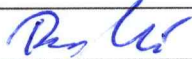


FEE: \$50.00
SITE PLAN
(WAIVED 2013 PER
RESOLUTION #12-72)

CITY OF VALDEZ

APPLICATION FOR CONDITIONAL USE PERMIT

APPLICATION NUMBER	DATE 04-18-2025
NAME OF APPLICANT Alderwood LLC	
ADDRESS OF APPLICANT 140 Airport Road	
Valdez, AK 99686	
DAYTIME PHONE 907-255-3552	
SIGNATURE 	
LEGAL OWNER Roger Kipar / Kim O'Dell	
ADDRESS Po Box 727 Valdez, AK 99686	
PHONE NUMBER 907-201-2341	
STREET ADDRESS: 140 Airport Rd	
LEGAL DESCRIPTION: BK 80 TRACT 2 ASLS 73-61	
CURRENT ZONING Light Industrial	
PROVISIONS OF ZONING ORDINANCE REQUIRING A VARIANCE (I.E. SETBACK, LOT COVERAGE, ETC.)	
USE REQUESTED RV Parking	
TEMPORARY N/A	HOW LONG N/A
PERMANENT X	

Please answer the following questions:

How will the proposed use conform to the present and future development of the area? What will be its effect on present and future development?

This mobile home park has been in place for a long time and utilizing free space for temp RV parking
would fit into the existing structure.

Why is there a need in the area for the Conditional Use requested? Wherever possible, substantiate this statement with factual data.

We receive a lot of requests for summer parking from RV owners.

At times seasonal workers request summer parking for RV's.

Why is this site especially suited to the Conditional Use proposed?

The property is located right by the highway, easy access.

Why would the Conditional Use have no detrimental effects on surrounding property and uses?

The whole area is zoned light industrial, the airport borders the property to the north,

a fuel transport company borders the property to the east, and a gas station borders

to the south. The Mobile home park is surrounded by vegetation and not very visible.

Attach or include any other information you feel is relevant to this application

We, as a business operating a mobile home park would like to be able to offer accomodations
the same as other Mobile Home Parks in the City.

RV Parks are sometimes at capacity. We would like to present room to help with the
overflow and offer people a place to stay.