

Application for Preliminary Plat

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



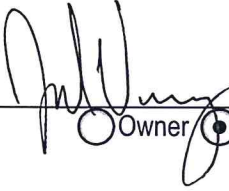
PETITIONER*		PETITIONER REPRESENTATIVE (IF ANY)	
Name (last name first) Michael, David & Judith		Name (last name first) Lounsbury & Associates, Inc. (Varney, Josh)	
Mailing Address 15211 Snowflake Dr., Anchorage, AK 99516		Mailing Address 3230 C St., Ste. 201, Anchorage, AK 99503	
Contact Phone – Day 907-350-3420		Contact Phone – Day 907-743-2128	
Evening 		Evening 907-350-2599	
E-mail ja2michael@gmail.com		E-mail j.varney@lounsburyinc.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): 017-211-28-000			
Site Street Address: 15201 Snowflake Dr., Anchorage, AK 99516			
Current legal description: (use additional sheet if necessary) Mountain Air Estates #2, Tract A-1			
Zoning: R-6 SL	Acreeage: 7.3774	Underlying Plat #: 72-81	Grid #: SW3139
# Lots: N/A	# Tracts: 1	Total # parcels:	

PROPOSED SUBDIVISION INFORMATION		
Proposed legal description: (use additional sheet if necessary) Mountain Air Estates Subdivision Addition No. 2 Lots 1-6, Block 9		
# Lots: 6	# Tracts: 0	Total # parcels: 6

I hereby certify that (I am)(I have been authorized to act for) the 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) Date 4/11/22

Josh Varney, PLS
 Print Name

Accepted by:	Poster & Affidavit:	Fee:	Case Number: 512677	Meeting Date: 05/31/2022
--------------	---------------------	------	------------------------	-----------------------------

COMPREHENSIVE PLAN INFORMATION

Improvement Area (per AMC 21.08.050B.): Class A Class B

Anchorage 2040 Land Use Designation:
 Neighborhood (Residential) Center Corridor
 Open Space Facilities and Institutions Industrial Area

Anchorage 2040 Growth Supporting Features:
 Transit-supportive Development Greenway-supported Development
 Traditional Neighborhood Residential Mixed-use

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 Corps 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

(One of each applicable item is required for initial submittal, additional copies are required after initial submittal)

Signed application (original)
 Watershed sign off form, completed
 8½" by 11" reduced copy of plat
 Certificate to Plat

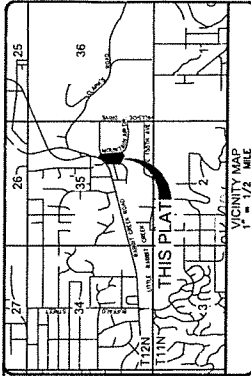
4 copies required: Subdivision drainage plan

9 copies required: Topographic map of platted area

16 copies required:
 (7 copies for a short plat)
 Signed application (copies)
 Preliminary plat
 As-built (if applicable)
 Summary of community meeting(s) (not required for short plat)

(Additional information may be required)

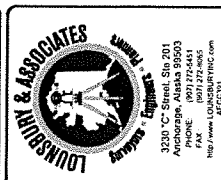
Additional required documents unless specifically waived by Platting Officer:
 Soils investigation and analysis reports (4 copies) Waived by _____



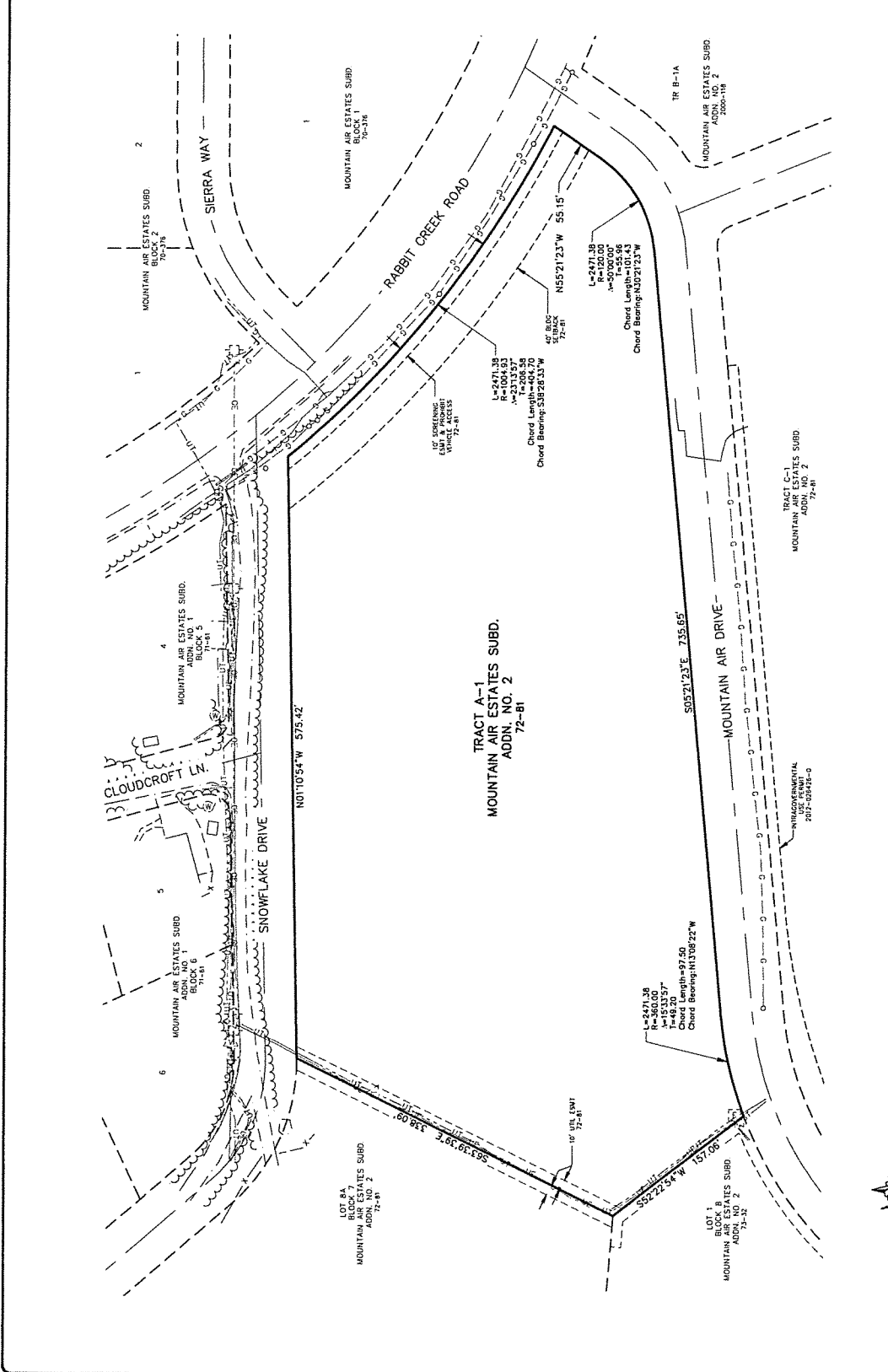
LEGEND

○	ENSTAR UTILITY MARKER POST
⊙	UTILITY POLE
⊚	ELECTRIC TRANSFORMER
⊙	ANCHOR WIRE
—	TRAFFIC SIGN
⊚	CABLE PEDestal
⊚	TELECOM PEDestal
⊙	WATER WELL
—	BUILDING
—	FENCE
—	OVERHEAD ELECTRIC
—	UNDERGROUND ELECTRIC LOCATE
—	UNDERGROUND GAS LOCATE
—	UNDERGROUND TELECOM LOCATE
—	GRAVEL EDGE
—	EDGE OF VEGETATION
—	EDGE OF CONCRETE
—	ASPHALT EDGE

AS-BUILT SURVEY
MOUNTAIN AIR ESTATES SUBDIVISION
ADDITION NO. 2
TRACT A-1, PLAT #72-81
 LOCATED IN
 SE1/4 SEC. 35, T12N, R3W, S1M, ALASKA
 CONTAINING 7.259 ACRES
 ANCHORAGE RECORDING DISTRICT



PROJECT LOCATION:	ANCHORAGE
MUNICIPALITY OF ANCHORAGE	STATE OF ALASKA
ZONE:	R-6 SJ
DATE:	MARCH 23, 2022
SHEET:	1 OF 1
FIELD BOOK:	21-057
DRAWING NAME:	21-057_AB
DRAWN:	MLH
CHECKER:	JMK
ISSUE:	5/31/23
SCALE:	1" = 100'

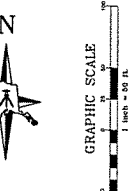


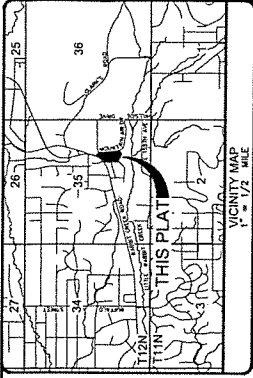
AS BUILT CERTIFICATION
 I HEREBY CERTIFY THAT I HAVE PERFORMED A SURVEY OF TRACT A-1, MOUNTAIN AIR ESTATES SUBDIVISION NO. 2, ANCHORAGE RECORDING DISTRICT, ADDITION NO. 2, PLAT #72-81, IN THE CITY AND MUNICIPALITY OF ANCHORAGE, STATE OF ALASKA, AS SHOWN IN RELATION TO THE PROPERTY LINES, ASSIGNMENTS OF INTEREST, AND RECORDING DISTRICT SHOWN ON RECORDED PLAT NO. 72-81. ARE NOT SHOWN HEREON. I MAKE NO WARRANTY AS TO THE ACCURACY OF ANY INFORMATION HEREON. I MAKE NO WARRANTY AS TO THE ACCURACY OF ANY INFORMATION HEREON.
 JONATHAN W. YARRIS, L.S.C. 1063379



SURVEY NOTES:

1. ALL FIELD WORK WAS PERFORMED BY LOUNSBURY AND ASSOCIATES, INC. DURING OCTOBER AND NOVEMBER 2021. THE SURVEY PROJECT IS LOCATED IN LOUNSBURY AND ASSOCIATES, INC. FIELD BOOK 21-057(T).
2. UNDERGROUND UTILITIES ARE SHOWN AS VISIBLE OR MARKED AT TIME OF SURVEY. OTHER UTILITIES MAY EXIST IN VICINITY.





NOTES

1. TOPOGRAPHIC CONTOURS ARE DERIVED FROM THE MUNICIPALITY OF ANCHORAGE 2015 DATASET AND ARE REFERENCED TO THE UGATZ VERTICAL DATUM

TOPOGRAPHY AND AERIAL IMAGERY

MOUNTAIN AIR ESTATES SUBDIVISION
ADDITION NO. 2
LOTS 1-6, BLOCK 9

A SUBDIVISION OF TRACT A-1,
MOUNTAIN AIR ESTATES SUBD. ADDN. 2, PLAT 72-81
LORES IN

SE 1/4 SEC. 35, T19N, R3W, S1M, ALASKA
ANCHORAGE RECORDING DISTRICT

LOUNSBURY & ASSOCIATES
ENGINEERS, ARCHITECTS, PLANNERS

3330 CO. ROAD, SUITE 201
ANCHORAGE, ALASKA 99503
PHONE: 907.572.4461
FAX: 907.572.4465
WWW.LOUNSBURYANDASSOCIATES.COM
ALSC231

PROJECT LOCATION:
MUNICIPALITY OF ANCHORAGE
STATE OF ALASKA

ZONE: R-6 SL

DATE: FEB. 28, 2022

SHEET: 1 OF 1

FIELD BOOK: 21-087

DRAWING NAME: 21-087_1090-01

DRAWN: MDT

CHECKED: JMW

GRID: SW1139

SCALE: 1" = 100'

