



August 1, 2018

RE: SD035-18 North Lake Estates

Dear Property Owner:

A public hearing will be held on **WEDNESDAY, August 15, 2018** beginning at 6:00 p.m. or after in the Assembly Chambers, 907 Terminal Street, Fairbanks, Alaska, before the Platting Board of the Fairbanks North Star Borough to hear comments, if any, on the following:

A request by Stutzmann Engineering Associates, Inc., on behalf of Lakeview Enterprises, Inc., to subdivide Tax Lot 2330, a total of approximately 79.0 acres, into two lots of 4.6 and 73.4 acres. Additional right-of-way for Easy Street will be dedicated. The request includes a variance from FNSBC 17.56.010.I to allow Tract A to exceed the 4:1 lot depth to width ratio. The property is located within the E½ Section 23 T1S R1W, FM. (located on Easy Street).

As a person receiving this notice, you are an interested person pursuant to Title 17.12.030.C.2, which means you can give verbal testimony at the hearing. A party, witness, or interested person wishing to ***testify telephonically*** or ***testify by affidavit*** at this hearing may apply to do so. For testimony by affidavit, the applicant must submit the affidavit containing the proposed testimony with the application. The application must be submitted to the Clerk of the Platting Board before the close of business (5 p.m.) on August 7, 2018. The Clerk of the Platting Board is located at the FNSB Department of Community Planning or by email at FNSBPB@fnsb.us.

Persons not receiving this notice directly from the Borough, who wish to testify at this hearing, must apply to participate in the hearing. Applications are available at the Community Planning office and must be received by August 7, 2018.

On any legislative applications such as street vacations, trail easements or Title 17 amendments, the public may submit written comments and/or testify before the Platting Board.

If you have questions, concerns, or comments regarding this request, contact **George Stefan**, FNSB Platting Officer, at 459-1260 or e-mail gstefan@fnsb.us.

Staff reports and associated material, Platting Board decisions, and meeting audio are made available at fnsb.us/Meetings/PlattingBoard/. Hearings are audio-streamed when possible from the link on the Borough web page or fnsb.us/fnsbwebcast/fnsbwebcast.htm.



August 1, 2018

RE: SD036-18 Nalak Subdivision

Dear Property Owner:

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A request by Scarborough & Associates, on behalf of Todd and Mary Groat, to subdivide Tax Lots 1133 and 11119, a total of approximately 11.26 acres, into eight lots ranging in size from 1.00 to 1.53 acres. The request includes dedication and construction of new rights-of-way. Two variances have been requested: 17.56.110.B to waive the requirement for Edsson Avenue right-of-way dedication to the subdivision boundary; and 17.56.100.C to waive the requirement for dedicating the northern corner rounding at the street intersection. The property is located within the NW¼ Section 11 T2S R2E, FM. (located on Edsson Avenue).

As a person receiving this notice, you are an interested person pursuant to Title 17.12.030.C.2, which means you can give verbal testimony at the hearing. A party, witness, or interested person wishing to ***testify telephonically*** or ***testify by affidavit*** at this hearing may apply to do so. For testimony by affidavit, the applicant must submit the affidavit containing the proposed testimony with the application. The application must be submitted to the Clerk of the Platting Board before the close of business (5 p.m.) on August 7, 2018. The Clerk of the Platting Board is located at the FNSB Department of Community Planning or by email at FNSBPB@fnsb.us.

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If you have questions, concerns, or comments regarding this request, contact **George Stefan**, FNSB Platting Officer, at 459-1260 or e-mail gstefan@fnsb.us.

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August 1, 2018

RE: SD037-18 Arctic Winter Adventures Subdivision

Dear Property Owner:

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A request by 3 Tier-Alaska, Corp., on behalf of Sven Haltmann and the Fairbanks North Star Borough, to subdivide TL-1401, a total of approximately 342.00 acres, into one lot of approximately 19.30 acres and a remainder tract of approximately 322.90 acres. The property is located within Section 14, T2N R1W FM on Old Murphy Dome Road. This request includes a variance request from the monumentation requirements of the remainder tract. The request also includes variances to several construction requirements of Old Murphy Dome Road, which include: two foot-wide shoulders, surface course, and a minimum three percent crown for the roadway.

As a person receiving this notice, you are an interested person pursuant to Title 17.12.030.C.2, which means you can give verbal testimony at the hearing. A party, witness, or interested person wishing to **testify telephonically** or **testify by affidavit** at this hearing may apply to do so. For testimony by affidavit, the applicant must submit the affidavit containing the proposed testimony with the application. The application must be submitted to the Clerk of the Platting Board before the close of business (5 p.m.) on August 7, 2018. The Clerk of the Platting Board is located at the FNSB Department of Community Planning or by email at FNSBPB@fnsb.us.

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The Fairbanks North Star Borough is subject to the Alaska Public Records Act, AS 40.25 et seq. and this document may be subject to public disclosure under state law.



August 1, 2018

RE: MD004-18/SD036-17 Halbert Meadows

Dear Property Owner:

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A request by 3 Tier-Alaska, Corp., on behalf of Sam Halbert, to modify the approved preliminary plat of Halbert Meadows, a request to subdivide TL-803, a total of 80.00 acres, into 38 lots ranging in size from 1.05 to 3.40 acres. The subdivision request was granted preliminary approval on July 19, 2017 by the Platting Board. The modification is to incorporate four phases into the subdivision plan, which provides for the following final plat application deadlines: Phase One—July 19, 2019; Phase Two—July 19, 2021; Phase Three—July 19, 2023; Phase Four—July 19, 2025. The property is located within the N½ SE¼ Section 8, T1S R2E FM (located on Freeman Road and Blalock Road).

As a person receiving this notice, you are an interested person pursuant to Title 17.12.030.C.2, which means you can give verbal testimony at the hearing. A party, witness, or interested person wishing to ***testify telephonically*** or ***testify by affidavit*** at this hearing may apply to do so. For testimony by affidavit, the applicant must submit the affidavit containing the proposed testimony with the application. The application must be submitted to the Clerk of the Platting Board before the close of business (5 p.m.) on August 7, 2018. The Clerk of the Platting Board is located at the FNSB Department of Community Planning or by email at FNSBPB@fnsb.us.

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August 1, 2018

RE: VR040-18/SD008-13/RP017-13 Morning Sun Subdivision First Addition

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A request by 3 Tier-Alaska, Corp., on behalf of Edward and Galilee Halbert, for a variance from FNSBC 17.56.100.C.7.a to allow the intersecting road grade of Galilee Drive to exceed four percent within 100 feet of the through road shoulder of Bruhn Road. The subdivision request was originally granted preliminary approval on May 14, 2013 by the Platting Board. The property is located within the NW¼ NE¼ Section 21 T1N R1W FM (located on Bruhn Road).

As a person receiving this notice, you are an interested person pursuant to Title 17.12.030.C.2, which means you can give verbal testimony at the hearing. A party, witness, or interested person wishing to **testify telephonically** or **testify by affidavit** at this hearing may apply to do so. For testimony by affidavit, the applicant must submit the affidavit containing the proposed testimony with the application. The application must be submitted to the Clerk of the Platting Board before the close of business (5 p.m.) on August 7, 2018. The Clerk of the Platting Board is located at the FNSB Department of Community Planning or by email at FNSBPB@fnsb.us.

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