



## Legislation Text

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**File #:** 16-0062, **Version:** 1

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**ITEM TITLE:**

(SUBD #16-06) Approval of Preliminary Plat of the Replat of Tracts 2 & 3, Alpine Village Subdivision. Applicant: Dwain Dunning.

**SUBMITTED BY:** AnnMarie Lain | Senior GIS/Planning Technician

**FISCAL NOTES:**

Expenditure Required: N/A

Unencumbered Balance: N/A

Funding Source: N/A

**RECOMMENDATION:**

(SUBD #16-06) Approve Preliminary Plat of the Replat of Tracts 2 & 3, Alpine Village Subdivision.

**SUMMARY STATEMENT:**

Dwain Dunning has submitted a Subdivision Application to increase the acreage of Tract 2 from 1.68 acres to 2.0 acres. The purpose of this plat is to replat Tracts 2 & 3, Alpine Village Subdivision.

The preliminary plat checklist has been attached for review. In addition, Staff has requested the following changes from the Surveyor prior to final approval:

- ☐ Add Zoning on and adjacent to the subdivision;
- ☐ Add Existing Utility Easements. Utility easements along rear lot lines shall be at least ten feet wide. Whenever possible, utilities shall be placed in dedicated rights-of-way except where that placement conflicts with a city or state transportation project;
- ☐ Change the title to a unique subdivision name;
- ☐ The location and names of adjacent subdivisions and the owners of adjoining parcels of unsubdivided land;
  - ☐ Location, widths and names of all existing and platted streets, and right-of-ways;
  - ☐ Utility easements along rear lot lines shall be at least ten feet wide.

Notice was sent to all property owners within 300 feet of the property per Section 16.04.090 of the Valdez Municipal Code on July 29th, 2016.

16.04.090 Notification requirements.

A. A notice shall be sent by mail at least ten days prior to the first scheduled meeting of the Planning and Zoning commission to consider the preliminary plat approval to each owner of property within a distance of three hundred feet of the exterior boundary of the lot or parcel described in the application for subdivision.

B. Consideration of Evidence. The Planning and Zoning commission shall hear and consider evidence and facts from any person during preliminary and final plat approval or written communication from any person relative to the matter. The right of any person to present evidence shall not be denied for the reason that any such person was not required to be informed of such subdivision of land.

Staff has not received any comments from neighbors, utilities, or other notified agencies on the subdivision.

Staff recommends the Planning and Zoning Commission approve (SUBD 16-06) preliminary plat of the Replat of Tracts 2 & 3, Alpine Village Subdivision.