

**DENALI BOROUGH, ALAKSA
PLANNING COMMISSION**

RESOLUTION PC 17-05

A RESOLUTION PROVIDING PRELIMINARY APPROVAL FOR PLAT 17-02. Re-plat by vacating both a 100-foot building setback easement and a 20-foot utility easement dedicated along the George Parks Highway affecting lots 7-13, block 1 of the Village View Subdivision and creating a 20-foot non-disturbance easement along the George Parks Highway.

WHEREAS, all formal acts by the Planning Commission must be by resolution; and

WHEREAS, Allen Cornelison and Vicki Malone, owners of lots 8, 12 a & b, block 1 of the Village View subdivision have submitted a request to the Denali Borough to vacate the 100 foot building setback easement dedicated along the George Parks Highway affecting lots 7-13, block 1 of the Village View Subdivision located within Section 36, T14S, R7W, F.M. Alaska; and

WHEREAS, Allen Cornelison has submitted non-objection emails from the property owners of lots 7, 9, 10, 11, & 13; and

WHEREAS, the building setback easement and utility easement are mentioned as General Notes 10 and 11 on page 1 of Plat 85-11 and they were not depicted on the lots themselves; and

WHEREAS, sketch plat 17-02 has been submitted for preliminary approval; and

WHEREAS, the aforementioned sketch plat has been reviewed by the Denali Borough Planner; and

WHEREAS, vacating the 20-foot utility easement adjacent to the George Parks Highway and creating a 20-foot non-disturbance easement along the George Parks Highway will help protect the view-shed of the scenic byway; and

WHEREAS, the Denali Borough Planner recommends approval as presented; and

WHEREAS, the aforementioned request has been reviewed by the Denali Borough Planning Commission.

NOW THEREFORE BE IT RESOLVED, the Denali Borough Planning Commission is providing preliminary approval for the re-plat by vacating a 100-foot building setback easement and a 20-foot utility easement dedicated along the George Parks Highway affecting lots 7-13, block 1 of the Village View Subdivision and creating a 20-foot non-disturbance easement along the George Parks Highway subject to the following:

1. Golden Valley Electric Association (GVEA) submits a non-objection letter.
2. Matanuska Telephone Association (MTA) submits a non-objection letter.

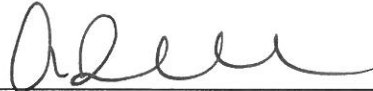
BE IT FURTHER RESOLVED, the Denali Borough Planning Office shall adjudicate the final plat within two (2) years of the Planning Commission preliminary approval.

PASSED and APPROVED by the Denali Borough Planning Commission this 20th day of June, 2017.



Kesslyn Tench, Presiding Officer

ATTEST:



Amber Renshaw, Borough Clerk

VOTE: YEA – Unanimous
NAY –
ABSENT – BREASE, MERCER

