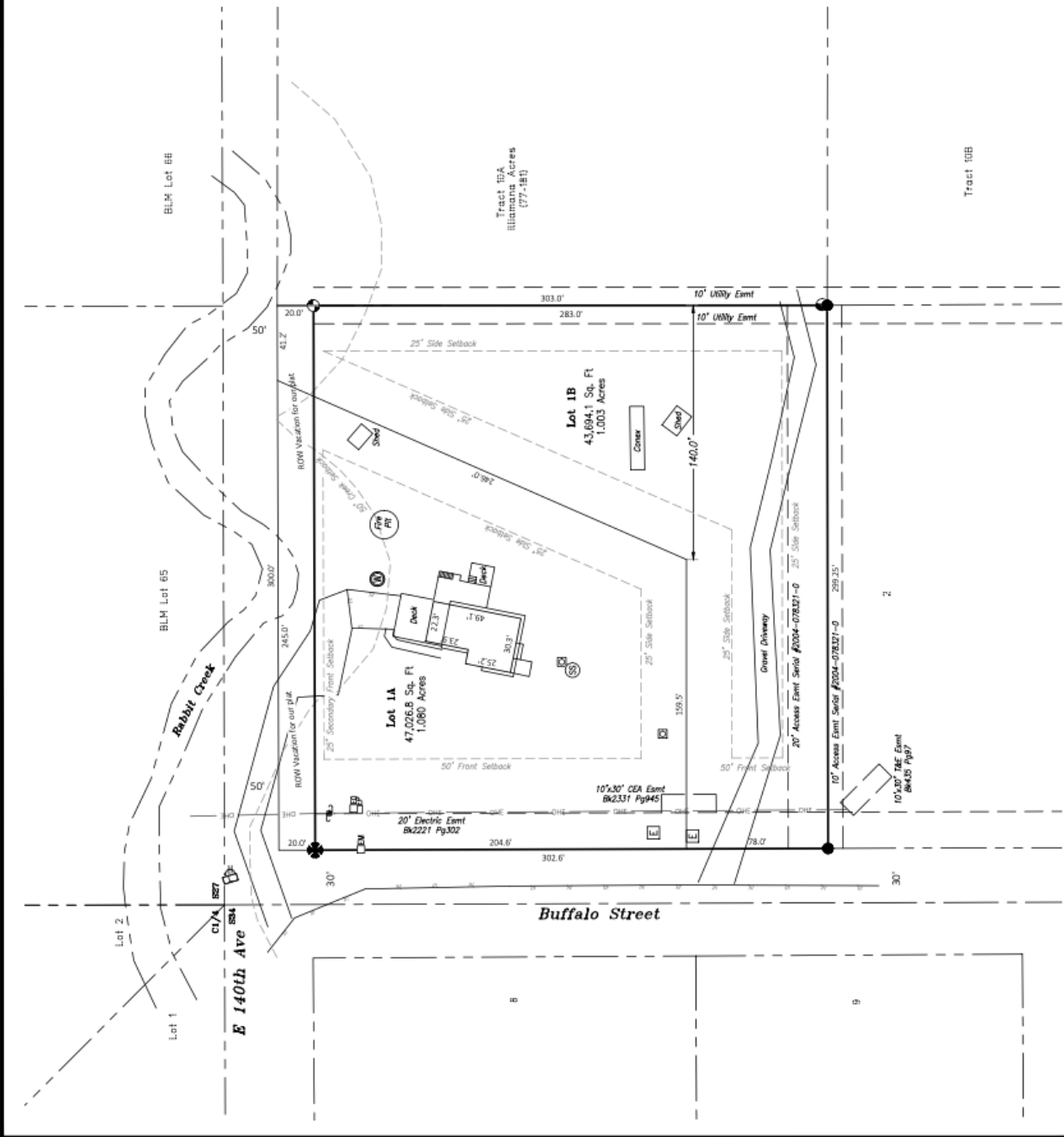


Request to Subdivide One, 2-acre lot into Two, 1-acre lots including small vacation of ROW



Preliminary Plat of
JB Cruz Subdivision
Lots 1A and 1B
 A subdivision of JB Cruz Subdivision Lot 1 (Plat 2007-316)

Located in
 NE 1/4, Sec. 34, T12N, R3W, Seward Meridian, Alaska
 containing 2 acres more or less

ALASKA REMOTE IMAGING
 Surveying · Mapping · Land Planning · GIS/RS
 6550 S. Fairway, Suite 201, Anchorage, Alaska 99516
 (907) 519-0325 survey@alaskaremoteimaging.com

Work Order: 24702 Date: October 16, 2024 Scale: 1"=40' Case No: xxxxxxxxxx
 Drawn: ROL Checked: ROL Grid: SW3037 File/Pk: 165172 168168 Sheet: 1 of 1

Note for replatting Lot 1 JB Cruz Subdivision from a 2 acres parcel into two 1 acre parcels.

On October 24, 2024 I met with the MUNI for a Pre-App meeting on this plat. I have attached those meeting minutes.

The owner wishes to subdivide his property at 14001 Buffalo Street into 2 lots. Currently the lot is 84,834 square feet, being 2,286 sq ft less than 2 acres. Per R-6 Zoning, the lots have to be 1 acres so we're asking the city to vacate 20' of the southern half of 140th Ave ROW to bring the north property line even with Tract 10A, Iliamna Acres to the East. This will give the property enough acreage to meet MUNI Code.

Due to Rabbit Creek running down the centerline of 140th Ave at this portion of the ROW, the road will never be built and our new lot will still be identical to other lots adjacent to it.

Rabbit Creek will not be disturbed or changed in any way. There will be no construction near the creek. The property needed for vacation is only to meet R-6 Zoning minimum of 1 acre lots.

Access will not change. There is already an existing driveway at the south side of Lot 1 that serves the Tract 10A, Iliamna Acres to the east of Lot 1.

Thank you,

-Robert Lumpkin
907-854-1066
robert.l@alaskaremoteimaging.com

Request to Subdivide One, 2-acre lot into Two, 1-acre lots including small vacation of ROW

Pre-Application Meeting for Platting

October 24, 2024

10:30 am on Teams Meeting

Subdivision of one property into two lots with partial vacation of ROW.

Attendance

Robert Lumpkin

Francis McLaughlin

Melisa Babb

Mark Eid

Aritra Gupta

Travis Just

Shawn Odell

Deborah Wockenfuss

Greg Soule

Paul Hatcher

Curtis Townsend

Karlie Lamothe

Meeting Notes:

This is a pre-application meeting for a Platting action with vacation of a portion of ROW to provide the additional square footage needed to meet the R-6 minimum lot size.

Robert, Mark (Representative):

R & M) Patrick wants to subdivide this lot to create a flag lot to sell off of to a family member. If this is a section line easement to the north then it can be shrunk to a 17 foot take and still meet the 1 acre size.

Greg (Private Development):

G) Access easement will need to be updated and done as a document. Will there be a new home constructed on proposed Lot 1B. The improvements to Buffalo would be not possible.

Randy (Traffic):

T) Traffic does not support row vacation given the terrain and creek there is a better chance of vacating. Callout for 1B and Tract 10A would only allow one single driveway 20 feet in width.

Curtis, Deborah (On-Site):

One comment is lot size which happens with the row of vacation. If vacation does not happen then size will be too small. What is the separation distance between Lot 1A and septic field. Lot 1B justified that it can support on-site systems. Lot 1A would have to provide an alternate site location.

Karlie (Long Range):

K) No concerns staying 50 feet from the Rabbit Creek.

Paul, Ari, Shawn, Francis, and Melisa (Planning Staff):

P) Stream and Riparian setbacks. Midpoint of lot refer to Chapter 6

Meeting Adjourn 10:48 am.