhood commercial center	<input type="checkbox"/> Industrial reserve		
<input type="checkbox"/> Transit-supportive development corridor	<input type="checkbox"/> District/area plan area: _____		
Chugiak-Eagle River Land Use Classification:			
<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input type="checkbox"/> Parks/open space	<input checked="" type="checkbox"/> Public lands/institutions
<input type="checkbox"/> Transportation/community facility	<input type="checkbox"/> Alpine/slope affected	<input type="checkbox"/> Special study area	<input type="checkbox"/> Development reserve
<input checked="" type="checkbox"/> Residential at <u>1-2</u> dwelling units per acre		<input type="checkbox"/> Environmentally sensitive area	
Girdwood- Turnagain Arm Land Use Classification			
<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input type="checkbox"/> Parks/open space	<input type="checkbox"/> Public lands/institutions
<input type="checkbox"/> Transportation/community facility	<input type="checkbox"/> Alpine/slope affected	<input type="checkbox"/> Special study area	<input type="checkbox"/> Reserve
<input type="checkbox"/> Residential at _____ dwelling units per acre	<input type="checkbox"/> Mixed use	<input type="checkbox"/> Rural homestead	

ENVIRONMENTAL INFORMATION (All or portion of site affected)					
Wetland Classification:	<input checked="" type="checkbox"/> None	<input type="checkbox"/> "C"	<input type="checkbox"/> "B"	<input type="checkbox"/> "A"	
Avalanche Zone:	<input checked="" type="checkbox"/> None	<input type="checkbox"/> Blue Zone	<input type="checkbox"/> Red Zone		
Floodplain:	<input type="checkbox"/> None	<input type="checkbox"/> 100 year	<input checked="" type="checkbox"/> 500 year		
Seismic Zone (Harding/Lawson):	<input type="checkbox"/> "1"	<input checked="" type="checkbox"/> "2"	<input type="checkbox"/> "3"	<input type="checkbox"/> "4"	<input type="checkbox"/> "5"

RECENT REGULATORY INFORMATION (Events that have occurred in last 5 years for all or portion of site)	
<input type="checkbox"/> Rezoning - Case Number:	
<input type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat - Case Number(s):	<u>PL 2018-82</u>
<input type="checkbox"/> Conditional Use - Case Number(s):	
<input type="checkbox"/> Zoning variance - Case Number(s):	
<input type="checkbox"/> Land Use Enforcement Action for	
<input type="checkbox"/> Building or Land Use Permit for	
<input type="checkbox"/> Wetland permit: <input type="checkbox"/> Army Corp of Engineers	<input type="checkbox"/> Municipality of Anchorage

SUBMITTAL REQUIREMENTS (Only one copy of applicable items is required for initial submittal)	
1 copy required:	<input type="checkbox"/> Signed application (original) <input type="checkbox"/> Ownership and beneficial interest form
35 copies required:	<input type="checkbox"/> Signed application (copies) <input type="checkbox"/> Signatures of other petitioners (if any) <input type="checkbox"/> Map of area to be rezoned <input type="checkbox"/> Map of area surrounding proposed rezoning, including zoning and existing uses <input type="checkbox"/> Narrative statement explaining: <ul style="list-style-type: none"> <li><input type="radio"/> need and justification for the rezoning</li> <li><input type="radio"/> the proposed land use and development</li> <li><input type="radio"/> the probable timeframe for development</li> <li><input type="radio"/> an analysis of how the proposal meets the rezoning criteria on page 3 of this application</li> </ul> <input type="checkbox"/> Summary of community meeting(s) <input type="checkbox"/> Proposed special limitations, if any
(Additional information may be required.)	

APPLICATION CHECKLIST
1. Zoning map amendments require a minimum of 1.75 acres of land excluding right-of-way or a boundary common to the requested zoning district. (For exceptions, see AMC 21.03.160B.)
2. In the case of multiple owners, the petitioning property owners must provide documentation showing ownership of at least 51% of property to be rezoned.

*Handwritten initials/signature*

NOTICE OF COMMUNITY MEETING: July 29, 21 at 7:00 p.m.

My name is Audrey Mason and I invite you to attend the upcoming Chugiak Community Council meeting to discuss a proposed rezoning of HLB property known as Carol Creek Tract 2. Parcel is located along Mendenhall Street. This property is currently zoned PLI and the petitioner, Audrey Mason is proposing zoning be changed to CER-6, large lot, single family.

This meeting will take place virtually on the Zoom platform. Instructions are attached below. This meeting will be on Thursday July 29, 2021 at 7:00 p.m. For questions regarding the meeting you can contact Audrey Mason 907 242-7777.

*Case 2021 - 0066*

### Welcome to the Chugiak Community Council

*Serving Fire Lake, Chugiak, Peters Creek, Mirror Lake,  
Thunderbird Heights, and Eklutna*

~ Regular Council meetings are held on the 3rd Thursday of each month at 7:00 PM ~

The 2020-2021 Meeting Schedule is as Follows:  
January 21, February 18, March 18, April 15, May 20

Our next meeting is Thursday, *July 29, 21*  
at 7 pm via zoom

Join Zoom Meeting with this login link  
[https://zoom.us/j/98540533240?](https://zoom.us/j/98540533240?pwd=SWNMSHdWU0E4WnlhblMvR3hQNXlHUT09)  
[pwd=SWNMSHdWU0E4WnlhblMvR3hQNXlHUT09](https://zoom.us/j/98540533240?pwd=SWNMSHdWU0E4WnlhblMvR3hQNXlHUT09)

Meeting ID: 985 4053 3240

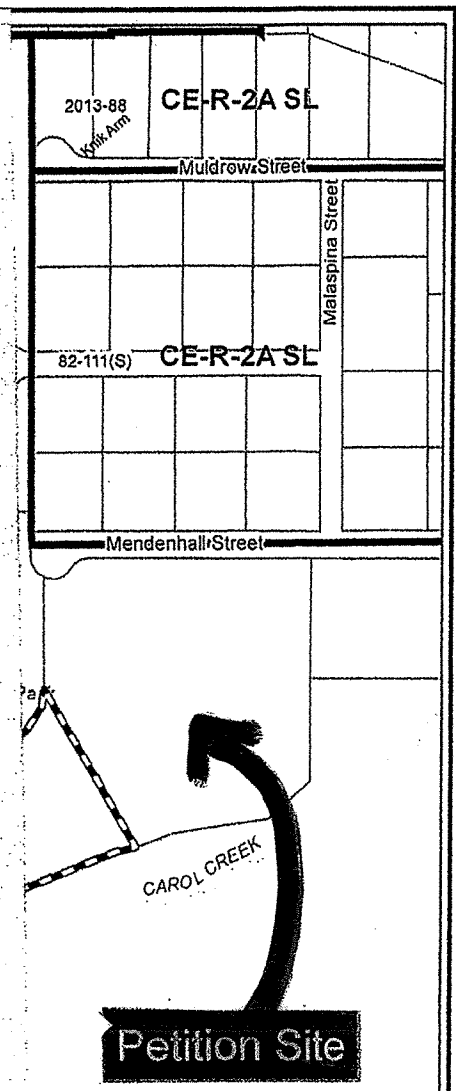
Passcode: 564496

Dial by your location

+1 669 900 9128 US (San Jose)

+1 253 215 8782 US (Tacoma)

PLEASE NOTE that we may, occasionally, vote to suspend a meeting so be sure to check here for schedule updates!



APJ/

REF: Chugiak Community Council public meeting for Rezone case 2021-0066, Carol Creek, Tract 2.

Attached find pages 1-6 that was presented by Audrey Mason to those attending the Chugiak Community Council meeting that had been set up. Thirty one mailouts were sent 22 days prior to meeting to list provided to Audrey Mason. Attending the meeting was 8 members of the community council and only one person who had mailouts sent to come to meeting. The one community member that was there was also a member of the community council.

Thursday, July 29, 2021, meeting was called to order at 7:06 p.m. Jacob (Jake) Horazdovsky, the council president, explained to those there what my plan was. I explained that I was in process of purchasing tract 2 and was wanting to rezone to CER6. The Heritage Land Bank said it had to be rezoned in order for them to sell this property and their suggestion was CER6. I had explained that I had hired a man in Palmer to help me prepare a plat and advise on how to proceed. It is my plan to do large lots so it blended well with the adjoining area. The adjoining lots on Mendenhall were 34,000 to 37,000 square foot lots and mine are proposed to be 43,560 square feet minimum. I gave the community council a copy of proposed plat and copy of my letter to Ryan Yelle regarding this plan meeting the zoning standards per the MOA. My plan goes along with the Carol Creek Comprehensive plan and is compatible and consistent with the area and comprehensive plan for that area. There is gas and electric to area as well as police and road maintenance in place. There will be no split zoned lots.

The land is relatively flat and the access is via Malispina and adjoins Mendenhall. One cul-de-sac would be built off Mendelhall to access the lots that would back up the the Carol Creek wetlands. Neither Malispina or Mendenhall would need to be extended. Per member of the community council at the meeting, they said that original plan was to extend road through to the Harry McDonald Rec Center, the that road was not even a road but a driveway (per Sandy of CCC) at this time and members did not think it is feasible to extend to the Harry Mac center. I am guessing the road that would need to be extended to Harry Mac would be Mendenhall or the cul-de-sac that I am proposing. Original plan was to extend road to Harry Mac center but since that road had not been improved (per CCC member), it could not be extended due to that road not even being there. Some members stated they did not necessarily want to connect to Harry Mac center. Sandy also had concerns about traffic if this was opened up to the public. It was mentioned that when Troy Davis develops the senior center if the MOA determines the road needs to be extended it could happen at that time if MOA feels it necessary to extend that potential road. It was also mentioned that if the MOA had the road extended at some time in the future that we should extend our cul-de-sac to end of our property for ease of extending road through if needed down the road.

It was discussed that since master plan calls for access to parkland behind our tract, Tract that was purchased by Troy Davis and other adjoining Tract 3 (that is proposed to have a water reservoir tank put in by AWWU) that park access could be provided on any of these tracts as they were developed. It

was also mentioned that I am the first of the 3 to develop that either Troy Davis or AWWU might be more likely be responsible for park access and that the MOA might also want to provide parking for those using the park access. There was some discussion as to whether or not the community council would support public parking or that parking for access to the park land could be used at the Harry Mac center or possibly at the end of Mendenhall. There was some concern about rif-raf that sometimes occurs in public parking areas where folks can cause problems in semi-private areas and not go to the park (as the lot was intended for.)

Chugiak Community Council wants to be sure road (cul-de-sac) is built to MOA standards and informed me that AWWU will do some tree removal on this property in order to facilitate their water reservoir on the adjoining lot Tract 3. I was told reservoir was needed to facilitate water pressure in Eagle River. (My hope is that AWWU could extend water line down Mendenhall or down the middle of our road into the cul-de-sac So as to not devalue lots intended for a home. Having a major water line running through a homeowners yard is not desirable.) Absolutely I would follow MOA standards for the cul-de-sac.

Sandy brought up low water production in area and high water table. I told her I was aware of very poor wells and high water table on Harold Loop and that Hank Warren was instrumental in bringing public water on to Harold Loop as many families were in desperate need of public water. I was also aware of the high water tables and the many septic systems that required lift stations. However, when Troy Davis developed the land fronting on Fish Hatcher Road and Muldrow he had good wells and good soils and did not require septic systems with mound systems. I informed them that I have already dug test holes in preparation for the subdivision and found all test holes to be very good with great soils. No test wells have been dug to date.

I then summarized my plan for the property to the community council. Motion was made to approve plat as proposed and seconded. They said the planning department could deal with possible park access on Troy Davis land or possible Tract 3 as master plan called for park access. They had concerns about water easement going through my proposed Lot 1 as that would take a large part of lot one for the easement. My feeling is that it would be far better for easement to run down the middle of the cul-de-sac for down the middle of Mendenhall.

Community council members said my plat proposal was a lot better than most plans they see and felt they should support my zoning and proposal. The council unanimously approved my plans and felt it fit well into the community. The biggest concern of the council is that park access be provided on one of the 3 adjoining tracts (Tracts 1, 2 or 3) so that future access to the park is provided. They said that access to park does not have to come across my parcel.

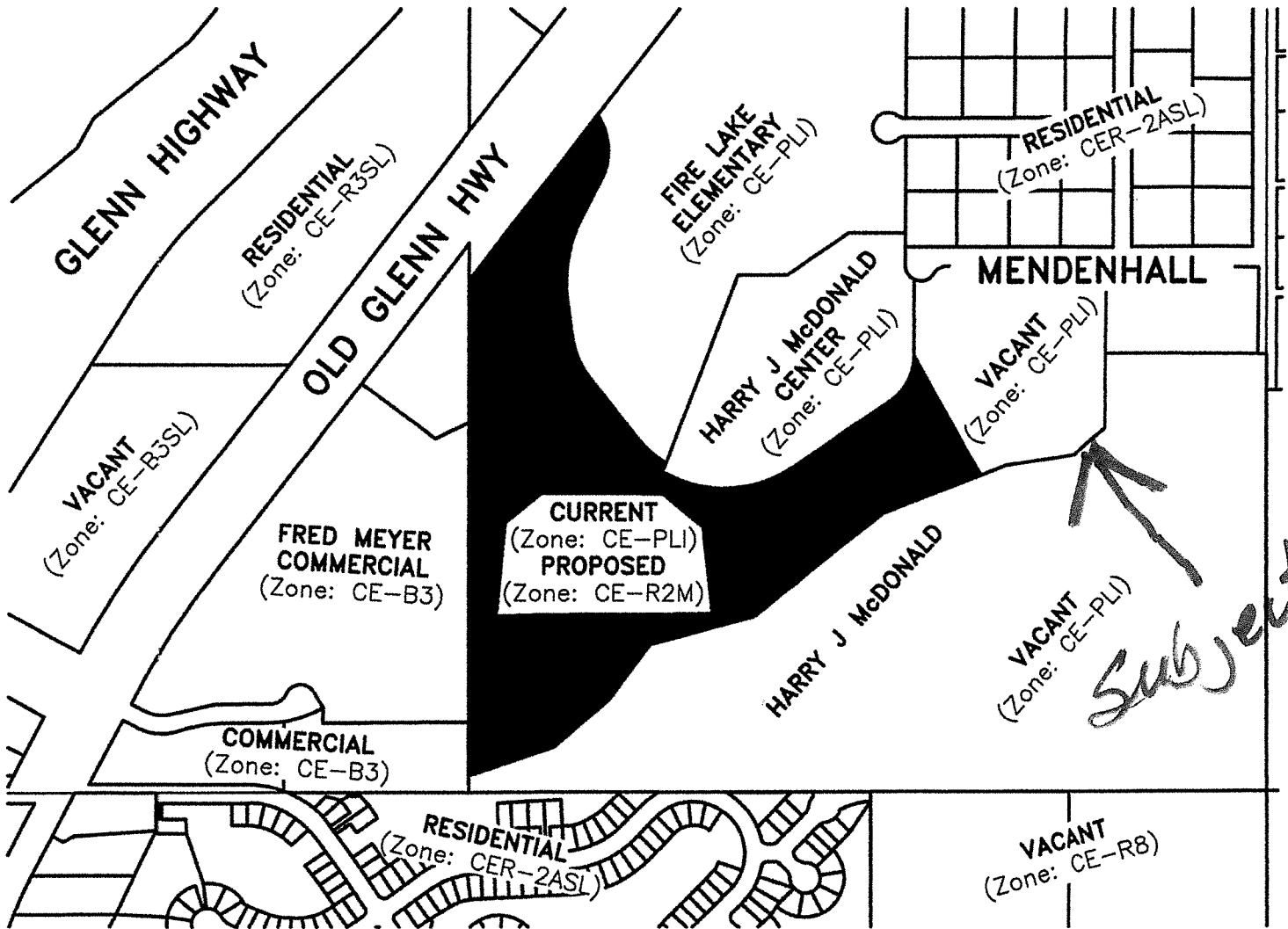
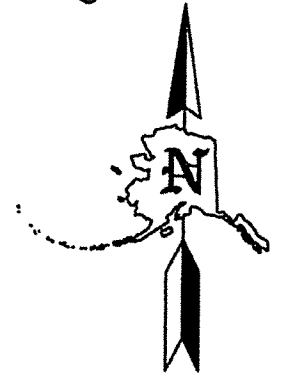
Summary Respectfully Submitted,

Andrew Mason  
8/3/21

See 6 page attachment that  
I have submitted to the Community Council

# MAP OF SURROUNDING AREA

CAROL CREEK, Tract 1  
(Plat No. 2018-82)



Prepared by  
Lang & Associates, inc.  
Professional Land Surveyors

11500 Daryl Avenue  
Anchorage, Alaska 99515-3049  
(907) 522-6476  
(907) 522-4625 Fax  
ken@langsurvey.com  
jonathan@langsurvey.com



# Request for Pre-Application Conference

Municipality of Anchorage  
 Planning Department  
 Office of Economic and Community Development  
 PO Box 196650  
 Anchorage, AK 99519-6650



APPLICANT		APPLICANT REPRESENTATIVE (if any)	
Name (last name first) <i>MASON, Audrey</i>	Name (last name first) <i>MASON, Brent</i>	Mailing Address <i>11525 Old Glenn Hwy. Eagle River, AK 99577</i>	Mailing Address <i>11525 Old Glenn Hwy Eagle River, AK 99577</i>
Contact Phone - Day: <i>907-242-7777</i>	Evening: <i>907-694-5750</i>	Contact Phone - Day: <i>907-622-3344</i>	Evening:
Fax:		Fax:	
E-mail: <i>Sold007@yahoo.com</i>		E-mail: <i>Sold007@yahoo.com</i>	

### REQUEST INFORMATION

Entitlement(s) Requested:  
*Rezone from CE PLI to CER-6*

### PROPERTY INFORMATION

Property Tax # (000-000-00-000)  
*051-361-51-000*

Site Street Address:  
*NHN MALISPINA ST, Eagle River, AK 99577*

Current Legal Description:  
*Carol Creek, Tract 2, SE 1/4, Section 36, T15N R04W S1m Alaska*

### SUBMITTAL REQUIREMENTS

\*It is the applicant's responsibility to provide sufficiently detailed plans and descriptions of the proposal to enable staff to make the informal recommendations per AMC 21.03.020B.


1 copy required:

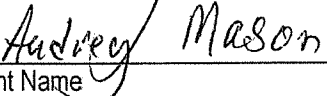
- Signed application (original)
- Letter of Authorization (if applicable)
- Brief narrative explaining:
  - the project
  - planned facility operations (if applicable)
- Underlying plat
- Special limitations from the underlying zoning (if applicable)
- Map of area surrounding petition site within 500 feet, including zoning and existing uses
- Map of existing conditions, to scale, including:
  - land uses
  - structures
  - utilities
  - vegetation
  - soils
  - natural features
  - drainage
  - topography
  - site access
  - pedestrian facilities
  - vehicle circulation and driveways
  - easements and/or reservations
- Site plan(s) to scale depicting, with dimensions:
  - building footprints
  - parking areas
  - vehicle circulation and driveways

Accepted by:	Fee:
--------------	------

<input type="checkbox"/> pedestrian facilities	<input type="checkbox"/> lighting	<input type="checkbox"/> grading	<input type="checkbox"/> landscaping
<input type="checkbox"/> loading facilities	<input type="checkbox"/> fences	<input type="checkbox"/> drainage	<input type="checkbox"/> required open space
<input type="checkbox"/> snow storage area or alternative strategy	<input type="checkbox"/> trash receptacle location and screening detail		
<input type="checkbox"/> easements	<input type="checkbox"/> significant natural features	<input type="checkbox"/> freestanding sign location(s)	
<input type="checkbox"/> Building plans to scale depicting, with dimensions:			
<input type="checkbox"/> floor plans	<input type="checkbox"/> building elevations	<input type="checkbox"/> exterior colors and textures	

I hereby certify that (I am)(I have been authorized to act for) a party of interest in the decision being appealed in accordance with the definition in Title 21 of the Anchorage Municipal Code of Ordinances. I understand that the assigned hearing date is tentative and may have to be postponed by Planning Division staff or the Zoning Board of Examiners and Appeals for administrative reasons.

  
 Signature  Applicant  Representative Date 8/17/21  
(Representatives must provide written proof of authorization)

  
 Print Name

June 18, 2021

To Mr. Ryan Yelle and members of the Planning Department:

On behalf of the Municipality of Anchorage and myself, we are requesting a zoning map amendment map amendment for Tract Tract 2, Carol Creek Subdivision.

Municipality of Anchorage, Planning and Zoning Commission Resolution No 2018-002 updated the Chugiak-Eagle River Site Specific Land Use Plan and amended the 2006 Chugiak-Eagle River Comprehensive Plan Update. The requested Zoning Map Amendment will bring zoning of Tract 2, Carol Creek Subdivision into the conformance with this resolution. The Chugiak-Eagle River Site-Specific Land Use Plan restricts the development of property into building lots for personal residences.

#### Need and Justification

The Municipality cannot dispose of the property unless it is rezoned from PLI to another zoning district.

#### Proposed Land Use and Development and Timeframe

The developer Audrey Mason plans to develop 7-8 lots for residential homes. This will be 8 individual lots at the most. There is a strong demand in the market for this type of development. Proposed time frame is 18-24 months pending approval of rezoning and development requirements.

#### Zoning Map Amendment Standards

Additionally, the Chugiak-Eagle River Site Specific Land Use Plan addresses and meets all nine of the approval criteria stated in AMC 21.03.160.E. More specifically:

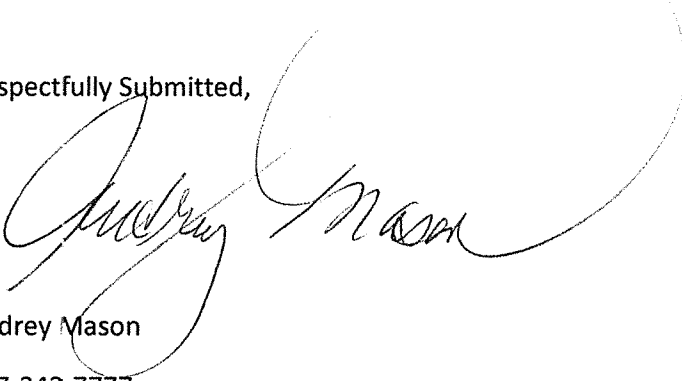
1. Rezoning is in the best interest of the citizens of Anchorage and will promote the public health, safety and general welfare.
2. The rezone complies with and conforms to the comprehensive plan, including the comprehensive plan map. The proposed rezone conforms to the 2010 Chugiak Eagle River Comprehensive Plan and the proposed use is recommended by the Chugiak-Eagle River Site-Specific Land Use Plan.
3. The rezoning is generally consistent with the zoning district purpose in the requested zone, and the purpose of this title. The proposed rezone meets the goals of the Chugiak-Eagle River

Comprehensive Plan by providing housing in a location where additional residential lots are needed for our growing population.

4. The rezoning is compatible with surrounding zoning and development, and protects areas designated for specific uses on the zoning map from incompatible land uses or development intensities. The proposed rezoning will be compatible with the surrounding residential, commercial, and recreational uses.
5. Facilities and services (including roads and transportation, water, gas, electricity, police and fire protection, and sewage and waste disposal, as applicable) are capable of supporting the uses allowed by the zone or will be capable by the time development is complete, while maintaining adequate levels of service to existing development. Gas, electric, and telecommunication facilities are available to the property. The proposed development will not have a significant impact on EMS. The utilities that serve Fire Lake Elementary and Harry J. McDonald Center are sufficiently sized to support the proposed development.
6. The rezoning is not likely to result in significant adverse impacts on the natural environment including air, water, noise, storm water management, wildlife, and vegetation, or such impacts shall be substantially mitigated. The development of 7-8 residential lots will provide large lots with room to keep many trees and natural vegetation.
7. The proposed rezoning is not likely to result in significant adverse impacts upon adjacent land uses, or such impacts shall be mitigated through stipulations. The proposed development will have minimal impact if any on existing adjoining subdivisions. The lot size is consistent with lot sizes in adjoining subdivision.
8. The rezone does not extend or exacerbate a land use pattern that is inconsistent with the comprehensive plan. The land use classification was determined to be a suitable use through the public process involved with writing the site Specific Land Use Plan.
9. The rezoning does not result in a split-zoned lot.

Please contact me if you have questions about this application. We look forward to working with you during the rezoning and development of this project.

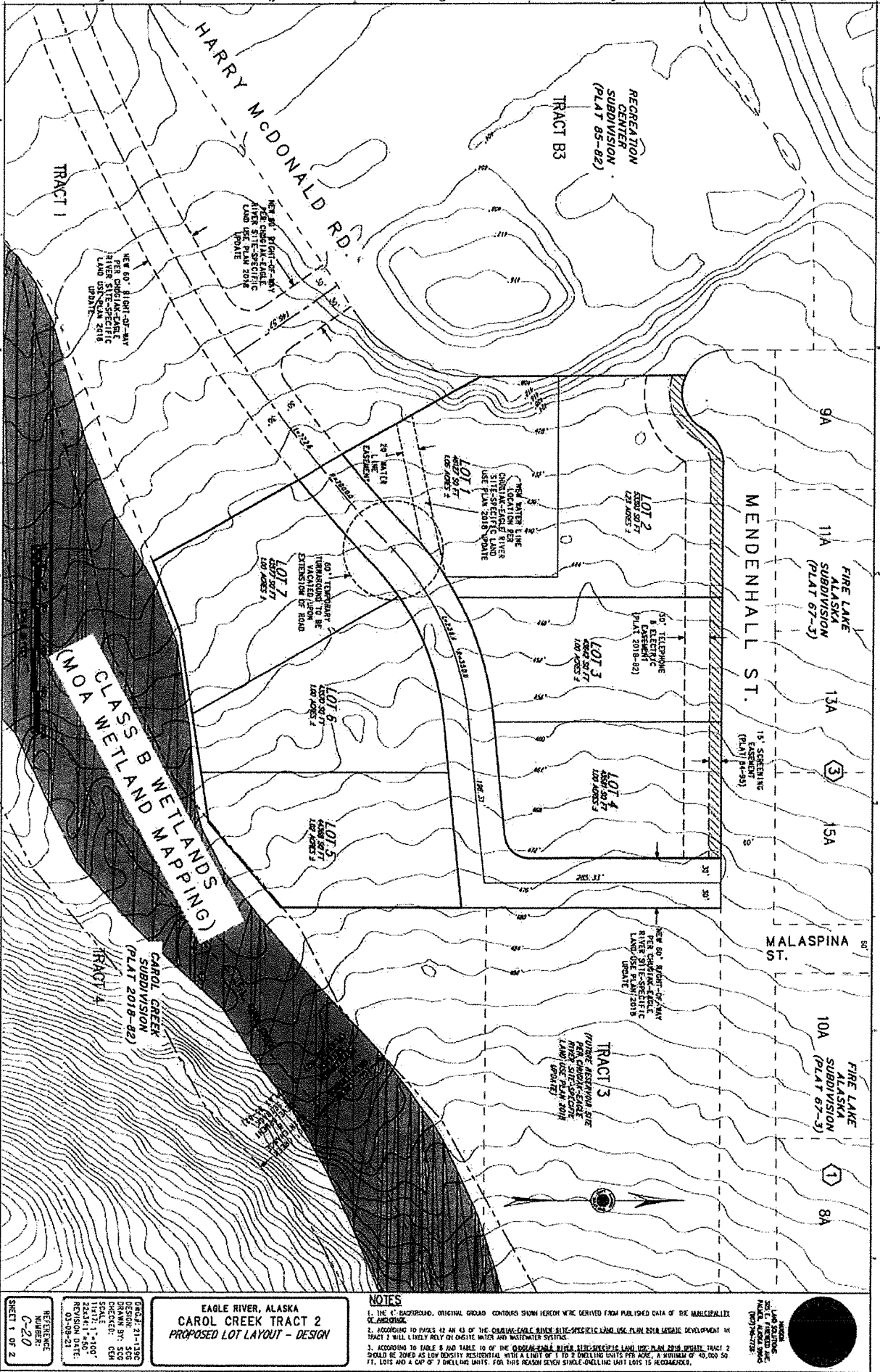
Respectfully Submitted,

A large, stylized handwritten signature in black ink that reads "Audrey Mason". The signature is written in a cursive style with large loops and flourishes.

Audrey Mason

907-242-7777





DATE: 8-1-1988  
 DESIGN: SSS  
 DRAWN BY: SSS  
 SCALE: 1" = 100'  
 SHEET NUMBER: C-20  
 SHEET 1 OF 2

**EAGLE RIVER, ALASKA  
 CAROL CREEK TRACT 2  
 PROPOSED LOT LAYOUT - DESIGN**

**NOTES**

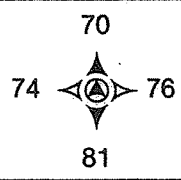
1. THE BACKGROUND, ORIGINAL GROUND CONTOURS SHOWN HEREIN WERE DERIVED FROM PUBLISHED DATA OF THE MUNICIPALITY OF EAGLE RIVER.
2. ACCORDING TO PARAS 42 AND 43 OF THE CHUKCH-EAGLE RIVER SITE-SPECIFIC LAND USE PLAN, RESIDENTIAL DEVELOPMENT IN TRACT 2 WILL LIKELY RELY ON ON-SITE WATER AND WASTEWATER SYSTEMS.
3. ACCORDING TO TABLE 8 AND TABLE 10 OF THE CHUKCH-EAGLE RIVER SITE-SPECIFIC LAND USE PLAN, TRACT 2 SHOULD BE ZONED AS LOW-DENSITY RESIDENTIAL WITH A LIMIT OF 1 TO 2 DWELLING UNITS PER ACRE. A MAXIMUM OF 40,000 SQ. FT. LOTS AND A CAP OF 7 DWELLING UNITS PER SINGLE-DWELLING UNIT LOTS IS RECOMMENDED.

DATE: 8-1-1988  
 DESIGN: SSS  
 DRAWN BY: SSS  
 SCALE: 1" = 100'  
 SHEET NUMBER: C-20  
 SHEET 1 OF 2

lot sizes  
 18027 Mendenhall 37,000 sq ft  
 18107 Mendenhall 34,000 sq ft  
 18133 Mendenhall 34,000 sq ft  
 13720 malaspina 34,225 sq ft

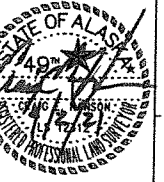


NW 453





HANSON  
LAND SOLUTIONS  
305 E. FIREWEED AVE.  
PALMER, ALASKA 99645  
(907) 746-7738



TRACT B2

9A

11A

FIRE LAKE  
ALASKA  
SUBDIVISION  
(PLAT 67-3)

13A

3

15A

MALASPINA ST.

30'

10A

FIRE LAKE  
ALASKA  
SUBDIVISION  
(PLAT 67-3)

1

8A

MENDENHALL ST.

30'

30'

30' TELEPHONE  
& ELECTRIC  
EASEMENT  
(PLAT 2018-82)

15' SCREENING  
EASEMENT  
(PLAT 84-95)

RECREATION  
CENTER  
SUBDIVISION  
(PLAT 85-82)

TRACT 3

TRACT B3

PROPOSED  
CE-R6

TRACT 2  
8.48 ACRES±

TRACT 4

LEGEND

AREA TO BE REZONED

30' P.U.E.  
(PLAT 85-82)

30' P.U.E.  
(PLAT 85-82)

20' PUBLIC USE AND  
TRAIL EASEMENT  
(PLAT 2018-82)

100' CREEK  
MAINTENANCE  
DEVELOPMENT &  
SETBACK  
(PLAT 85-82)

100' CREEK  
MAINTENANCE  
DEVELOPMENT &  
SETBACK  
(PLAT 85-82)

C.L. CAROL CREEK

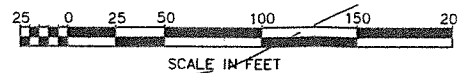
HARRY McDONALD RD.

CAROL CREEK  
SUBDIVISION  
(PLAT 2018-82)

CAROL CREEK  
SUBDIVISION  
(PLAT 2018-82)

TRACT 1

TRACT 4



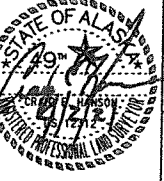
EAGLE RIVER, ALASKA  
CAROL CREEK TRACT 2  
PROPOSED  
ZONING/LAND USE

DWG.#: 21-139C  
DESIGN: CEH  
DRAWN BY: SDN  
CHECKED: CEH  
SCALE  
11x17: 1"=100'  
22x34: 1"=50'  
REVISION DATE:  
04-01-21

REFERENCE  
NUMBER:  
V-21  
SHEET 1 OF 2



HANSON  
LAND SOLUTIONS  
305 E. FIRENEED AVE.  
PALMER, ALASKA 99645  
(907) 746-7738



NOTES  
1. ZONING INFORMATION SHOWN HEREON IS AS DEPICTED ON THE MUNICIPALITY OF ANCHORAGE  
RE-ZONING ORDER AS OF MARCH 29, 2021.  
2. LAND USE INFORMATION SHOWN HEREON IS ACCORDING TO DATA AVAILABLE ON ANCHORAGE.LIVE  
AS OF MARCH 29, 2021.

EAGLE RIVER, ALASKA  
CAROL CREEK TRACT 2  
EXISTING  
ZONING/LAND USE

DWG.#: 21-139C  
DESIGN: CEH  
DRAWN BY: SDN  
CHECKED: CEH  
SCALE  
11x17: 1"=160'  
22x34: 1"=80'  
REVISION DATE:  
04-01-21

REFERENCE  
NUMBER:  
V-21  
SHEET 2 OF 2

