

FNSB PLATTING BOARD
April 26, 2006 ACTION MEMO
BOROUGH ASSEMBLY CHAMBERS
3:00 p m

Any action taken during this meeting is subject to reconsideration during this meeting or at the next. A request for reconsideration at the next meeting must be submitted in writing by a Platting Board member (who voted on the prevailing side) by the close of business the day following the meeting.

There is a seven-day appeal period for any preliminary approval given by the Platting Board.

APPLICATIONS

Preliminary Applications

1. **SD 064-04 Skyfire Subdivision (ext)** - A request by Skyfire Developers, LLC, on behalf of themselves, Margery Kniffen Family Trust, Tanana Valley Television Co, and Tanana Valley Holdings, LLC for a two-year extension of the Platting Board's April 28, 2004 preliminary approval to subdivide approximately 240 acres into 38 lots varying in size from 1.4 to 2.7 acres, two tracts of approximately 13 and 2 acres, and two large remainders of approximately 64 and 78 acres, respectively, within the E½, Sec 10, T1N R1W, FM AK. Subdivision is being proposed in five phases in two-year increments with the last phase to be completed by 2014 (located on Crestline Dr).

TWO-YEAR EXTENSION APPROVED

2. **SD 061-06 / RP 075-06 Deuce Moose Subdivision** – A request by Robert and Debra Mantei to subdivide Tr D-1, Johnson Homestead, a parcel of 1.4 acres, into four lots ranging in size from 2.52 ac to 2.74 ac within the SE¼, Sec 21 and the SW¼, Sec 22, T4S R4E, FM AK (located on Johnson Rd).

APPROVED

3. **SD 060-06 / RP 074-06 South Fairbanks Subdivision** – A request by Design Alaska on behalf of the Alaska Mental health Trust Authority to subdivide Tract B-1-B, Fountainhead Industrial Park, a parcel of 6.872 ac, into five lots ranging in size from .934 ac to 1.847 ac within the SE¼ SE¼, Sec 22, T1S R1W, FM AK (located on South Cushman St Extension).

APPROVED

4. **SD 030-98 Shields Subdivision** - A request by RCH Surveys on behalf of Michael J. Shields to subdivide a 19½-acre portion of Gov't Lot 1 into four lots ranging in size from 4.2 to 5.0 acres, within the S½ NW¼ NW¼, Sec 30, T1N R2E, FM AK (located on Herning Rd).

POSTPONED TO MAY 24, 2006

5. **SD 058-06 Peger Commercial Park, 2nd Addition** – A request by RCH Surveys on behalf of Alaska Western, Inc to subdivide a portion of the NE¼ NE¼ SE¼, Sec 17, T1S R1W, FM AK (TL 1732) a parcel of approximately 6.7 acres, into three lots ranging in size from 34,180 sf to 4± acres (located on Davis Rd and Peger Rd).

APPROVED

6. **SD 062-06 College Estates** – A request by RCH Surveys on behalf of Set Builders, Inc, and Tanana Valley Farmer's Market Assoc to subdivide a portion of Gov't Lot 1 within the NW¼ NE¼ NE¼ , Sec 5, T1S R1W, FM AK (TL 531 and 548) two parcels totaling approx 9 acres, into 21 lots ranging in size from approx 6,130 sf to 10,690 sf and two tracts of approx 1.9 ac and 2.2 ac (located on College Rd opposite Westwood Way).

POSTPONED TO MAY 24, 2006

7. **SD 063-06 Premier Arctic Estates** – A request by Roland and Lisa Elizardo to subdivide the SW¼ NE¼, Sec 17, T1S R2E, FM AK (TL 1750), a parcel of approx 40 acres, into 12 lots ranging in size from approx 1.3 ac to 3.0 ac (located on Narcissus Way and Agnes Ln).

POSTPONED TO MAY 24, 2006

8. **RP 072-06** – A request by Stutzmann Engineering Assoc on behalf of Michael Craft and Kathryn Craft to reconfigure Lots 9, 10, 11, 12, 13, and 14, Blk 8, Chena Point Heights Subdivision 5th Addition into six lots ranging in size from 1.8 ac to 1.9 ac within the SE¼ , Sec 20, T1S R2W, FM AK (located on Hillary Ave off Chena Point Dr).

APPROVED

9. **SD 056-096 / RP 069-06 Lazelle Estates** – A request by Eastside Estates, LLC to subdivide a 50.8-acre tract remainder of Shannon Park 4th Addn being a portion of the W½ W½, Sec 1 and a portion of the NE¼ SE¼ , Sec 2, T1S R1W, FM AK (located at the end of D St, Joyce Dr, Shannon Dr, and Lazelle Rd). Postponed from the March 22, 2006 Platting Board meeting.

APPROVED

Platting Policy

1. **FNSB PB Policy 2006-1** - Clarification of the Quick Plat criteria 17.60.060.G regarding construction of common driveways within flag stems.

APPROVED

Further information may be obtained from *FNSB Platting* at 459-1260, **FAX** 459-1254, or 809 Pioneer Rd.

/r