

Application for Preliminary Plat

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

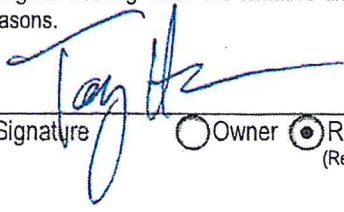
PETITIONER*		PETITIONER REPRESENTATIVE (IF ANY)	
Name (last name first) Scott Grigsby		Name (last name first) The Boutet Company (Tony Hoffman)	
Mailing Address 4900 S. Aircraft Dr		Mailing Address 601 West 57th Place, #102	
Anchorage, AK., 99502		Anchorage, AK., 99518	
Contact Phone - Day	Evening	Contact Phone - Day	Evening
907-249-8223		907-522-6776	
E-mail sgrigsby@avisalaska.com		E-mail thoffman@tbcak.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): 020-004-38-0000 020-043-80-000			
Site Street Address:			
Current legal description: (use additional sheet if necessary) Shangi La Estates-East Subdivision Tract B			
Zoning: R-7,S.L.	Acreage: 17.52	Underlying Plat #: 2011-62	Grid #: SW3239
# Lots: 0	# Tracts: 1	Total # parcels: 1	

PROPOSED SUBDIVISION INFORMATION		
Proposed legal description: (use additional sheet if necessary) Lots 1-7, Block 5 and Tract B-1 Shangri La Estates-East Subdivision, Phase 2		
# Lots: 7	# Tracts: 1	Total # parcels: 8

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.


9/28/2022
 Signature Owner Representative Date
(Representatives must provide written proof of authorization)

Tony Hoffman
 Print Name

Accepted by: _____ Poster & Affidavit: _____ Fee: _____ Case Number: _____ Meeting Date: _____

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

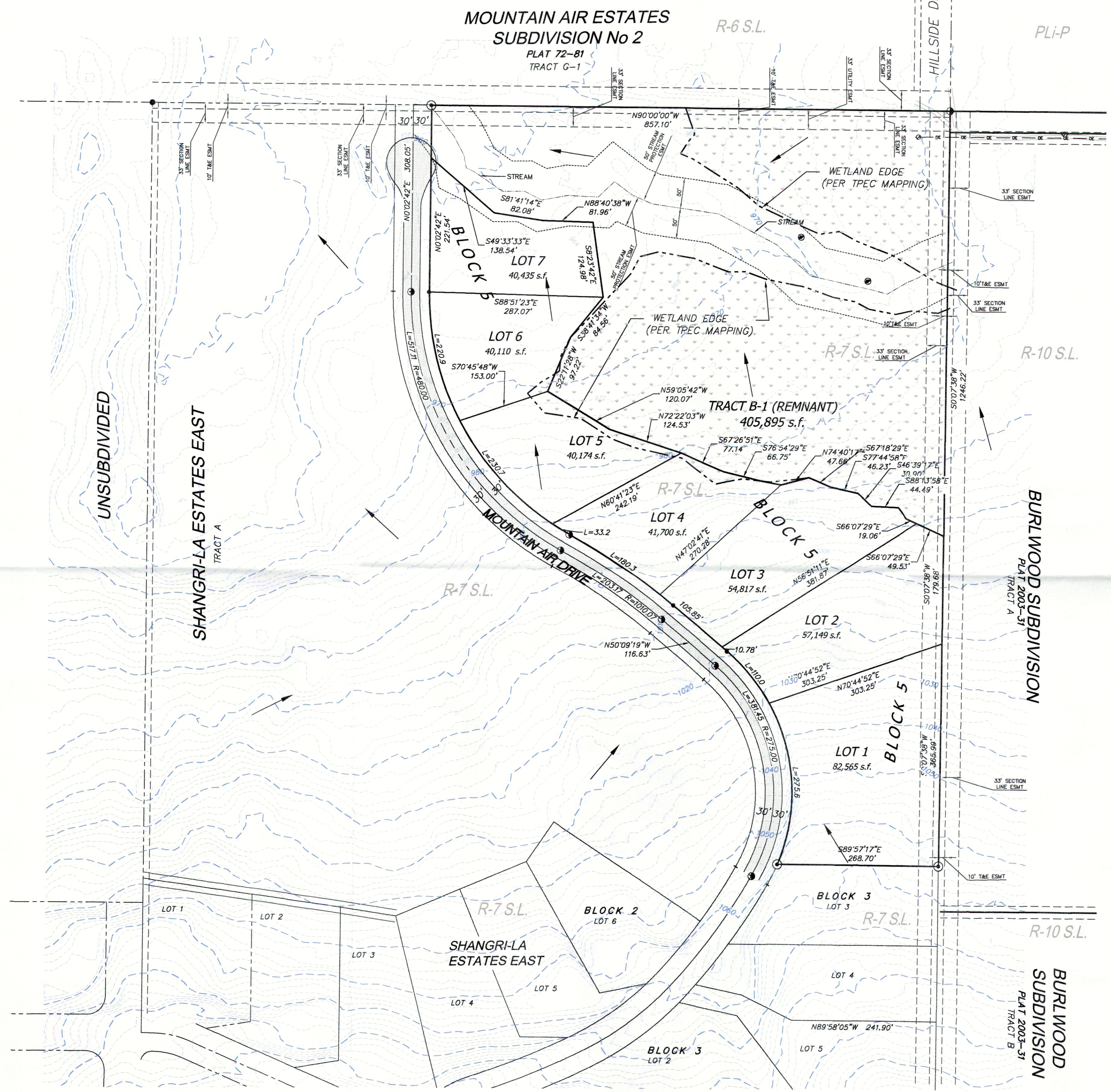
4 copies required: Subdivision drainage plan

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 _____



Certificate of Ownership and Dedication

I (we), hereby certify that I (we) hold the herein specified property interest in the property described hereon. I (we) hereby dedicate to the municipality all areas depicted for use as public utility easements, streets, alleys, thoroughfares, parks, and other public areas shown hereon. There shall be reserved adjacent to the dedicated streets shown hereon a slope reservation easement sufficient to contain cut and fill slopes of 1.5 feet horizontal for each 1 foot vertical (1.5 to 1) of cut or fill for the purpose of providing and maintaining the lateral support of the constructed streets. There is reserved to the grantors, their heirs, successors and assigns, the right to use such areas at any time upon providing and maintaining other adequate lateral support, as approved by the Municipality.

I (we) hereby agree to this plat, and to any restrictions or covenant appearing hereon and any such restrictions or covenant shall be binding and enforceable against present and successive owners of this subdivided property.

Scott Grigsby (Applicant) _____ Title
 Andi Grigsby (Applicant) _____

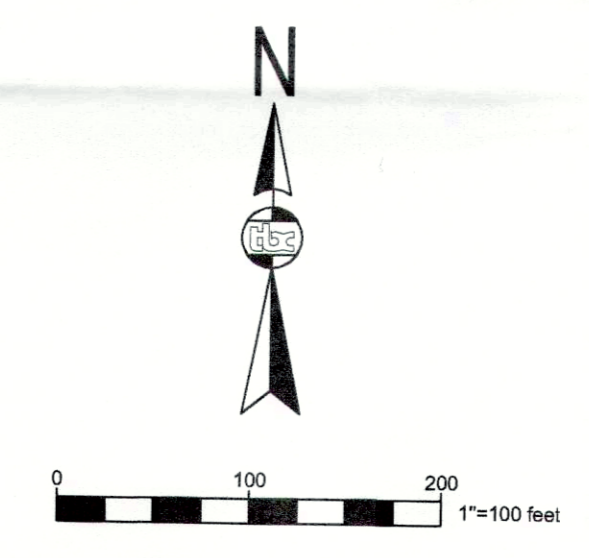
Notary Acknowledgment

Subscribed and sworn to before me this _____ day of _____ 2022.
 FOR: XXXXXXXXXXXXXXXXXXXX

My commission expires _____ Notary Public

Surveyor's Certificate

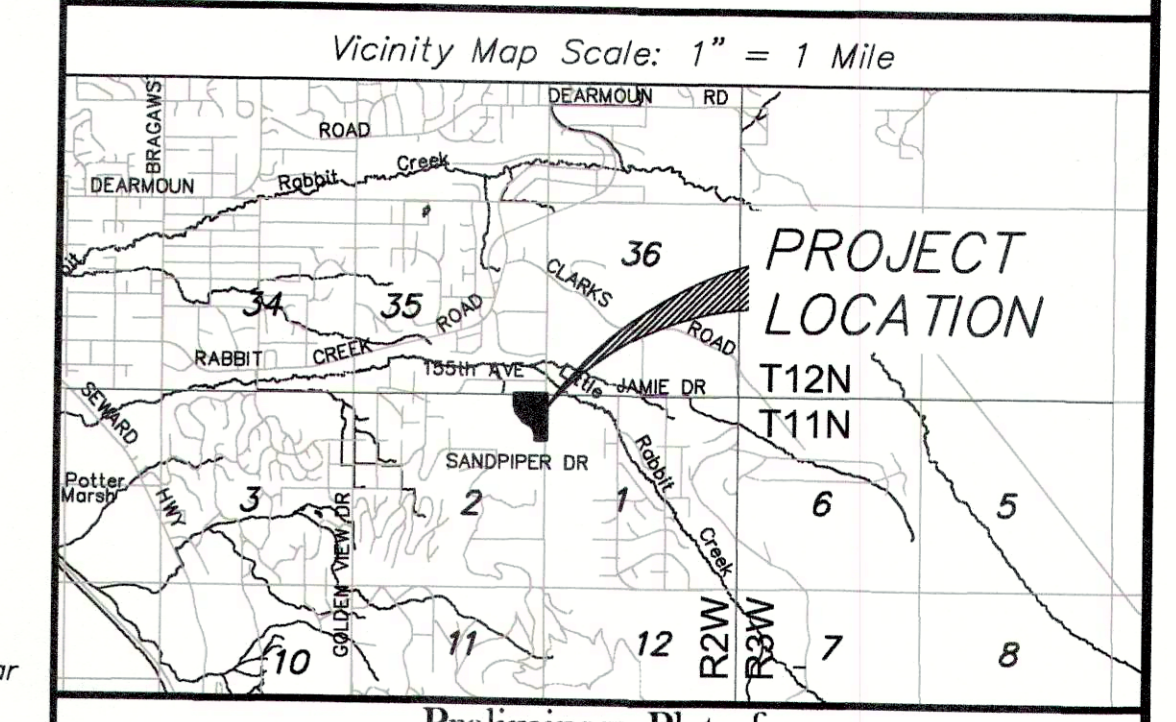
I, Anthony P. Hoffman, professional land surveyor do hereby certify that this plat of XXXX Subdivision is a true and correct representation of lands actually surveyed and that the distances and bearings are shown correctly and that all permanent exterior control monuments, all other monuments, and lot corners have been set and staked, or if final completion is assured by subdivision agreement, they will be set as specified in said subdivision agreement. Lot corners to be set by _____. Monuments to be set by _____.



Legend

- Strip Paved Road
- Existing Utility Pole
- Overhead Utility Line
- Elevation Contour (2' Interval)
- Found Blue Plastic Cap on 5/8" Rebar
- Found Rebar
- Found Aluminum Cap Monument
- Zoning
- Drainage

Existing Zoning: R-7 S.L. (A.O. 84-21)



Preliminary Plat of:
SHANGRI LA ESTATES-EAST, PHASE 2

Lots 1-7, Block 5 and Tract B-1
 A Subdivision Tract "B", Shangri La Estates-East Subdivision, Plat 2011-62, located in the E 1/2 NE 1/4, Section 2, T11N, R3W, Seward Meridian, Anchorage Recording District, Alaska. Creating 7 Lots and 1 Tract in 17.5 Acres +/-.

S 12704 DEC 07 2022

MOA Case No:	N/A
FB/PG:	N/A
Grid:	SW3239
Scale:	1"=100'
Drawn By:	TH
Checked:	JZ
Date:	9/27/2022
SHEET:	1 of 1