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PLAT WAIVER CRITERIA

PLEASE READ ALL ATTACHED INFORMATION THOROUGHLY

PRE-APPLICATION CONFERENCE MUST BE HELD PRIOR TO SUBMITTAL, IN ACCORDANCE WITH DMC 17.07.010.

If the answer is yes to any of the following, the property is not eligible for the waiver procedure.

- | | | <u>YES</u> | <u>NO</u> |
|----|---|--------------------------|-------------------------------------|
| A. | Will this subdivision of land create a parcel smaller than five (5) acres? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| B. | Will this subdivision of land create more than four (4) parcels ? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| C. | Is the dedication or vacation of a street, right-of-way or other public area involved or required? (To include half-roads, planned or projected roads, road extensions or connections) | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| D. | Does the subdivision require a variance from the requirements of any ordinance or regulation (including but not limited to requirements relating to subdivisions, land use, building, construction, or floodplain regulations)? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| E. | Will this subdivision of land create a parcel within an existing subdivision? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

**** Per DMC 17.07.080(B), all applications for a waiver must include a verification of lot acreage and a sketch of the proposed subdivision (including location of markers, recorded easements, improvements, parent parcel boundaries, severed parcel boundaries, arrow indicating north, section, township and range) drawn to a standard scale (one inch equals one hundred feet, two inches equals two hundred feet, etc.) showing the lots and their dimensions.

**** Per DMC 17.03.050, applications must include information sufficient to demonstrate that the requirements of DMC 15.04.060 will be satisfied if within a flood hazard area.

**** Per DMC 17.19.030, if every lot will not have access directly from a dedicated right of way or easement, applicant must provide information sufficient to demonstrate that the requirements of DMC 17.07.090 are satisfied.

**** Applicant is responsible for recording fee (to be determined by staff prior to recordation.)

CITY OF DILLINGHAM

Application for DMC 17.07.080 Waiver of Platting Requirements
(Please type or clearly print)

APPLICANT: RUSSELL STUART NELSON Phone: 907-842-2370

(Applicant must be owner of property)

Mailing Address: P.O. BOX 161 DILLINGHAM, ALASKA 99576 Zip Code

Mortgagee: _____

Mailing Address: _____ Zip Code

Legal Description of property you are dividing (or attach copy of deed):

USS No. USS 6166
Block ~~XXXXXXXXXX~~
Lot ~~XXXXXX~~
Subdivision _____

Size of Parcel/Lot being Divided 22.01 ACRES Date: _____

Number and size of each parcel after waiver approval (OR indicate on attached sketch):
LOT 1 6.96 ACRES FOR DAGEN HOWARD NELSON

LOT 2 15.09 ACRES FOR RUSSELL STUART NELSON

Surveyor Name: Henry J Grimmerpre' for USS 6166 Phone #: _____

Mailing Address: _____ Zip Code: _____

Will all parcels have legal & physical access to a public road system (DMC 17.19.030)? YES

Name of Road: NELSON AVENUE

Width of Road: _____

Type of Road: PRIVATE ACCESS EASEMENT

****If no road access, applicant must attach information sufficient to demonstrate that the requirements of DMC 17.07.090 are satisfied.

Utility easements, if any, to all parcels being created approved have been approved by the following utility easement holders (or attach copy of signed easements):
SEE ATTACHED PLATS

This application is accompanied by: (Indicate by X)

(A) A neat, legible, scaled drawing of the proposed subdivision (including location of markers, recorded easements, improvements, parent parcel boundaries, severed parcel boundaries, arrow indicating north, section, township and range) drawn to a standard scale (one inch equals one hundred feet, two inches equals two hundred feet, etc.) showing the lots and their dimensions. *See Attached*

(B) Information demonstrating how the requirements of DMC 15.04.060 will be satisfied if within a flood hazard area. *See Attached*

(C) Verification of lot acreage and a sketch of the proposed subdivision drawn to a standard scale showing the lots and their dimensions, and either access to all lots or information required to demonstrate compliance with DMC 17.07.090. *See Attached*

(D) City Clerk Certification that all taxes (and special assessments, if applicable) levied on the property are current (to be obtained by property owner from city clerk). Payment by cashier's check, money order or cash. *Not Applicable - James Williams collected*

This application is requested by:

Russell S. Nelson
Signature of Owner

Signature of Owner

Signature of Owner

Signature of Owner

The following affidavit MUST be completed.

AFFIDAVIT OF OWNERSHIP)
STATE OF ALASKA) ss
THIRD JUDICIAL DISTRICT)

Russell Stuart Nelson, being duly sworn,

(Owners)
deposes and says Russell (is/are) the legal owner(s) of that real property described as follows, (OR see attached deed) US 5 6166

_____ FURTHER, to the best of my (our) knowledge there are no restrictions, reservations, or easements upon the property which would be inconsistent with the requesting and granting of this waiver, which I (we) now request.

Russell Stuart Nelson
Owner
For: Russell Stuart Nelson
Please Print

Owner
For: _____
Please Print

Sworn before me this 6th
day of July, 2017.

Sworn before me this _____
day of _____, 20____.

[Signature]
Notary Public for Alaska
My Commission Expires: 11/4/2020

Notary Public for Alaska
My Commission Expires: _____

(Seal)

(Seal)

.....
BELOW FOR CITY OF DILLINGHAM USE ONLY
.....

CLASSIFICATION OF WAIVER:

1. Application qualifies for a Waiver per DMC 17.07.080 yes
2. Application does not qualify for a Waiver per DMC 17.07.080 and is being returned because: N/A

Date: 14 July 2017

C. Carty
Platting Staff Member

Date: 14 July 2017

[Signature]
Platting Officer

.....
WAIVER DETERMINATION:

WAIVER APPROVED: Yes

Date: 14 July 2017

C. Carty
Planning Director

or

WAIVER IS DENIED BECAUSE N/A

Date: N/A

N/A
Planning Director

DENIALS OF ANY WAIVER APPLICATION MAY BE APPEALED TO THE DILLINGHAM CITY COUNCIL BY FILING A NOTICE OF APPEAL WITH THE CITY CLERK NO LATER THAN THIRTY (30) DAYS AFTER THE DATE OF DENIAL OF THE WAIVER APPLICATION. FAILURE TO FILE AN APPEAL WITHIN THIS TIME MEANS ALL RIGHTS OF APPEAL HAVE EXPIRED.