



CITY OF VALDEZ

APPLICATION FOR PURCHASE OF CITY OWNED LAND (SALE BY NEGOTIATION)

Application Fee: \$50.00 (Non-Refundable) Waived 2017 per Resolution # 12-72

This form is to be completed by an individual or an organization proposing to purchase City-owned land. Complete in full and to the best of your knowledge. Please explain any omissions and use additional pages where appropriate.

The completed application along with the application fee shall be returned to the City of Valdez, Community & Economic Development Department located in City Hall.

If the land is sold to the applicant requesting the property, the applicant per this application will pay the following costs:

A deposit will be required prior to the City initiating any request to prepare land for sale. This deposit will be the cumulative amount of any required appraisal, land survey or Phase I environmental analysis according to the following schedule:

- | | |
|--|---------|
| * If a survey and/or appraisal are required: | \$3,000 |
| * If only a Phase I Environmental Analysis is required (Required on all industrial land): | \$3,000 |
| * If a survey or appraisal and Environmental Analysis are required: | \$5,000 |

Once an appraised value has been determined, the applicant must sign the "Agreement to Purchase" and return it to the Community & Economic Development Department with the earnest money deposit in the amount of 10% (Industrial) or 20% (Residential) of the purchase price.

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The deposit will be used to offset the cost of the appraisal, land survey, environment analysis and/or any additional costs. Any balance of the deposit will be applied according to the following policies:

1. Shall be applied to the purchase price.
 2. Additional costs to be paid by purchaser are:
 - Soils report (if requested by purchaser)
 - Recording fees for deeds, lease terminations and plat(s) (if necessary)
 - One-half closing costs (if any)
 3. If the applicant declines to purchase the property within the specified time in the "agreement to purchase", the deposit/earnest money will be forfeited and applied to the preparation costs.
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1. Name of Individual or Private Company Completing Application Form:

Name: Mary Helen Stephens Phone: 907-831-0794
Daytime/ Message

Mailing Address: PO Box 1272, Valdez, AK 99686

2. If other individual(s) or an organization(s) will be a party or the sole applicant to this application, indicate below. Attached Additional Pages as Needed:

a) Name Colleen Stephens Phone: 907-831-7321

Mailing Address PO Box 2542 Valdez, AK 99686

Relationship to other applicant(s) Daughter

b) Organization's name

Address

Primary Contact:

Title:

Daytime Phone #:

3. TYPE OF ORGANIZATION: (Check one)

| | |
|-----------------------|------------------------|
| Individuals <u>xx</u> | Business Corporation |
| General Partnership | Non-Profit Corporation |
| Limited Partnership | Non-Profit Association |
| Other | |

If non-profit, has IRS Tax Exempt Status been obtained? Yes___ No___
If yes, attach letter of determination.

4. Legal Description AFFECTED BY APPLICATION:

Located in Township 85 Range 6W Section 31^{NE1/4}, Copper River Meridian

Lot/ Block/ Tract/ Subd. 24/1/North Portion of Mineral Creek Plat # 2014-14

Other Description 25 foot strip of the lot neighboring Lot 24, Block 1, North portion of Mineral Creek (342 Robe River Dr.)

Tax # 7040-001-025-0 No. of Acres .06313 (2750 FT2)

5. DESCRIBE PROPOSAL. ATTACH NARRATIVE FOR FURTHER DESCRIPTION AND A SITE PLAN (the description should include the use; nature of improvements to be constructed; the type of construction; and, the estimated dates for construction to commence and be completed).

The request is to purchase a 25 foot strip of the parcel boarding Lot 24, Block 1, North portion of Mineral Creek

This purchase would finalize the conversation we had with the City of Valdez in 2014. letters are on file at City of Valdez.

6. IF THE REQUEST IS FOR A PURCHASE AT LESS THAN FAIR MARKET VALUE, PROVIDE JUSTIFICATION (Requires 6 city council votes for approval).

Rates discussed are in 2014 letter on file.

7. PLEASE STATE WHY YOU BELIEVE IT WOULD BE IN THE "BEST INTEREST OF THE CITY" TO APPROVE YOUR PROPOSAL AND PROCESS YOUR APPLICATION.

The home was allowed to be moved/constructed in its current location. This purchase will allow current and future owners to have

proper access and meet set back requirements.

COMPLETE THE FOLLOWING APPLICANT QUALIFICATION STATEMENT FOR EACH INDIVIDUAL APPLICANT OR ORGANIZATION. ATTACH ADDITIONAL STATEMENTS IF NEEDED.

APPLICANT QUALIFICATION STATEMENT

I, Mary Helen Stephens
(Individual Name)

I, _____
(Individual Name)

I, _____ On Behalf of _____
(Representative's Name) (Organization's Name)

PO Box 1272
(Address)

Valdez, AK 99686
(City, State) (Zip)

do hereby swear and affirm for myself as applicant or as representative for the organization noted above that:

The Applicant is a citizen of the United States, over the age of nineteen; and
If a group, association or corporation, is authorized to conduct business
under the laws of the State of Alaska; and

Has not failed to pay a deposit or payment due the City in relation to
City-owned real property in the previous five (5) years; and

Is not currently in breach or default on any contract or lease for real
property transactions in which the City has an interest; and

Has not failed to perform under or is not in default of a contract with the City;
and

Is not delinquent in any tax payment to the City.

I HEREBY CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS TRUE

TO MY KNOWLEDGE
Mary Helen Stephens
2/30/2019

Applicant Signature

Date

Applicant Signature

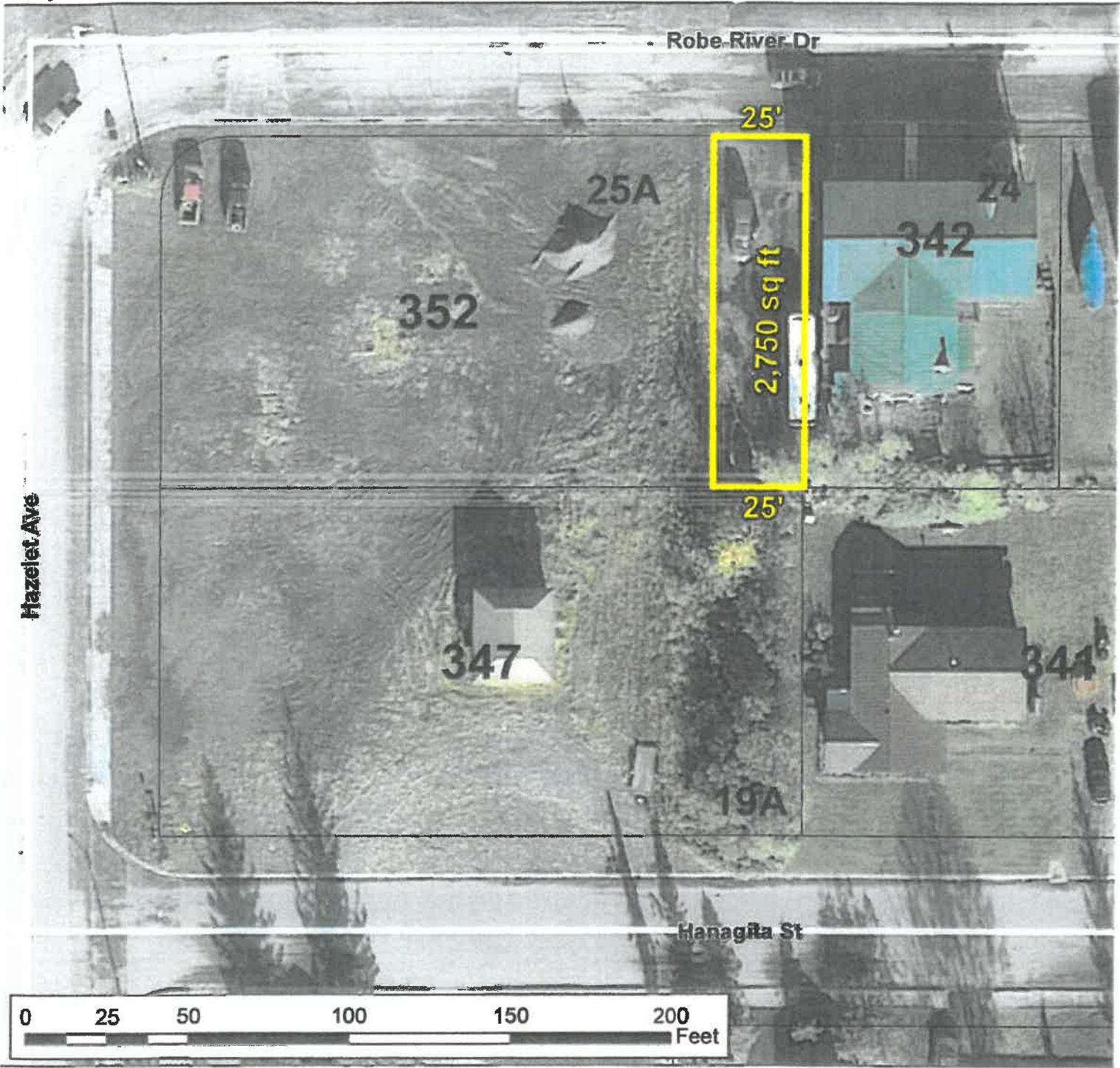
Date

Mary Helen Stephens

Print Name

Print Name

Stephens Lot Line Adjunct



Stephens Lot Line Adjustment

