

**PETERSBURG BOROUGH
LAND USE APPLICATION**

CODE TO:	110.000.404110
BASE FEE:	
PUBLIC NOTICE FEE:	\$70.00
TOTAL:	
CHECK NO. or CC:	

DATE RECEIVED:	RECEIVED BY:		
APPLICANT/AGENT		LEGAL OWNER (IF DIFFERENT THAN APPLICANT/AGENT)	
NAME	Dave Thynes	NAME	Harold Medalen
MAILING ADDRESS	PO Box 533	MAILING ADDRESS	PO Box 821
CITY/STATE/ZIP	Petersburg, AK 99833	CITY/STATE/ZIP	Petersburg, AK 99833
PHONE	907-518-0075	PHONE	907-518-0506
EMAIL	fvnnoncona@gmail.com	EMAIL	haroldmedalen@yahoo.com

PROPERTY INFORMATION

PHYSICAL ADDRESS or LEGAL DESCRIPTION:
110 S Nordic Dr

PARCEL ID: _____ ZONE: **C-2** OVERLAY: _____

CURRENT USE OF PROPERTY: **C-2** LOT SIZE: **32,704**

PROPOSED USE OF PROPERTY (IF DIFFERENT):
same

CURRENT OR PLANNED SEWER SYSTEM: Municipal DEC-approved on-site system

CURRENT OR PLANNED WATER SOURCE: Municipal Cistern/Roof Collection Well

LEGAL ACCESS TO LOT(S) (Street Name): **S. Nordic Dr, Sing Lee Alley**

TYPE OF APPLICATION & BASE FEE

19.84 Zoning Change (\$100)

18.18 Record of Survey (\$50) (Note: No Public Notice Fee)

18.20 Minor Subdivision/18.24 Preliminary Plat/18.19 Replat (\$75 + \$10 per lot)

18.24 Final Plat (\$25 per lot)

SUBMITTALS:
For Zoning Change, please submit letter stating the new zoning and explaining the need for the change.
For Subdivision approvals, please submit a prepared plat map as required by borough code.

SIGNATURE(S):

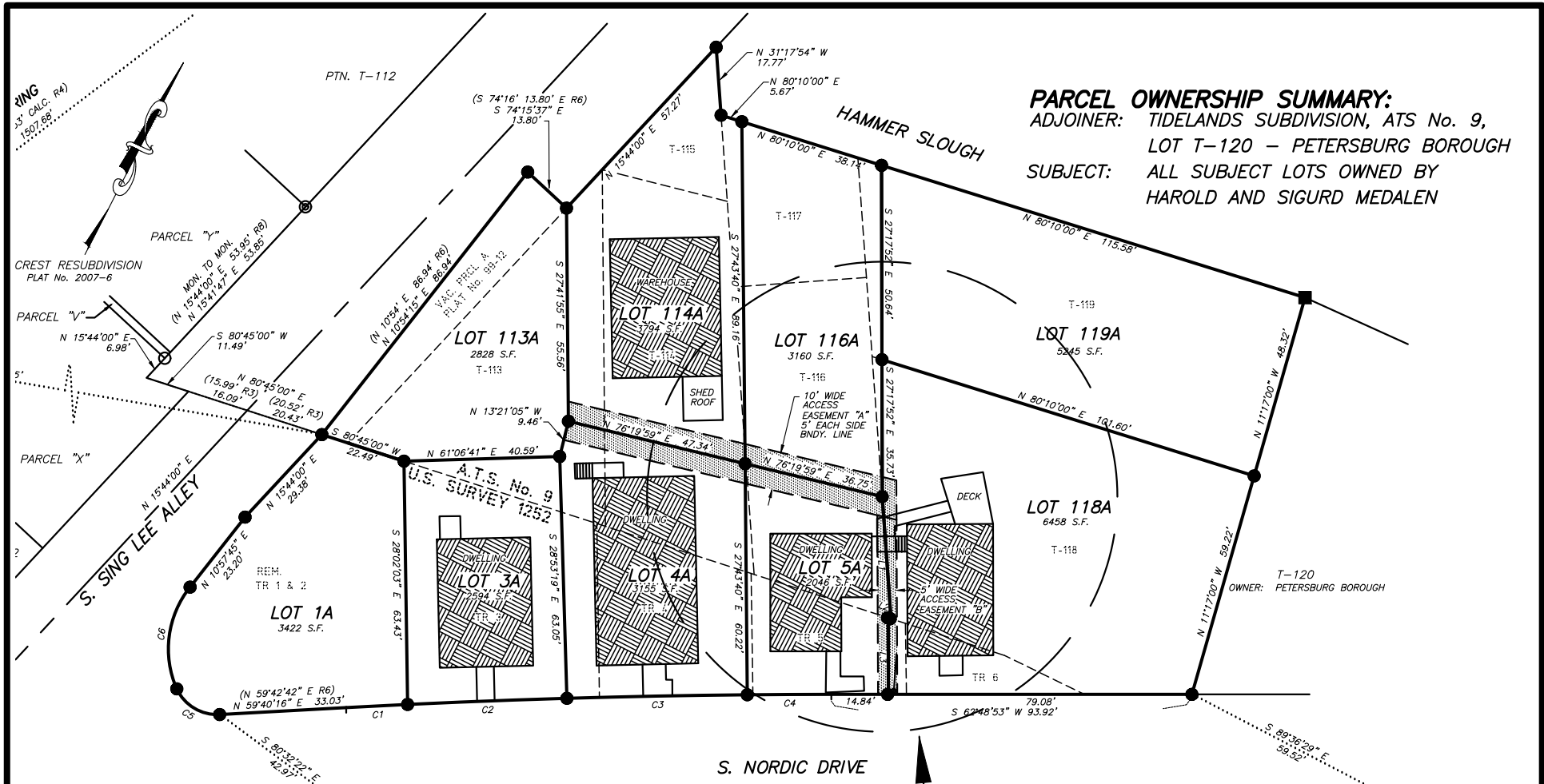
I hereby affirm all of the information submitted with this application is true and correct to the best of my knowledge. I also affirm that I am the true and legal property owner(s) or authorized agent thereof for the property subject herein.

Applicant(s): *Paul C. [Signature]* Date: 5-31-24

Owner: *Harold Medalen* **PERSONAL REPRESENTATIVE OF ESTATE OF SIGRID MEDALEN** Date: 5-31-2024

Owner: _____ Date: _____

Owner: _____ Date: _____



PARCEL OWNERSHIP SUMMARY:
 ADJOINER: TIDELANDS SUBDIVISION, ATS No. 9,
 LOT T-120 – PETERSBURG BOROUGH
 SUBJECT: ALL SUBJECT LOTS OWNED BY
 HAROLD AND SIGURD MEDALEN

PRELIMINARY SUBDIVISION PLAN OF THE MEDALEN SUBDIVISION

A REPLAT & SUBDIVISION OF THE REMAINDER OF TRACTS 1 & 2 AND OF TRACT 3 – 6 OF BLOCK 57 OF U.S. SURVEY 1252 AND OF LOTS "T-113" – "T-119" AND OF VACATION PARCEL "A" OF THE TIDELANDS ADDITION SUBDIVISION OF A.T.S. 9 PLAT No. 64-176

CREATING LOT 1A & LOTS 3A-5A, LOTS 113A, 114A, 116A, 118A, AND 119A

PETERSBURG RECORDING DISTRICT

AREA SUMMARY:

LOT 1A = 3,422 S.F.	LOT 113A = 2,828 S.F.
LOT 3A = 2,594 S.F.	LOT 114A = 3,794 S.F.
LOT 4A = 3,155 S.F.	LOT 116A = 3,160 S.F.
LOT 5A = 2,046 S.F.	LOT 118A = 6,458 S.F.
EASEMENT "A" = 882 S.F.	LOT 119A = 5,245 S.F.
EASEMENT "B" = 230 S.F.	

CLIENT: HAROLD MEDALEN
 P.O. BOX 821
 PETERSBURG, AK 99833

SEE DETAIL ON PAGE 2 OF 2

0 40 80 120



GRAPHIC SCALE 1 IN. = 40 FT.

SURVEYOR

CENTRAL SOUTHEAST SURVEYORS

P.O. BOX 533, PETERSBURG AK 99833

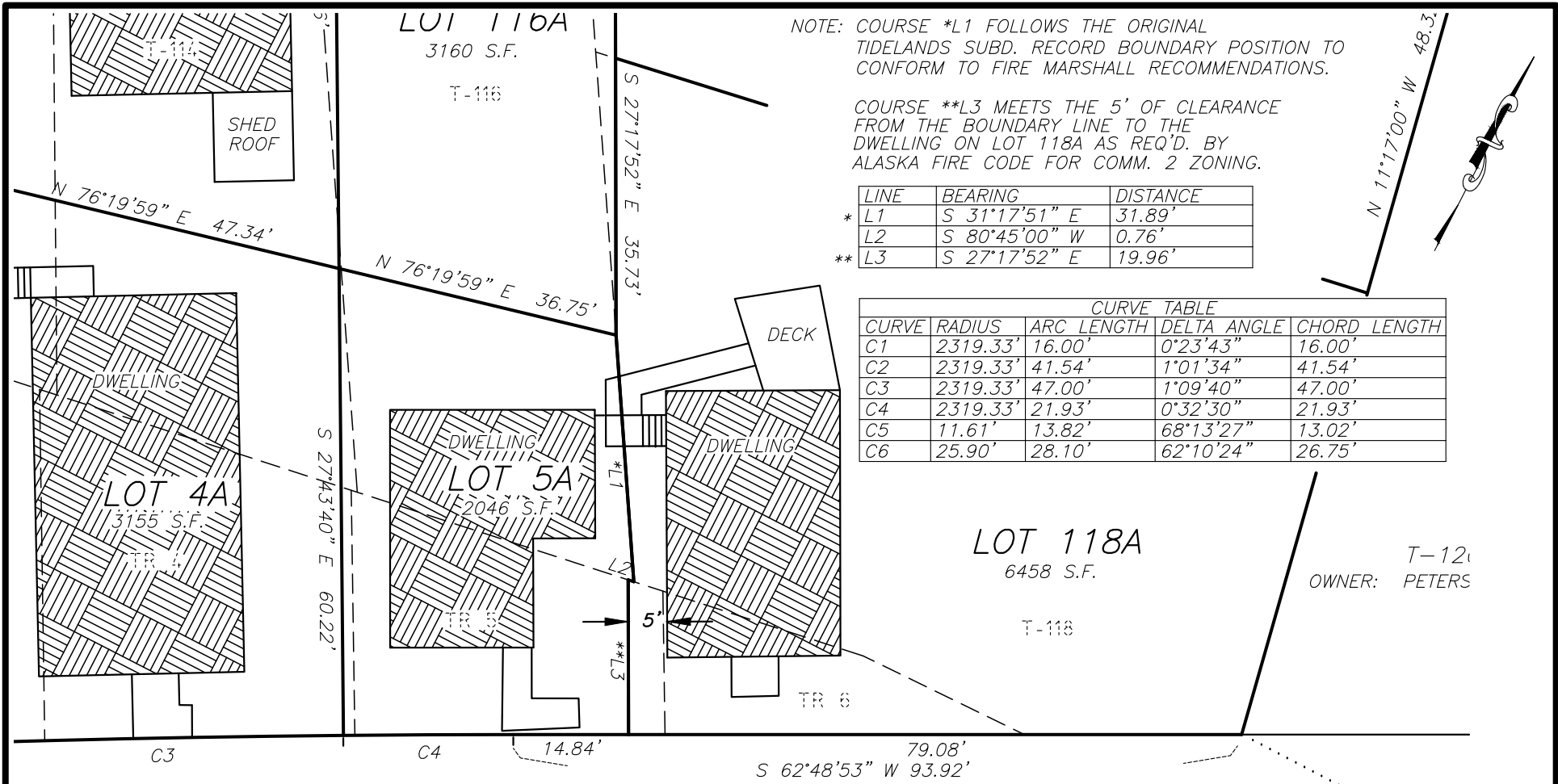
PH (907) 518-0075

DRAWING COMPLETED 6/3/24

DRAWN BY D.C.T.

DRAWING No. MEDALEN SUBD 2024 REV4

PAGE 1/2



NOTE: COURSE *L1 FOLLOWS THE ORIGINAL TIDELANDS SUBD. RECORD BOUNDARY POSITION TO CONFORM TO FIRE MARSHALL RECOMMENDATIONS.

COURSE **L3 MEETS THE 5' OF CLEARANCE FROM THE BOUNDARY LINE TO THE DWELLING ON LOT 118A AS REQ'D. BY ALASKA FIRE CODE FOR COMM. 2 ZONING.

LINE	BEARING	DISTANCE
* L1	S 31°17'51" E	31.89'
L2	S 80°45'00" W	0.76'
** L3	S 27°17'52" E	19.96'

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD LENGTH
C1	2319.33'	16.00'	0°23'43"	16.00'
C2	2319.33'	41.54'	1°01'34"	41.54'
C3	2319.33'	47.00'	1°09'40"	47.00'
C4	2319.33'	21.93'	0°32'30"	21.93'
C5	11.61'	13.82'	68°13'27"	13.02'
C6	25.90'	28.10'	62°10'24"	26.75'

PRELIMINARY SUBDIVISION PLAN OF THE MEDALEN SUBDIVISION "DETAIL"

A REPLAT & SUBDIVISION OF THE REMAINDER OF TRACTS 1 & 2 AND OF TRACT 3 - 6 OF BLOCK 57 OF U.S. SURVEY 1252 AND OF LOTS "T-113" - "T-119" AND OF VACATION PARCEL "A" OF THE TIDELANDS ADDITION SUBDIVISION OF A.T.S. 9 PLAT No. 64-176

CREATING LOT 1A & LOTS 3A-5A, LOTS 113A, 114A, 116A, 118A, AND 119A

PETERSBURG RECORDING DISTRICT

AREA SUMMARY:

- LOT 1A = 3,422 S.F.
- LOT 3A = 2,594 S.F.
- LOT 4A = 3,155 S.F.
- LOT 5A = 2,045 S.F.
- EASEMENT "A" = 882 S.F.
- LOT 113A = 2,828 S.F.
- LOT 114A = 3,794 S.F.
- LOT 116A = 3,212 S.F.
- LOT 118A = 6,425 S.F.
- LOT 119A = 5,228 S.F.
- EASEMENT "B" = 230 S.F.

CLIENT: HAROLD MEDALEN
P.O. BOX 821
PETERSBURG, AK 99833

0 20 40 60



GRAPHIC SCALE 1 IN. = 20 FT.

SURVEYOR
CENTRAL SOUTHEAST SURVEYORS
P.O. BOX 533, PETERSBURG AK 99833
PH (907) 518-0075

DRAWING COMPLETED 6/3/24 DRAWN BY D.C.T.

DRAWING No. MEDALEN SUBD 2024 REV4 PAGE 2/2