

**STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
FEBRUARY 3, 2021**

PRELIMINARY PLAT: **SUNCREST RSB B/2 L/8 & 9**
LEGAL DESCRIPTION: **SEC 32, T17N, R03W S.M., AK**
PETITIONER: **DENALI K. MORGAN**
SURVEYOR: **PAUL HULBERT**
ACRES: 2.55 **PARCELS: 1**
REVIEWED BY: **CHERYL SCOTT** **CASE: 2021-001**

REQUEST:

The request is to combine Lots 8 & 9, Block 2, Suncrest, Plat #91-70 into one lot to be known as Lot 8A, Block 2, Suncrest, containing 2.55 acres more or less. This project is located west of S. Echo Lake Drive, east of S. Old Burma Road and north of W. Alta Drive lying within the SE¼ Section 32, Township 17 North, Range 3 West, Seward Meridian, Alaska.

EXHIBITS:

Vicinity Maps **Exhibit A**

COMMENTS:

No comments received

DISCUSSION: The subject parcels are located within the Big Lake Community Council area. This case is being heard under MSB 43.15.025, *Abbreviated Plats*, and MSB 43.15.054(G), exemptions for elimination of common lot lines. MSB 43.15.054(G) allows the surveyor to use record information from the prior plat and does not require survey and monumentation.

COMMENTS:

There were no comments received from borough departments, outside agencies, or the public at the time of this staff report.

CONCLUSION

The plat of Suncrest RSB B/2 L/8 & 9 is consistent with AS 29.40.070 Platting Regulations, MSB 43.15.025, *Abbreviated Plats*, and MSB 43.15.054(G), exemptions for elimination of common lot lines. Plats to remove lot lines are exempt from provisions of the code, which require soils report submittals, legal and physical access, as-built survey, and topographic information. There are no objections from any borough departments, outside agencies, or the public to the combination of lots.

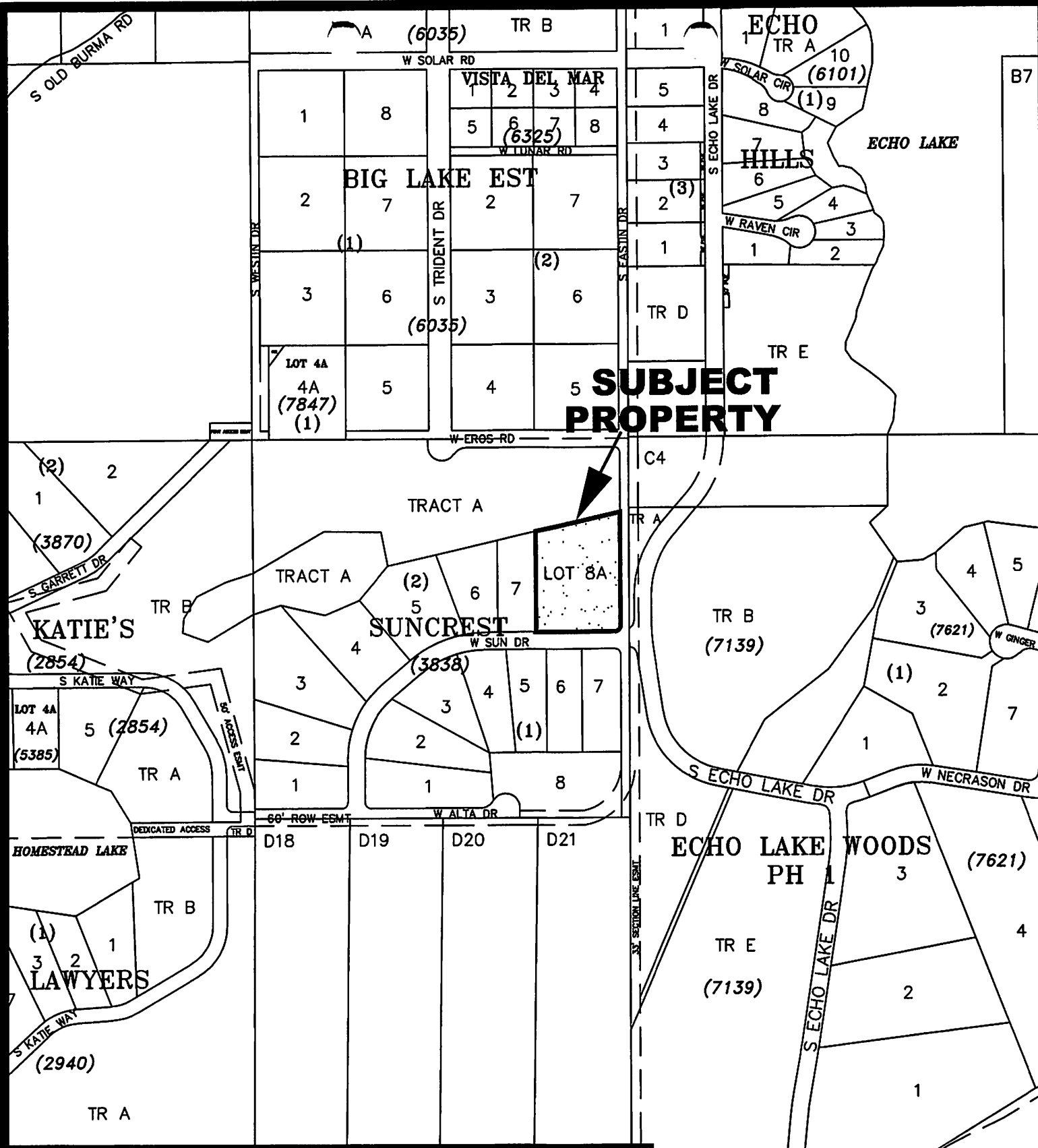
FINDINGS of FACT:

1. The abbreviated plat of Suncrest RSB B/2 L/8 & 9 is consistent with AS 29.40.070, Platting Regulations and is pursuant to MSB 43.15.025, *Abbreviated Plats*, and MSB 43.15.054(G), exemptions for elimination of common lot lines.
2. This plat combines two lots within Suncrest Subdivision, lessening the lot density in the area.
3. There were no objections from any borough departments, outside agencies or the public.
4. An elimination of common lot line plat is exempt from provisions of the code, which require soils report submittals, legal and physical access requirements, as-built survey or topographic information.
5. MSB 43.15.054(G) allows the surveyor to use record information from the recorded plat of Suncrest, Plat #91-70, and does not require additional monumentation.

RECOMMENDED CONDITIONS OF APPROVAL:

Staff recommends approval of the abbreviated plat of Suncrest RSB B/2 L/8 & 9 contingent on the following recommendations:

1. Pay postage and advertising fee.
2. Provide updated Certificate to Plat executed within 7 days prior to recording and provide beneficiary affidavits from holders of beneficial interest, if any.
3. Taxes and special assessments must be paid in full prior to recording the plat, per MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs) by certified funds or cash.
4. Show all easements of record.
5. Submit recording fee payable to DNR.
6. Submit final plat in full compliance with Title 43.



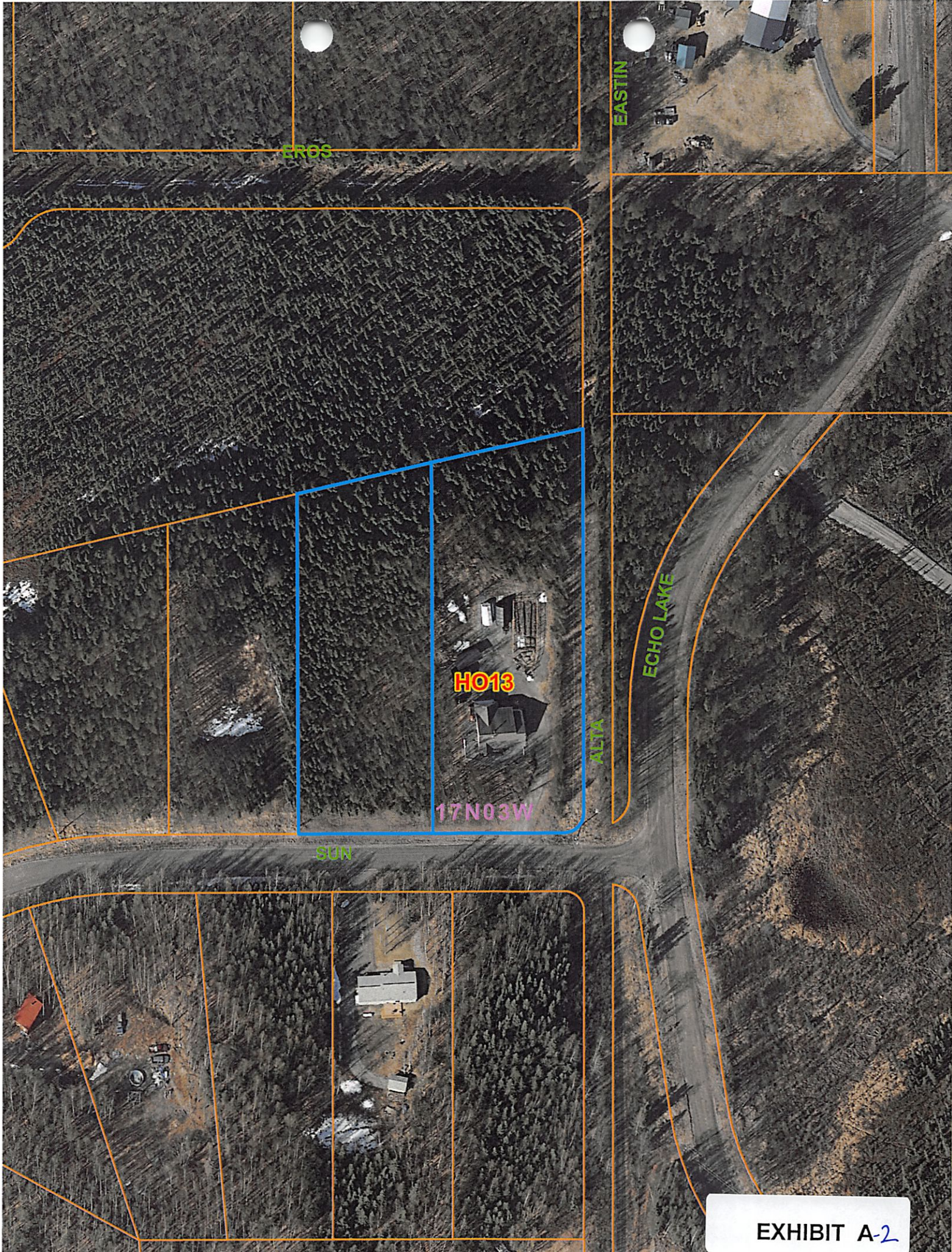
SUBJECT PROPERTY

VICINITY MAP

FOR PROPOSED SUNCREST RSB B/2 L/8 & 9
 LOCATED WITHIN
 SECTION 32, T17N, R3W, SEWARD MERIDIAN,
 ALASKA

HOUSTON 13 MAP

EXHIBIT A-1



ERDS

EASTIN

HO13

17N03W

ALTA

ECHO LAKE

SUN

EXHIBIT A-2



32

H013

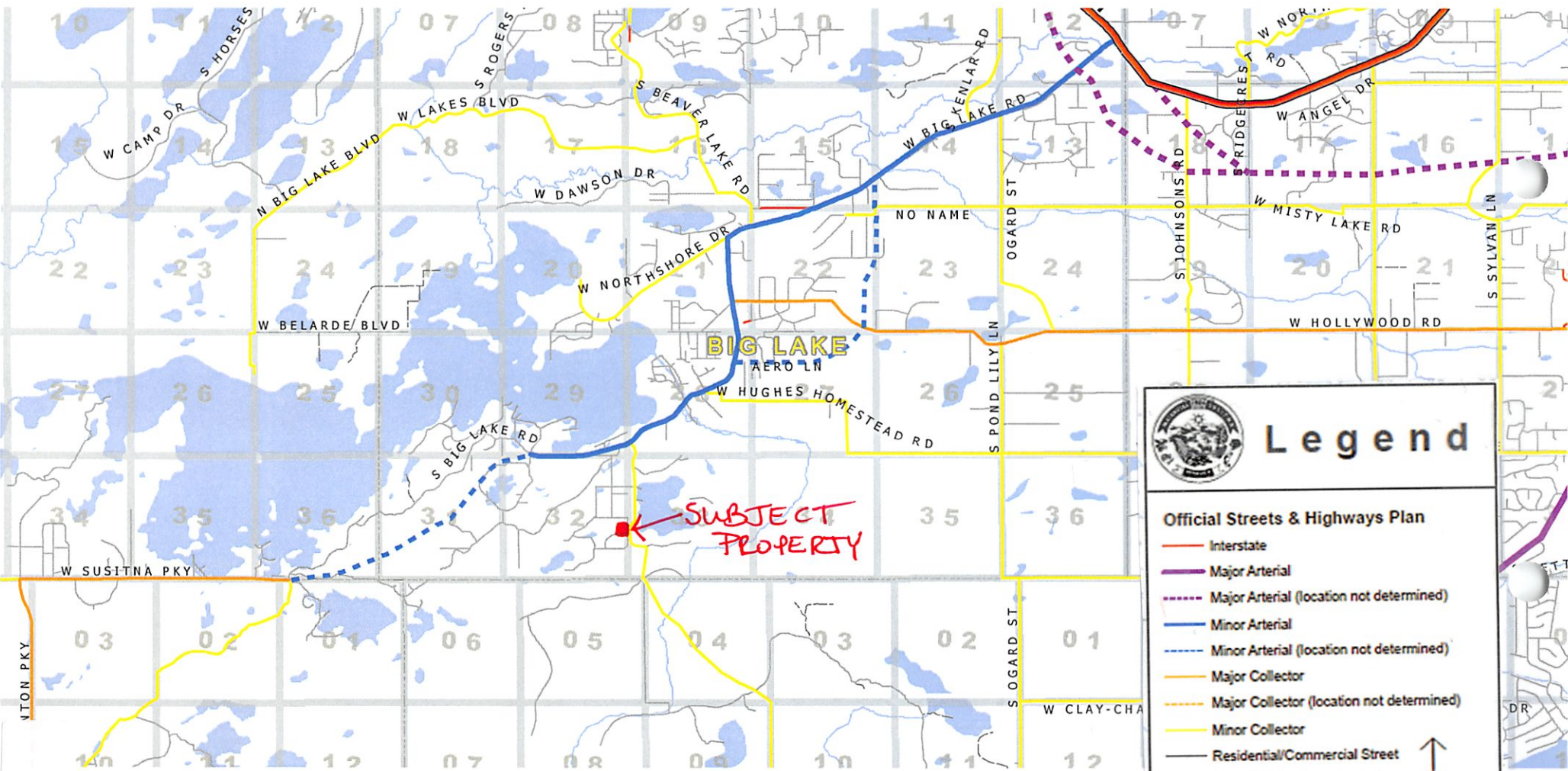
17N03W


16N03W

GB02

EXHIBIT A3

OFFICIAL STREETS & HIGHWAYS PLAN





Legend

Official Streets & Highways Plan

- Interstate
- Major Arterial
- - - Major Arterial (location not determined)
- Minor Arterial
- - - Minor Arterial (location not determined)
- Major Collector
- - - Major Collector (location not determined)
- Minor Collector
- Residential/Commercial Street
- Platted, but not constructed
- Private
- Alaska Railroad
- Section line
- ~ Stream
- █ Water feature

