

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 Eagle River, AK 99577		Mailing Address: 11525 old Glenn Hwy 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: mrbmsmason@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, S1M Alaska		
Existing Zoning: CE PLI	Acreage: 5.45	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: 1+1	Fee: \$13,892.40	Case Number: 2021-00660	Meeting Date: PZC 11-01-2021
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 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: mrbasmason@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, S1M Alaska		
Existing Zoning: CE PLI	Acreage: 8.48	Grid #: ERNW 0453/S0311
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 <i>Audrey Mason</i>	<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Representative (Representatives must provide written proof of authorization)	Signature <i>Brent J. Mason</i>	Date 4/26/21
Print Name <i>Audrey Mason</i>		Print Name <i>Brent Mason</i>	

Accepted by:	Poster & Affidavit:	Fee:	Case Number:	Meeting Date:
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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 1-2 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): PL 2018 - 82

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

SUBMITTAL REQUIREMENTS (Only one copy of applicable items is required for initial submittal)

1 copy required: Signed application (original)
 Ownership and beneficial interest form

35 copies required: Signed application (copies)
 Signatures of other petitioners (if any)
 Map of area to be rezoned
 Map of area surrounding proposed rezoning, including zoning and existing uses
 Narrative statement explaining:
 need and justification for the rezoning
 the proposed land use and development
 the probable timeframe for development
 an analysis of how the proposal meets the rezoning criteria on page 3 of this application

Summary of community meeting(s)
 Proposed special limitations, if any

(Additional information may be required.)

APPLICATION CHECKLIST

- 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.)
- In the case of multiple owners, the petitioning property owners must provide documentation showing ownership of at least 51% of property to be rezoned.

2/14/18

GENERAL CONDITIONAL USE STANDARDS (AMC 21.03.080D.)

The Planning and Zoning Commission may only approve the conditional use if the Commission finds that **all** of the approval criteria are satisfied. Each standard must have a response in as much detail as it takes to explain how your project satisfies the standard. The burden of proof rests with you.

1. The proposed use is consistent with the comprehensive plan and all applicable provisions of this title and applicable state and federal regulations;
2. The proposed use is consistent with the purpose and intent of the zoning district in which it is located, including any district-specific standards set forth in chapter 21.04;
3. The proposed use is consistent with any applicable use-specific standards set forth in chapter 21.05;
4. The site size, dimensions, shape, location, and topography are adequate for the needs of the proposed use and any mitigation needed to address potential impacts;
5. The proposed use will not alter the character of the surrounding area in a manner which substantially limits, impairs, or prevents the use of surrounding properties for the permitted uses listed in the underlying zoning district;
6. The proposed use is compatible with uses allowed on adjacent properties, in terms of its scale, site design, operating characteristics (hours of operation, traffic generation, lighting, noise, odor, dust, and other external impacts);
7. Any significant adverse impacts anticipated to result from the use will be mitigated or offset to the maximum extent feasible;
8. The proposed use is appropriately located with respect to the transportation system, including but not limited to existing and/or planned street designations and improvements, street capacity, access to collectors or arterials, connectivity, off-site parking impacts, transit availability, impacts on pedestrian, bicycle, and transit circulation, and safety for all modes; and
9. The proposed use is appropriately located with respect to existing and/or planned water supply, fire and police protection, wastewater disposal, storm water disposal, and similar facilities and services.

SPECIFIC CONDITIONAL USE STANDARDS (AMC 21.05)

Certain conditional uses have detailed standards that relate only to that type of conditional use. When there are detailed standards, the Planning and Zoning Commission may only approve the conditional use if the Commission finds that **all** general standards listed in the previous section and detailed standards listed for that conditional use in AMC 21.05 are satisfied. Each detailed standard must have a response in as much detail as it takes to explain how your project satisfies the standard. The burden of proof rests with you.

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](#)

Meeting ID: 985 4053 3240

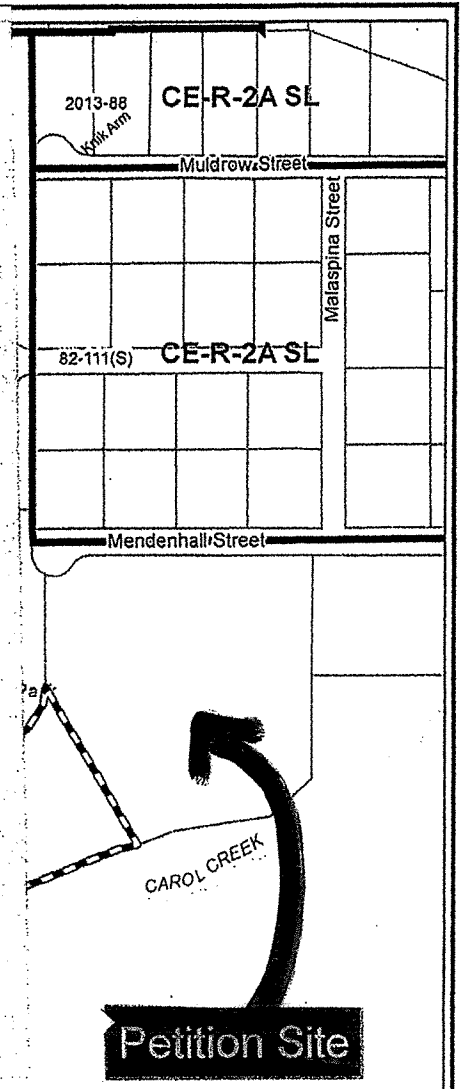
Passcode: 564496

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.

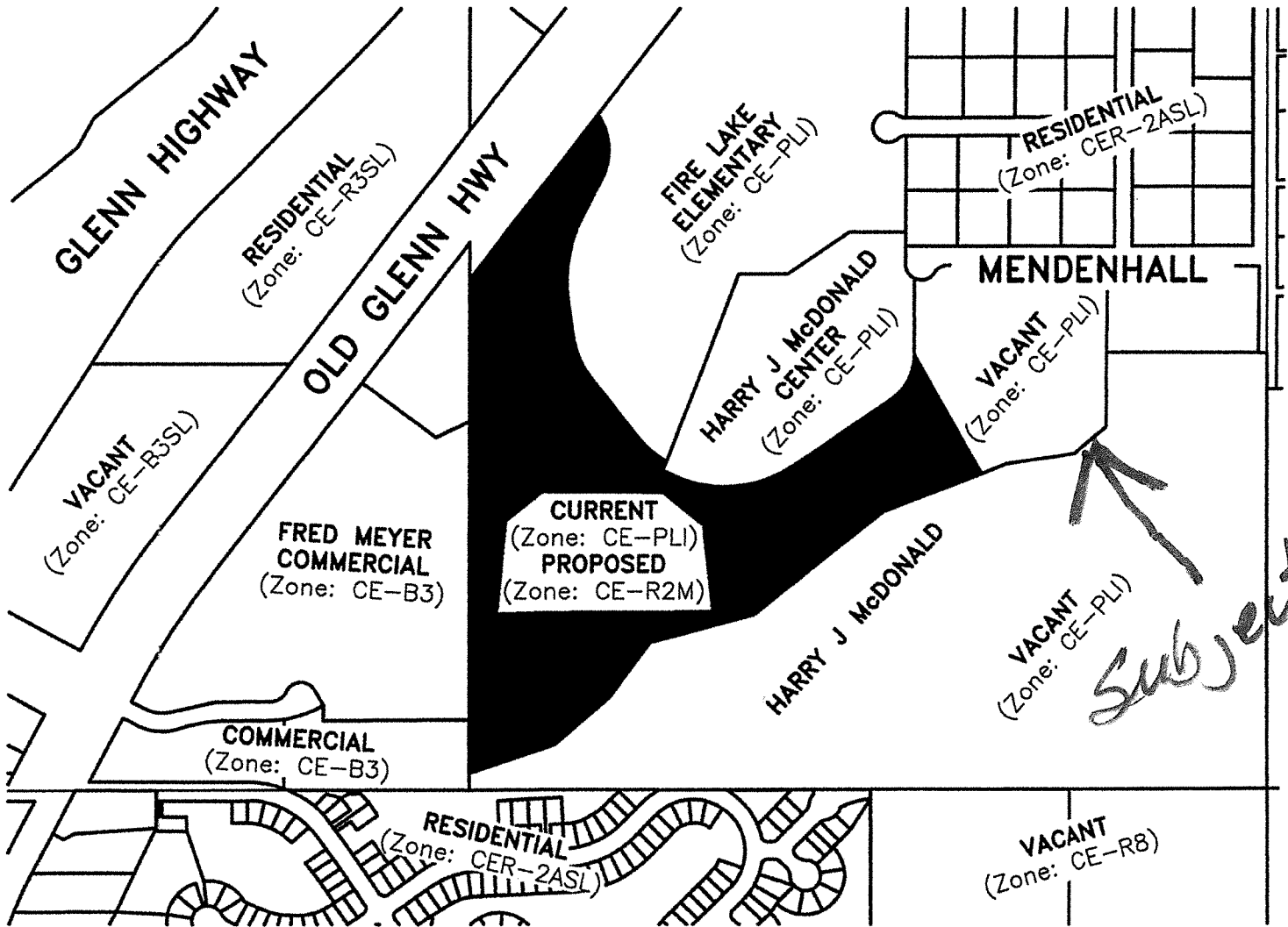
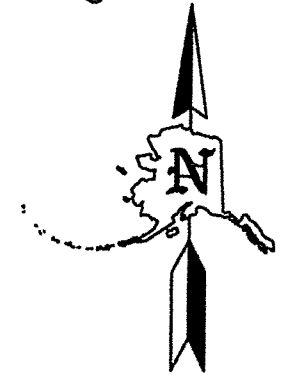
Summary Respectfully Submitted,

Anthony Mason
8/3/21

See 6 page attachment that
I have submitted to 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>907-694-5750</i> Evening: <i>907-622-3344</i>	Fax:	Fax:
E-mail: <i>Sold007@yahoo.com</i>	E-mail: <i>Sold007@yahoo.com</i>	E-mail:	E-mail:

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 R24W5m 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.

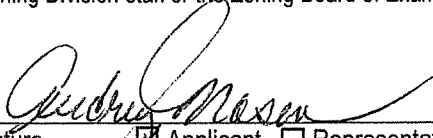
1 copy required:


- 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:
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<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:

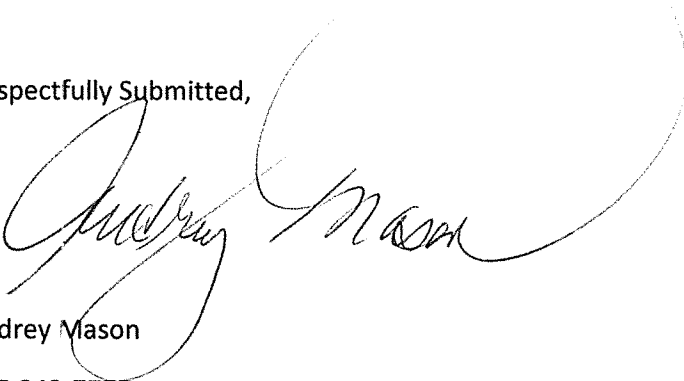
1. Rezoning is in the best interest of the citizens of Anchorage and will promote the public health, safety and general welfare.
2. The rezone complies with and conforms to the comprehensive plan, including the comprehensive plan map. The proposed rezone conforms to the 2010 Chugiak Eagle River Comprehensive 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.

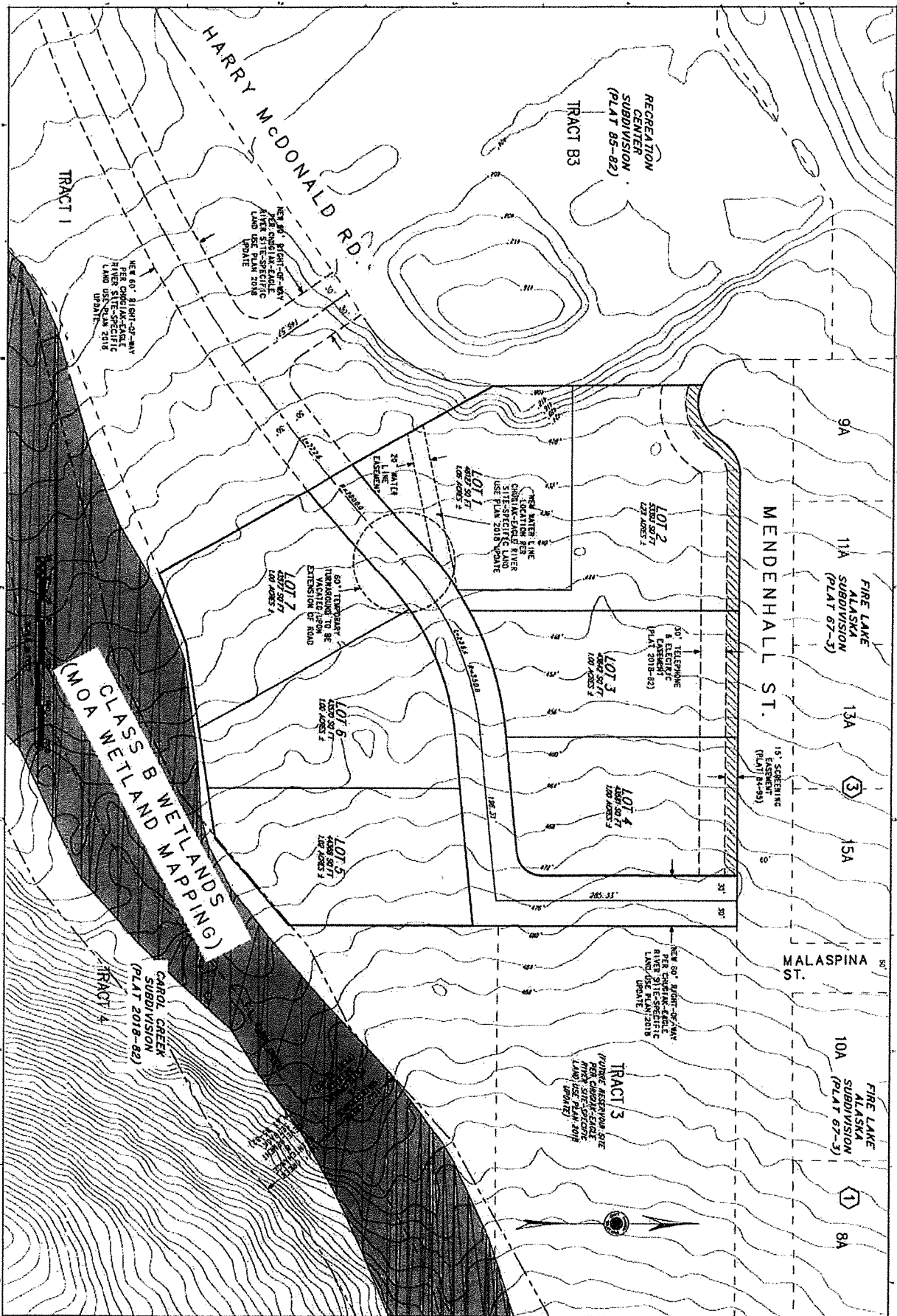
Please contact me if you have questions about this application. We look forward to working with you during the rezoning and development of this project.

Respectfully Submitted,

A large, stylized handwritten signature in black ink, appearing to read "Audrey Mason". The signature is written over a large, faint circular outline.

Audrey Mason

907-242-7777



DATE: 21-1356
 DESIGN BY: 508
 DRAWN BY: 508
 SCALE: 1"=100'
 11/21/17, 1-11/07
 22/01/17, 5/07
 03-09-21E

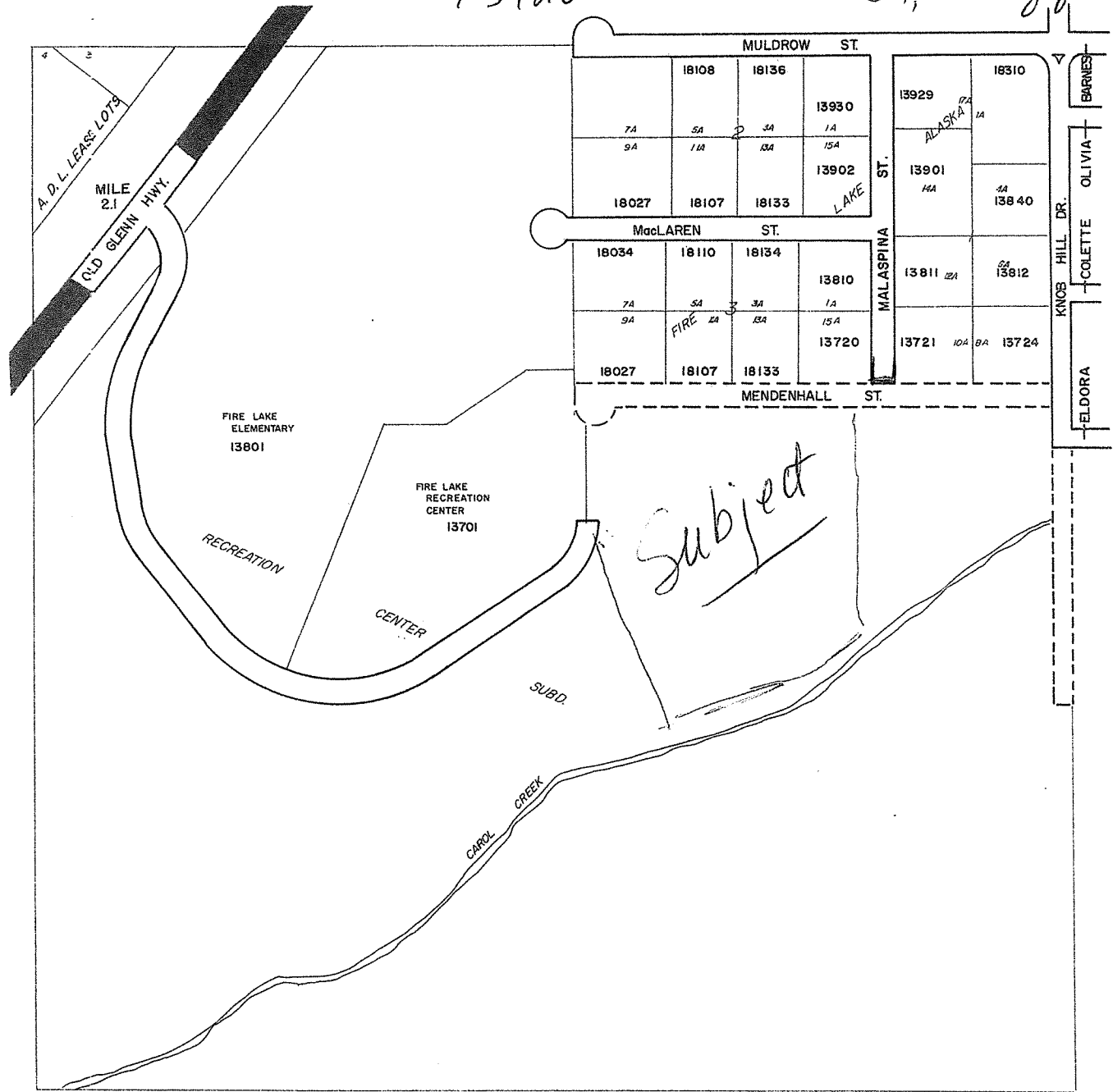
**EAGLE RIVER, ALASKA
 CAROL CREEK TRACT 2
 PROPOSED LOT LAYOUT - DESIGN**

NOTES
 1. THE 1" BAZZROAD, ORIGINAL GROUND CONTOURS SHOWN HEREON WERE DERIVED FROM PUBLISHED DATA OF THE MUNICIPALITY OF EAGLE RIVER.
 2. ACCORDING TO PARAS 41 AND 43 OF THE COMMERCIAL ZONING SPECIFIC LAND USE PLAN THE LEGAL DEVELOPMENT IN TRACT 2 WILL LIKELY RELY ON SEWER, WATER AND WATERWATER SYSTEMS.
 3. ACCORDING TO TABLE B AND TABLE 10 OF THE COMMERCIAL ZONING SPECIFIC LAND USE PLAN WITHIN TRACT 2 SHOULD BE ZONED AS LOW DENSITY RESIDENTIAL WITH A LIMIT OF 1 TO 2 DWELLING UNITS PER ACRE, A MINIMUM OF 40,000 SQ. FT. LOTS AND A CAP OF 7 DWELLING UNITS. FOR THIS REASON SEVEN SINGLE-DWELLING UNIT LOTS IS RECOMMENDED.

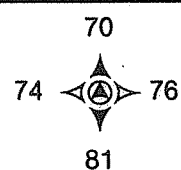
LAND SURVEYING
 AND ENGINEERING
 COMPANY
 1000 W. 10TH AVE.
 ANCHORAGE, ALASKA 99501
 (907) 562-1111
 WWW.ASLSURVEYING.COM

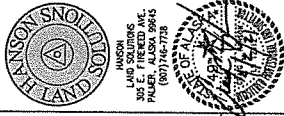
lot sizes

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





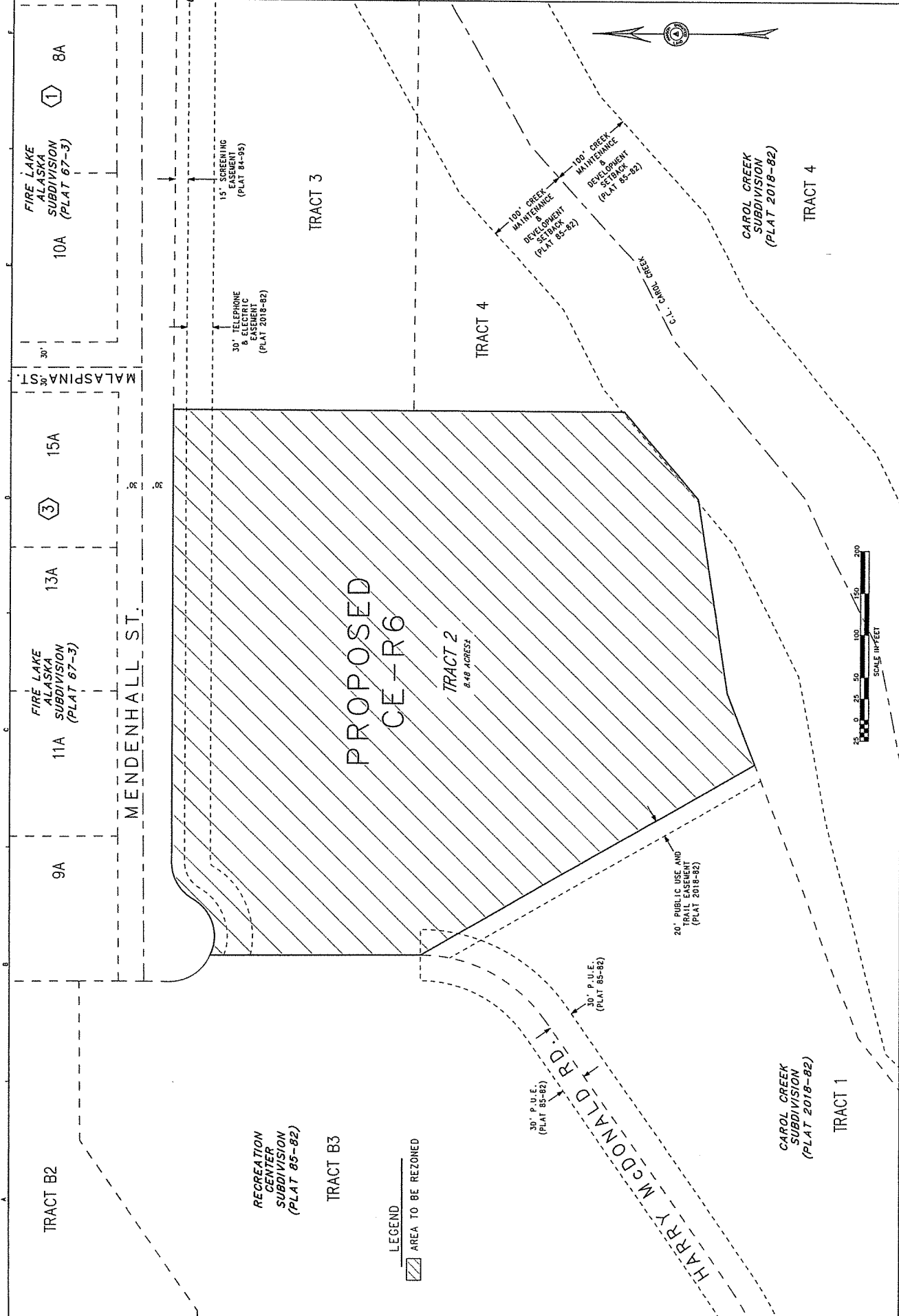
GANSON SOLUTIONS INC.
LAND SOLUTIONS
1000 W. ALASKA AVE.
PALMER, ALASKA 99646
(907) 746-7128

STATE OF ALASKA
DEPARTMENT OF NATURAL RESOURCES
DIVISION OF LAND MANAGEMENT

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

SCALE: 21-130
DESIGN: SDH
DRAWN BY: SDH
CHECKED: CEH
DATE: 11/17/11
1"=100'
22-34-11-50"
REVISION DATE:
04-01-21

REFERENCE NUMBER:
1-21
SHEET 1 OF 2



TRACT B2
TRACT B3
RECREATION CENTER SUBDIVISION (PLAT 85-82)

LEGEND
AREA TO BE REZONED

TRACT 1
TRACT 2
TRACT 3
TRACT 4

FIRE LAKE ALASKA SUBDIVISION (PLAT 67-3)
CAROL CREEK SUBDIVISION (PLAT 2018-82)

MENDENHALL ST.
HARRY McDONALD RD.
CL. CAROL CREEK

100' CREEK MAINTENANCE DEVELOPMENT SETBACK (PLAT 85-82)
100' CREEK MAIN CHANNEL DEVELOPMENT SETBACK (PLAT 85-82)
30' P.U.E. (PLAT 85-82)
20' PUBLIC USE AND TRAIL EASEMENT (PLAT 2018-82)
30' TELEPHONE & ELECTRIC EASEMENT (PLAT 2018-82)
15' SCREENING EASEMENT (PLAT 84-95)

9A
11A
13A
15A
10A
8A

SCALE: 21-130
DESIGN: SDH
DRAWN BY: SDH
CHECKED: CEH
DATE: 11/17/11
1"=100'
22-34-11-50"
REVISION DATE:
04-01-21

REFERENCE NUMBER:
1-21
SHEET 1 OF 2

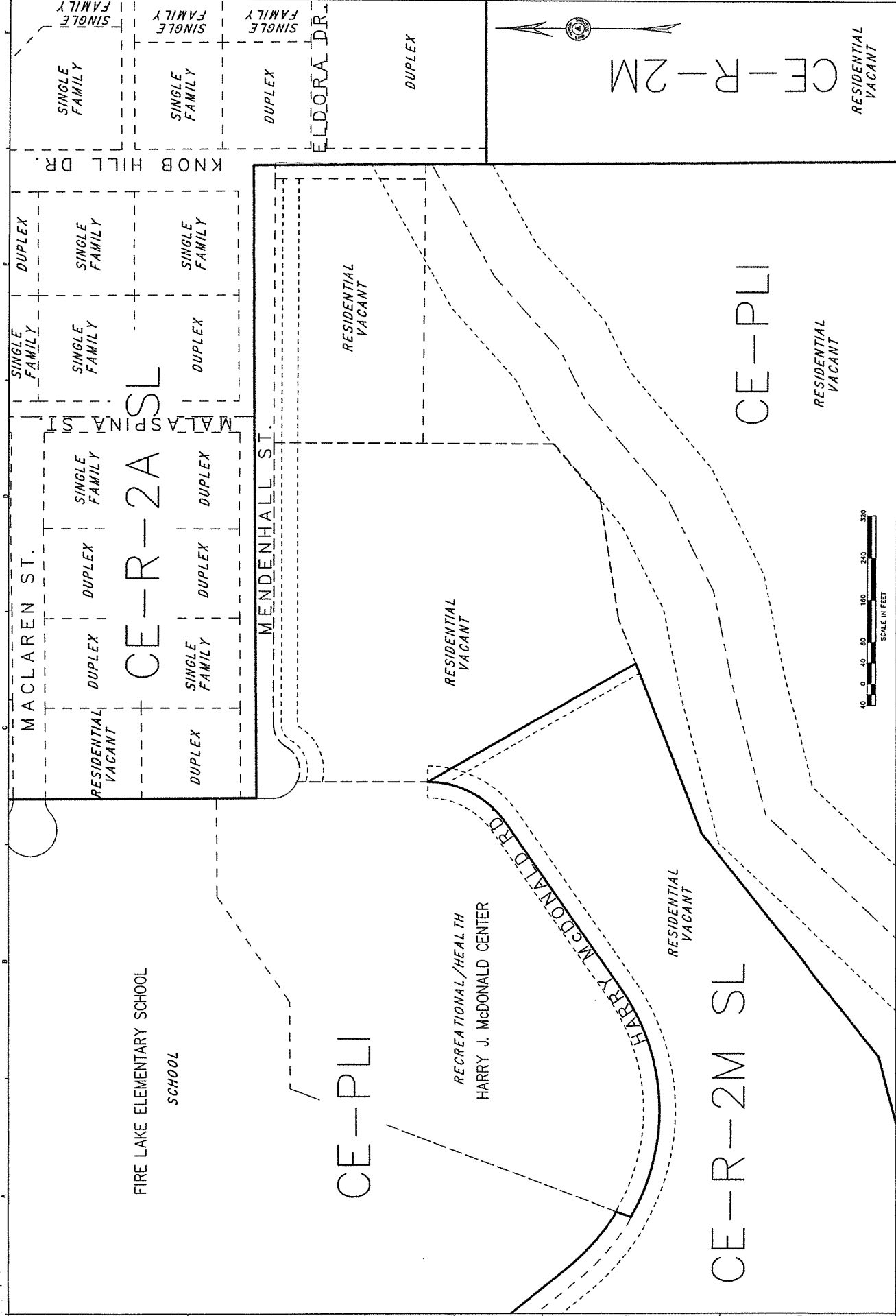


NOTES:
 1. DOWNS INFORMATION SHOWN HEREON IS DEPICTED ON THE MUNICIPALITY OF ANCHORAGE
 2. LAND USE INFORMATION SHOWN HEREON IS ACCORDING TO DATA AVAILABLE ON AERIALS LATE
 AS OF MARCH 29, 2021.

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

DWG.#: 21-139C
 DESIGN: CEH
 DRAWN BY: SDH
 CHECKED BY: CEH
 SCALE: 1"=160'
 22336.1' x 160'
 REVISION DATE: 04-01-21

REFERENCE NUMBER: V-21
 SHEET 2 OF 2





Municipality of Anchorage

Austin Quinn-Anderson, Acting Mayor

RECEIVED

APR 07 2021

Authorization Certificate

Date: 4/6/21

Project Legal: Tract 2 Carol Creek Subdivision (Plat 2018-82) (Parcel ID 051-361-51)

Type of Authorization: Re-Zone Application

Statement:

I, hereby authorize Audrey Mason, Brent Mason or Hanson Land Solutions to represent myself and the Municipality of Anchorage in the re-zoning of the above described property.

Thank you,

Robin E. Ward, Director
Real Estate Department
Municipality of Anchorage



AFFIDAVIT OF POSTING

CASE NUMBER: 2021-0060

I, Audrey Maso 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 Rezoning. The notice was posted on 8/23/21 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 23rd day of August, 2021.

Audrey Maso
Signature

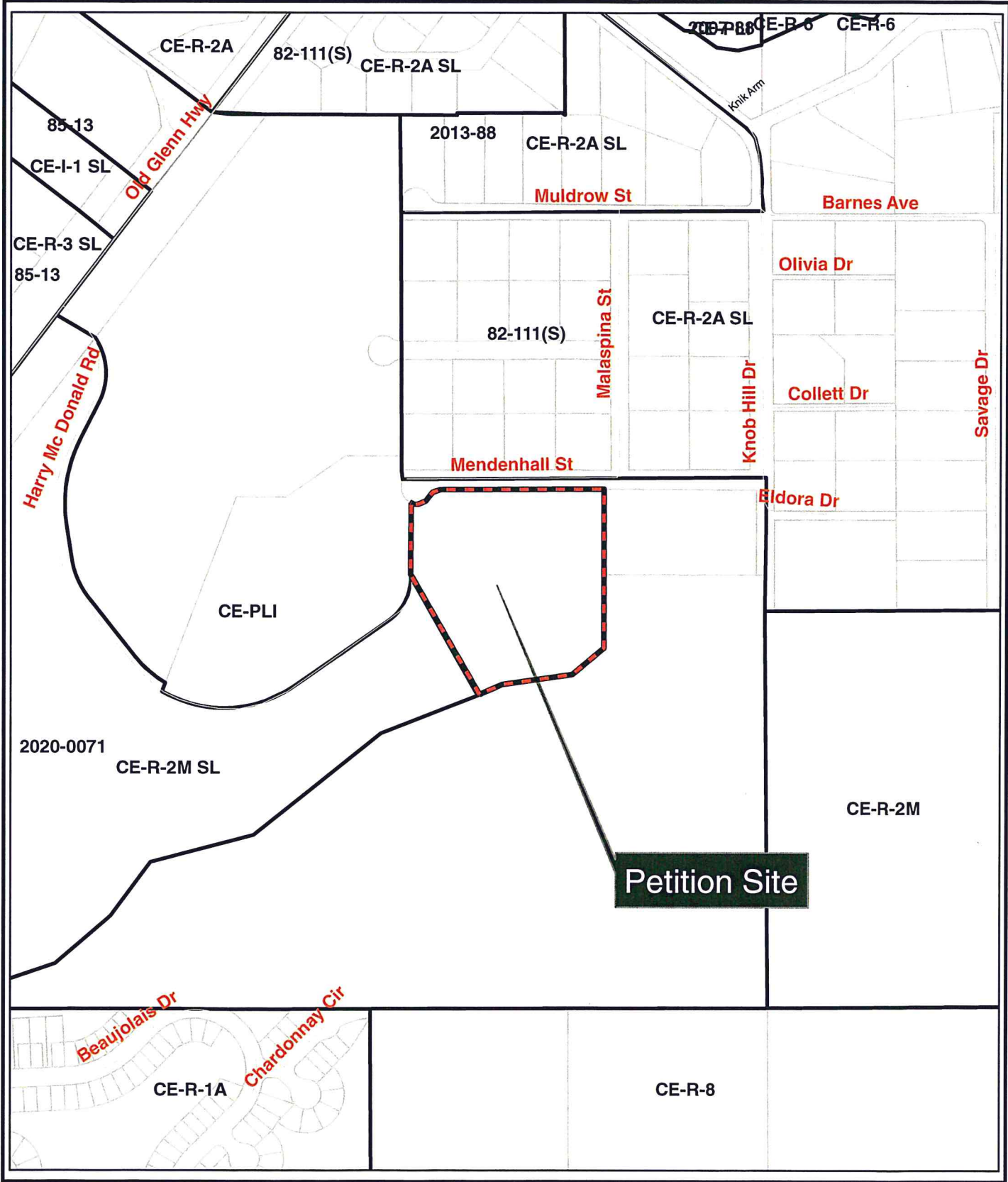
LEGAL DESCRIPTION

Tract or Lot: TRACT 2

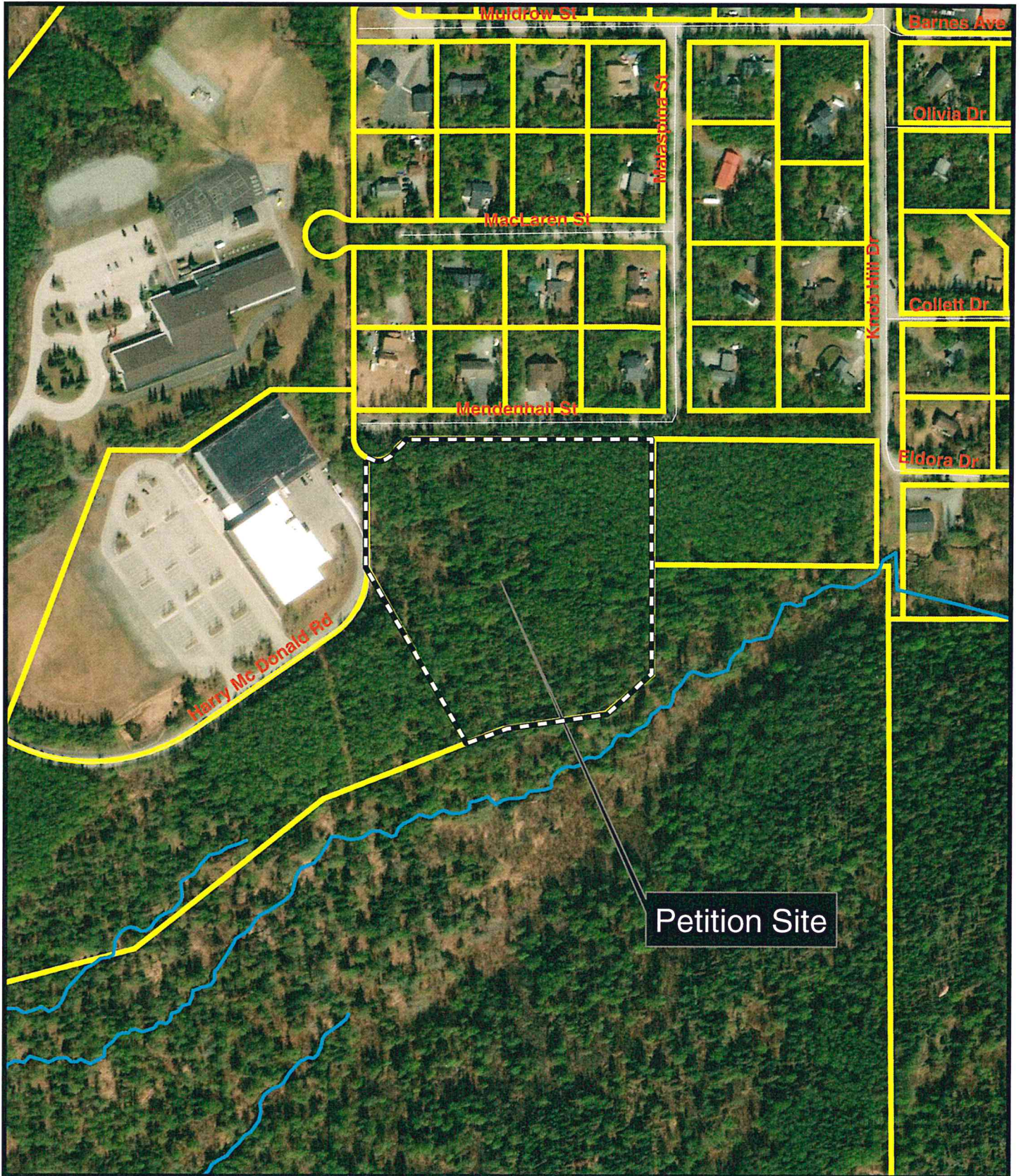
Block: —

Subdivision: CAROL CREEK

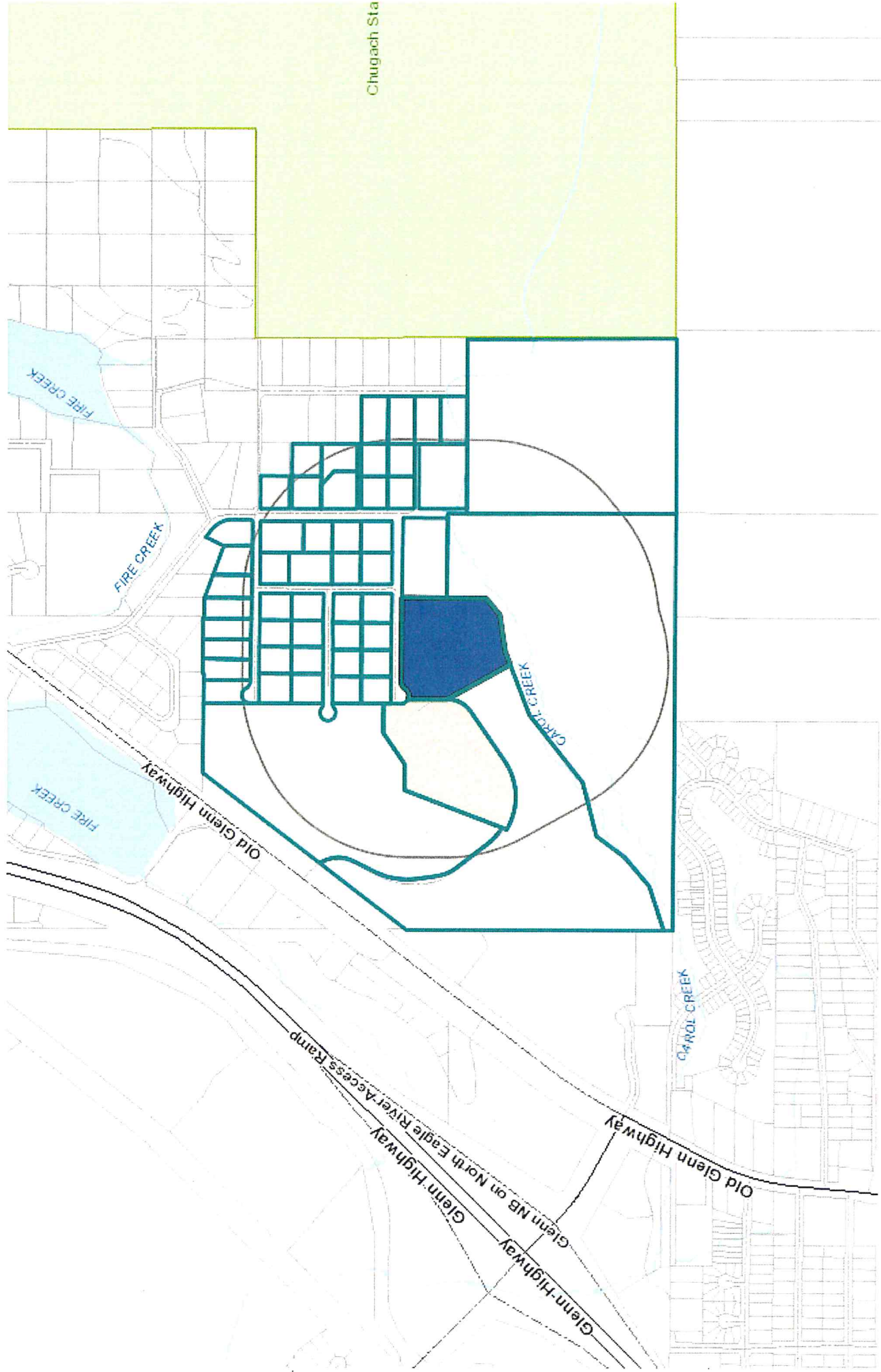
2021-0066



2021-0066



Anchorage



2021-0066 PAN map
Distance = 1000' (53 parcels)