



March 6, 2019

RE: WV002-19 / RP025-19 Irony Subdivision AND SD018-19 Pyrite Subdivision

Dear Property Owner:

A public hearing will be held on **WEDNESDAY, MARCH 20, 2019** beginning at 6:00 p.m. or after in the Mona Lisa Drexler 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 49th State Surveying, on behalf of the State of Alaska Department of Natural Resources, to subdivide, by Waiver of a Plat, TL-3600, a total of approximately 240 acres, into three tracts of 40, 80, and 120 acres. The property is located off of Plack Road, Parham-McCormick Road, Repp Road, and Farmall Drive and lies within Section 36, T1S R2E, FM, AK.

AND

A request by 49th State Surveying, on behalf of the State of Alaska Department of Natural Resources, to subdivide the E1/2 SW1/4 Section 36, T1S R2E, FM, a total of approximately 80 acres, into nine lots ranging in size from 5.00 to 13.43 acres. The request includes dedication of a new right-of-way. The property is located off of Plack Road and Farmall Drive.

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 March 13, 2019. 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 March 13, 2019.

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.

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.



March 6, 2019

RE: SD014-19 Pine Meadows Subdivision 2nd Addition

Dear Property Owner:

A public hearing will be held on **WEDNESDAY, MARCH 20, 2019** beginning at 6:00 p.m. or after in the Mona Lisa Drexler 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 Assoc., Inc. on behalf of Jason Franklin to subdivide TL1006, a total of approximately 75.0 acres, into seven lots ranging in size from 1.88 acres to 2.54 acres with two remainder tracts of approximately 8.02 acres and 47.6 acres. The request includes the rights-of-way dedication for Pine Meadows Ave, a temporary turnaround of Gunning Drive, and the continuation of Cartlieb Road. Two variances are included with the application: a variance to FNSBC 17.56.100.A from the minimum curve radius requirements for Pine Meadows Ave, and another variance to FNSBC 17.56.080.E.3 to allow for an alternative design to a temporary turnaround at the end of Gunning Drive. The property is located within the N½ NW¼ Section 10, T1N R1E, FM, AK (located Gilmore Trl, Pine Meadows Ave, Cartlieb Rd, and Gunning Drive).

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 March 13, 2019. 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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March 6, 2019

RE: SD009-19 Fox Creek Subdivision

Dear Property Owner:

A public hearing will be held on **WEDNESDAY, MARCH 20, 2019** beginning at 6:00 p.m. or after in the Mona Lisa Drexler 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 KGM, LLC, to replat TL-3179 and TL-3103, a total of approximately 12.97 acres into three lots ranging in size of approximately 1.60 acres to 8.07 acres. The request includes a variance to FNSBC 17.56.010.F to allow for direct lot access onto the Elliot Highway, an arterial road. The properties are located within the E½ NW¼ and the NW¼ NE¼ Section 31 T2N R1E FM (located on the Elliott Hwy).

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 March 13, 2019. 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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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.

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March 6, 2019

RE: RP026-19 (Krogstie Heights Subdivision)

Dear Property Owner:

A public hearing will be held on **WEDNESDAY, MARCH 20, 2019** beginning at 6:00 p.m. or after in the Mona Lisa Drexler 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 3-TIER ALASKA, LLC, on behalf of McGill Properties, LLC, to replat Lot 3, Block 1, Krogstie Heights Subdivision, a total of approximately 8.42 acres, into two lots of approximately 4.22 and 4.20 acres each. One variance to FNSBC 17.56.010.I has been requested to allow for each lot to exceed the minimum 4:1 depth to width ratio. The property is located within the NE¼ SE¼ Section 12, T1S R3W, FM, AK (located on Old Wood 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 March 13, 2019. 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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March 6, 2019

RE: SD017-19 Aaron Estates Second Addition Subdivision

Dear Property Owner:

A public hearing will be held on **WEDNESDAY, MARCH 20, 2019** beginning at 6:00 p.m. or after in the Mona Lisa Drexler 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 specific request by 3 Tier Alaska on behalf of Green Diamond Properties, LLC to replat Aaron Estates (Plat 2011-74) and Aaron Estates First Addition (Plat 2017-31) into a new configuration being called "Aaron Estates Second Addition". It proposes to combine 43 lots, a total of 44 acres, into 21 lots, varying from a minimum size of 1.839 AC to 4.236 AC. The property is located within the S1/2 of the SW1/4 of Section 30, T1S R2E, FM located on Aaron Avenue, Crazy Frank Street and Stormin Norman 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 March 13, 2019. 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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