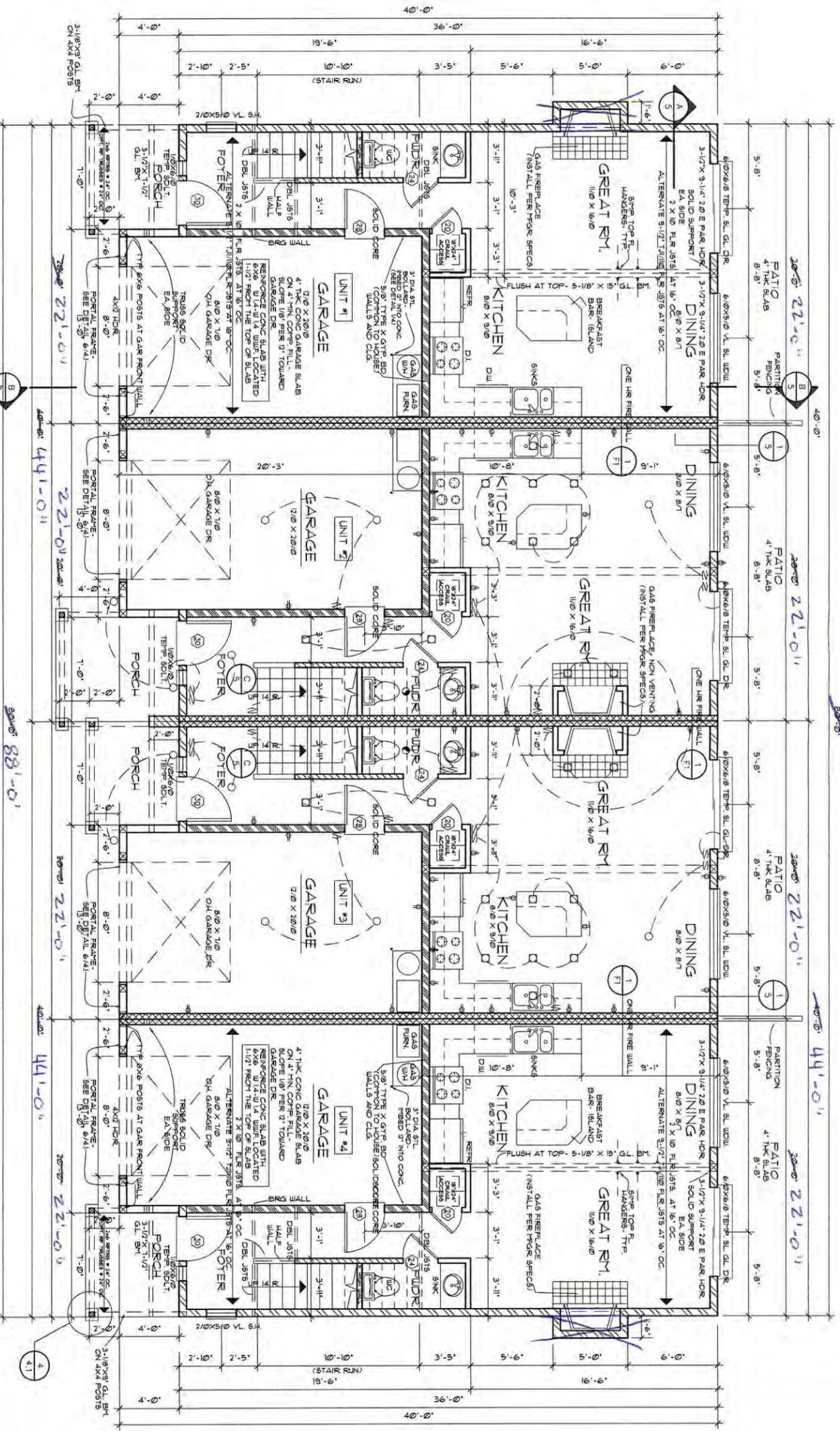


88'-0" 11

44'-0" 11



TYP. 4 - PLEX INFO.

BLDG LEGEND	PER UNIT
CONCRETE - TYPE V-B CONSTRUCTION	PROVIDE GAS SUPPLY TO (WITH LOCK KEY)
LOWER FLOOR - 541 SQ. FT.	DRYER (OPTIONAL)
UPPER FLOOR - 749 SQ. FT.	WATER HEATER
TOTAL - 1290 SQ. FT. PER UNIT	RECYCLE WATER SUPPLY TO WASHER (NOT + COLD)
NOT INCLUDING GARAGE SPACE OF 395 SQ. FT.	
STRUCTURAL NOTE	
EXTERIOR STUDS TO BE 2X6 AT 16" OC W/ 4X8 HORNS	
INTERIOR STUDS TO BE 2X4 AT 16" OC W/ 4X8 HORNS	
2X4 HORNS AT NON-BEAR WALL OPENINGS	
(DIM. ESS NOTED OTHERWISE)	
NOTE:	
TO BE PROVIDED BY GAS FORCED AIR SYSTEM (VERIFY DESIGN W/ TECH. CONTRACTOR)	
PROVIDE 5/8" TYPE X GYP BR BEHIND TUB AT COMMON FIRE / SOUND WALL BETWEEN UNITS	
WALL LEGEND:	
2X6 EXT. STUD WALL	---
2X6 INT. STUD WALL	---
2X4 INT. NON BEAR WALL	---
INT. BEAR WALL	---
ONE HR. FIREWALL	---
SOLID BEAR SUPPORT	---
ALL UNDOING TO BE UNVT. 035 U VALUE OR BETTER (AS RPT.)	
VLT. UNVT. FLOOR FINED SL. + SLIDER -- SH. + SINGLE HANG -- ADM. + AINING	
INDICATES 7'-6" X 6'-6" DOOR	
EXTERIOR DOORS TO BE ASCH OR PETAL INSL. - VERIFY ENGINEERED "I" JOIST FLOOR JOIST SYSTEM	
SEE SHOP DRAWINGS - INSTAL. PER MFG. DRAWINGS	
TRP. COVERS TO BE FORMICA - KITCHEN HEIGHT - 36" MAX. - BATHROOM - 37" STANDARD	
VERIFY 220V. AC UNIT LOCATION WITH ELECTRICAL CONTRACTOR	

NOTE: UNIT #1 TO SHOW DRGS AND UPGRADES, DIMENSIONS STRUCTURAL

NOTE: UNIT #2 TO SHOW DRGS AND UPGRADES, ELECTRICAL

SQ. FT. LEGEND:
LOWER FLOOR - 541 SQ. FT.
UPPER FLOOR - 749 SQ. FT.
TOTAL - 1290 SQ. FT.
NOT INCLUDING GARAGE SPACE

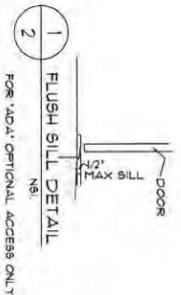
NOTE: UNIT #3 TO SHOW DRGS AND UPGRADES, ELECTRICAL

NOTE: UNIT #4 TO SHOW DRGS AND UPGRADES, DIMENSIONS STRUCTURAL

NOTE:
THIS BUILDING IS NOT REQUIRED TO PROVIDE ADA ACCESSIBILITY.
THIS BUILDING IS NOT REQUIRED TO HAVE A TRIPWIRE SYSTEM.
VERIFY W/ LOCAL BUILDING OFFICIAL AND LOCAL FIRE MARSHALL

LOWER FLOOR PLAN

1/4" = 1'-0"



1 FLUSH SILL DETAIL
2 FOR ADA/1 OPTIONAL ACCESS ONLY

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Web Site - <http://www.stocktondesign.com>
E-Mail - stockton@wa-net.com

Building Designs By Stockton LLC. A.I.B.D. Ph: 1.800.368.0821

Plan # 4-2951-3
4-UNIT RES.

DATE: 12/26/09
CDD: 1109

SEALS FOR CONTINENT ONLY

Architect's Seal: DIMITRI N. STOKTON, ARCHITECT, No. 10000, State of California

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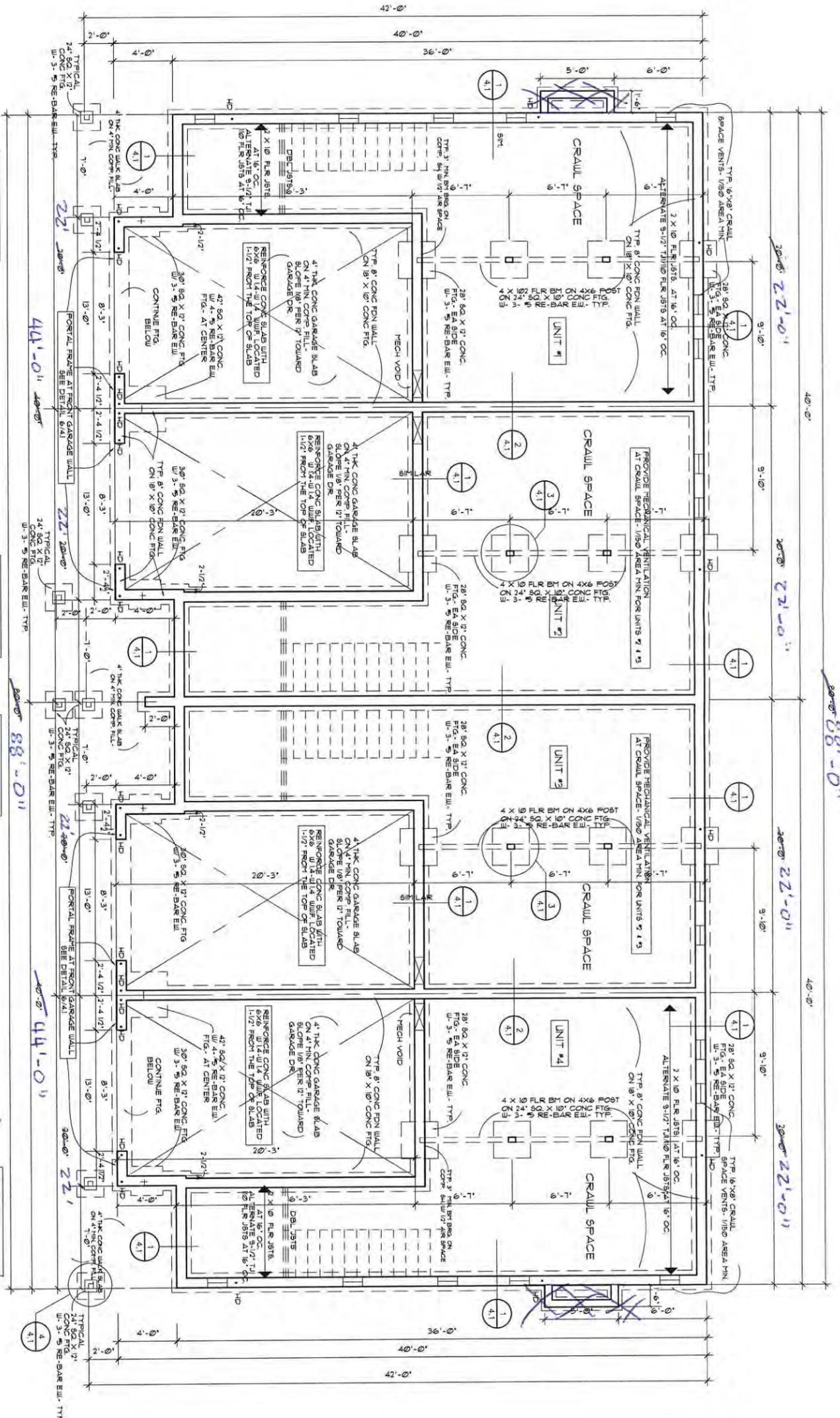
CONTRACTOR SHALL VERIFY AND CONFIRM ALL CONDITIONS AND DIMENSIONS PRIOR TO START OF WORK. ANY DISCREPANCIES SHALL BE REPORTED TO THIS OFFICE FOR CORRECTION PRIOR TO START OF WORK.

Building Designs
By
Stockton LLC. A.I.B.D.
OFFICE# 1-800-368-0821



Plan# 4-2951-3
4-UNIT RBS.

UD-21068
©-9602-368-0821
Cdd TUB



NOTE: UNIT #1 TO SHOW TYP. NOTES STRUCTURAL DIMENSIONS.

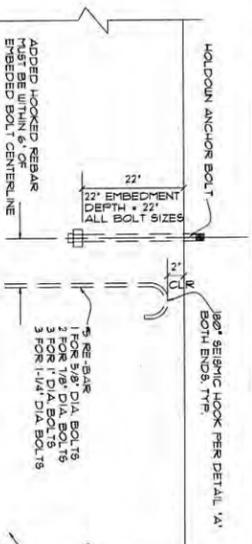
NOTE: UNIT #2 TO SHOW DIMENSIONS.

NOTE: UNIT #3 TO SHOW DIMENSIONS.

NOTE: UNIT #4 TO SHOW DIMENSIONS.

FOUNDATION PLAN

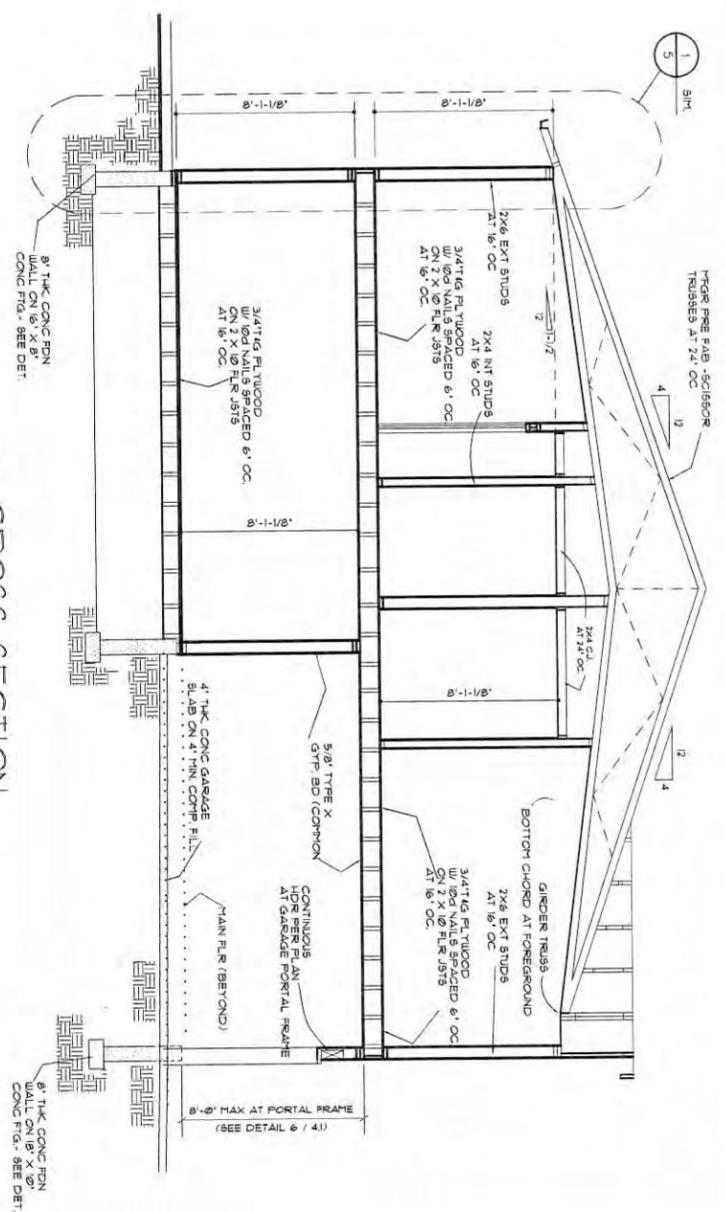
NOTE: REBAR REQUIREMENTS W/ LOCAL COSES AND SOIL CONDITIONS SEE FOUNDATION DETAILS ON SHEET #A41



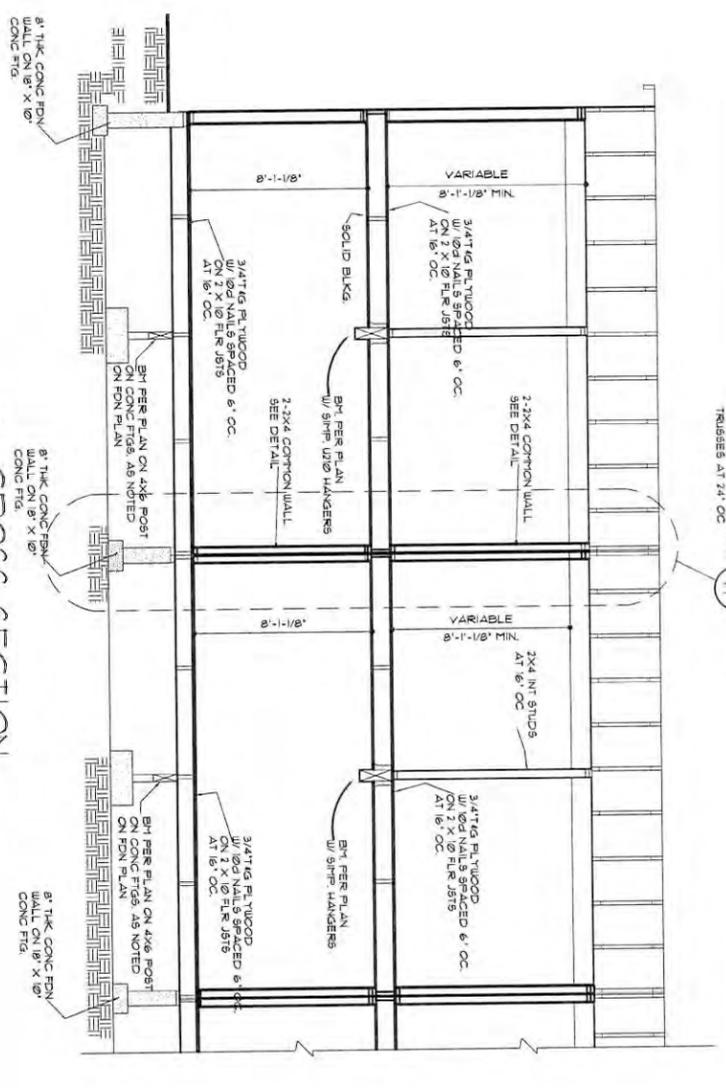
NOTE: SEE MAIN QUALITY OF ANCHORAGE HANDOUT R-05 FOR PREScriptive ANCHOR BOLT EMBEDMENT FOR SIMPSON HOLDINGS

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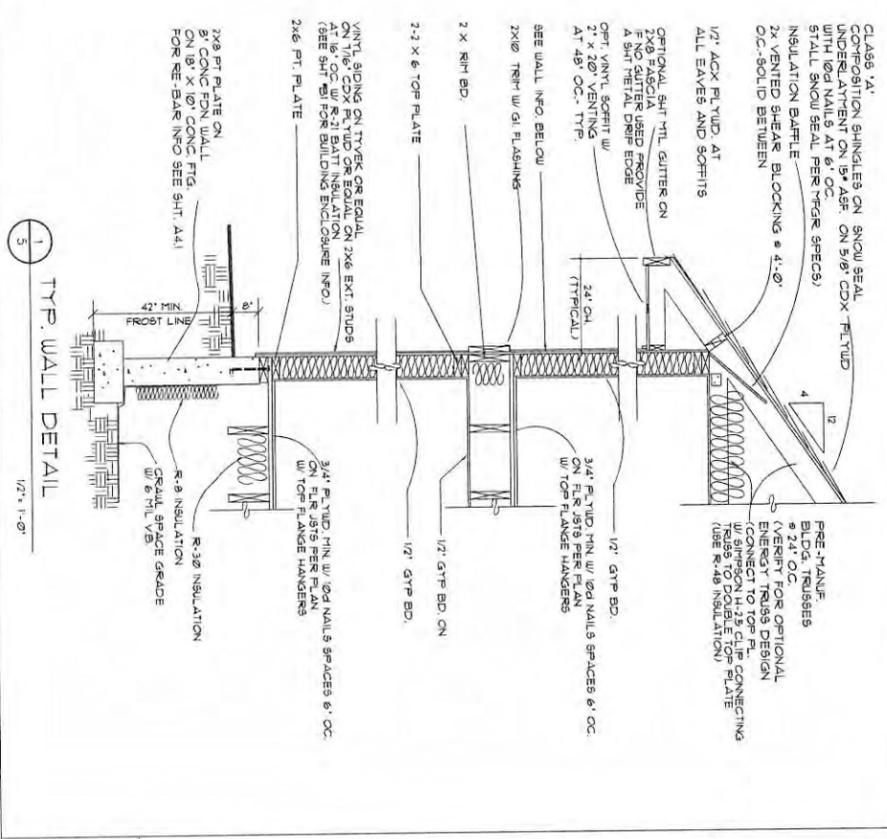
E-Mail: stockton@stocktonllc.com
Web Site: http://www.stocktonllc.com



CROSS SECTION
1/4" = 1'-0"

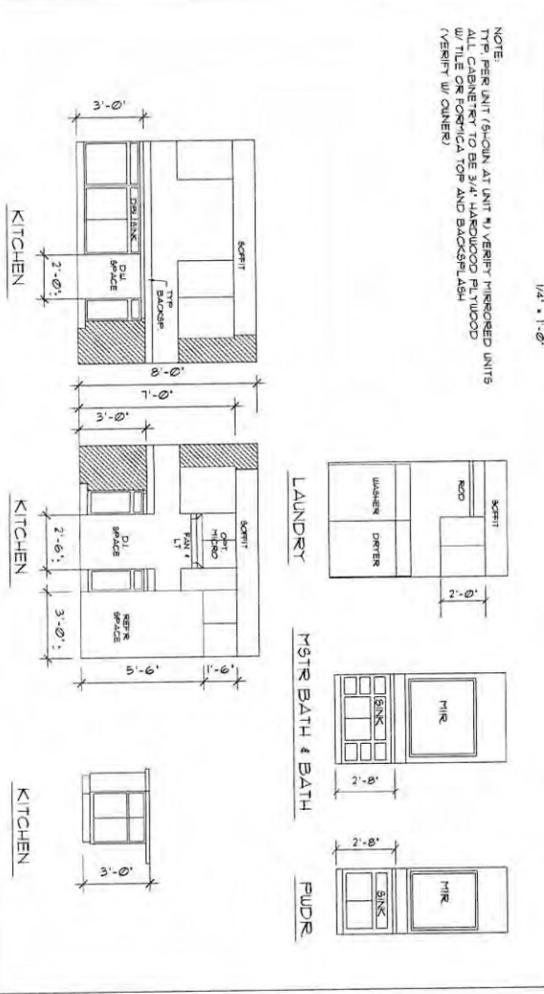


CROSS SECTION
1/4" = 1'-0"



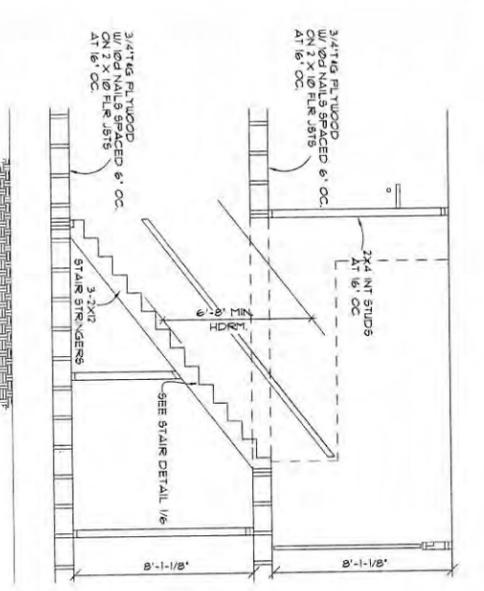
TYP. WALL DETAIL
1/2" = 1'-0"

CABINET ELEVATIONS
1/4" = 1'-0"



NOTE:
1. ALL CABINETS TO BE 3/4" HARDWOOD PLYWOOD W/ TILE OR FORMICA TOP AND BACKSPLASH (VERIFY W/ OWNER)
2. SEE UNIT (SINK) AT UNIT #1 VERIFY DIMENSIONS UNITS

PARTIAL STAIR SECTION
1/4" = 1'-0"



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Web Site: <http://www.stocktonbuildingdesigns.com>

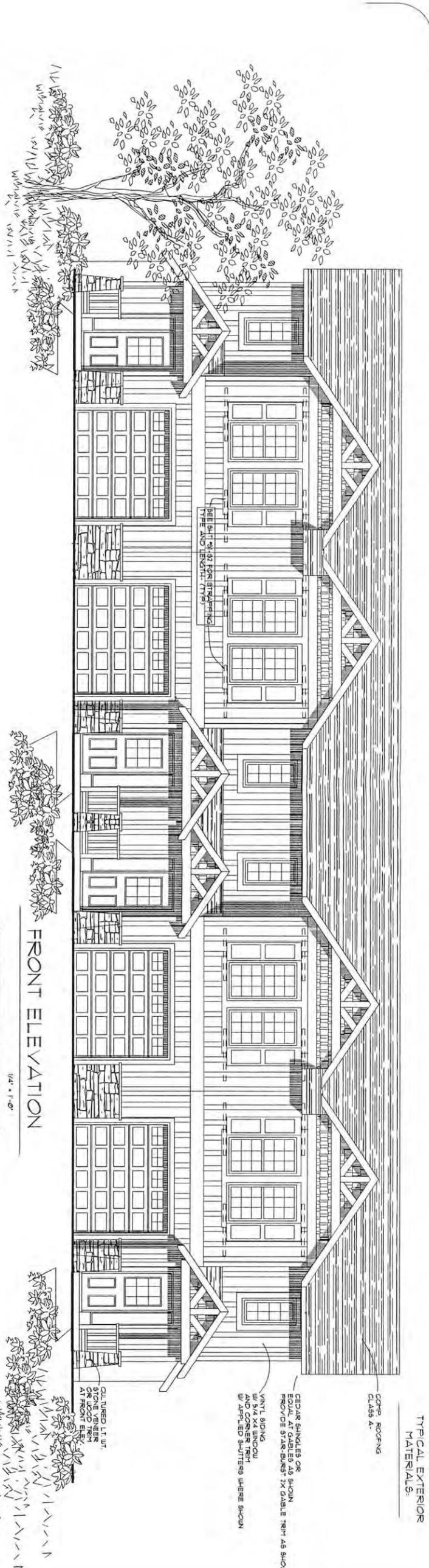


Plan # 4-2951-3
4-UNIT RRS.
UD: 7/2026
0-4-2020-365-0291
Cdn: TUB

Building Designs
By
Stockton A.I.B.D.

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REV: 1/4/19



TYPICAL EXTERIOR MATERIALS:

- COMP. ROOFING CLASS A.
- CEGAR SHINGLES OR EQUIV. AT GABLES AS SHOWN. PROVIDE STAR-BURST TRIM AS SHOWN.
- VNTL SIDING w/ 5/4 X 4 LINDOW w/ APPLIED SHUTTERS WHERE SHOWN.
- CLUTTERED LT. WT. STONE VENEER OR WOOD TRIM AT FRONT ENTR.

FRONT ELEVATION

1/4" = 1'-0"

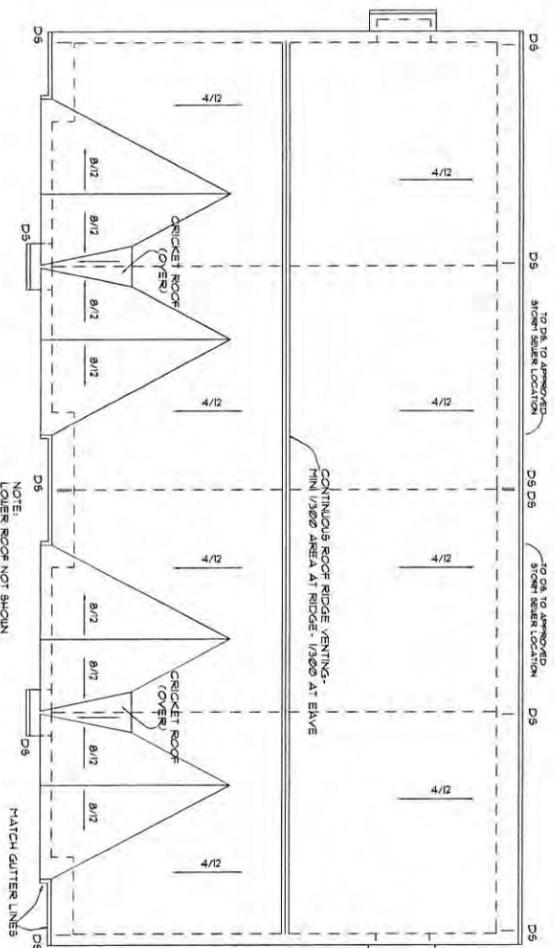
TYPICAL EXTERIOR MATERIALS

ARCH CLASS 1/2" COMP. ROOFING

AT 1ST. FLOOR AREA VNTL SIDING OR EQUAL SIDING w/ 5/4 X 4 CORNER TRIM - SEE DETAIL 416 (RINDOW TRIM OPTIONAL)

AT 2ND. FLOOR AREA VNTD SIDING OR EQUAL SIDING w/ 5/2 BATTs AT E. CORNER - SEE DETAIL 416 (RINDOW TRIM OPTIONAL)

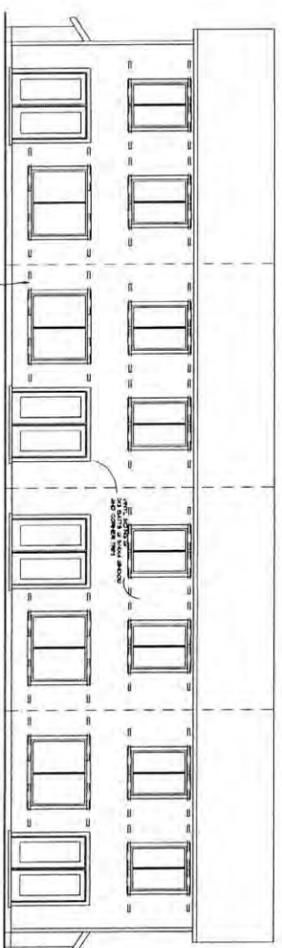
AT FRONT GABLE AREAS SHOWN CEDAR SHINGLE OR HARDY SHINGLE SIDING LT WT. STONE VENEER COLUMN BARS AND AT LOWER LEVEL OF FRONT ELEVATION 2 X 10 BELL BOARD PROVIDE 2X NON-STRUCTURAL STAR-BURST TRIM AT FRONT GABLES AS SHOWN



ROOF PLAN

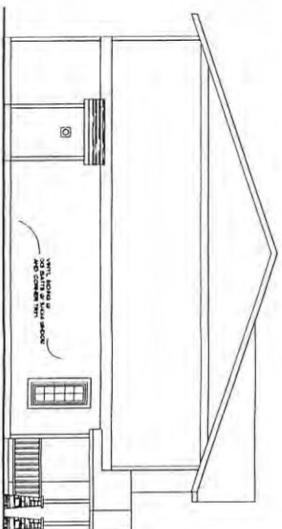
1/8" = 1'-0"

NOTE:
THE ROOF PITCH - 4/12 EXCEPT FRONT GABLES AT 8/12 THE ROOF OVERHANG - 24" THE RAUKE OF 1/2" (UNLESS NOTED OTHERWISE)



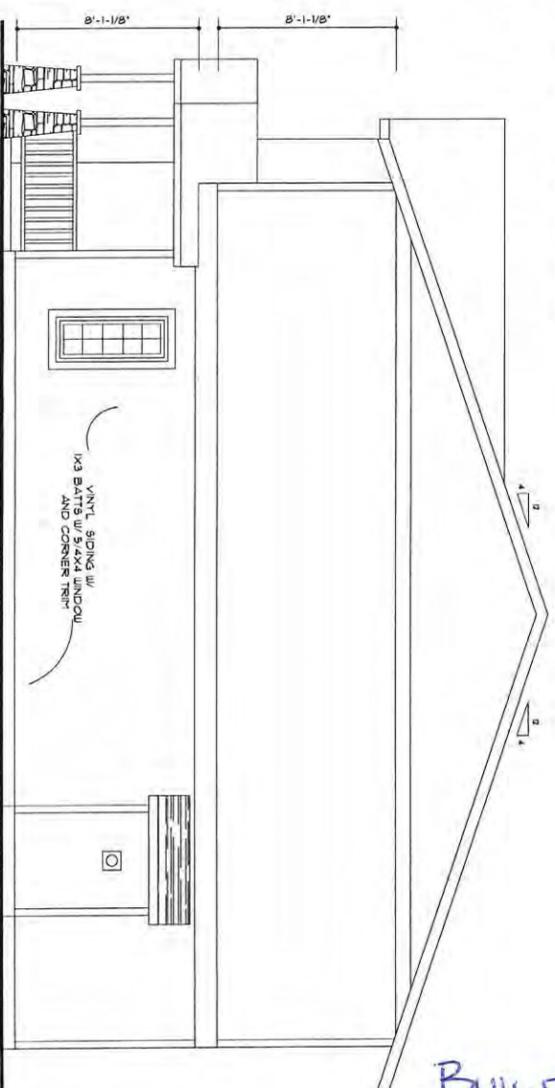
REAR ELEVATION

1/8" = 1'-0"



LEFT ELEVATION

1/8" = 1'-0"



RIGHT ELEVATION

1/4" = 1'-0"

VNTL SIDING w/ 1/3 BATTs w/ 5/4 X 4 LINDOW AND CORNER TRIM

Building Plan 'A'

Building Designs
By
Stockton A.I.B.D.
Office - #1-800-368-0821

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REV 1/9/13



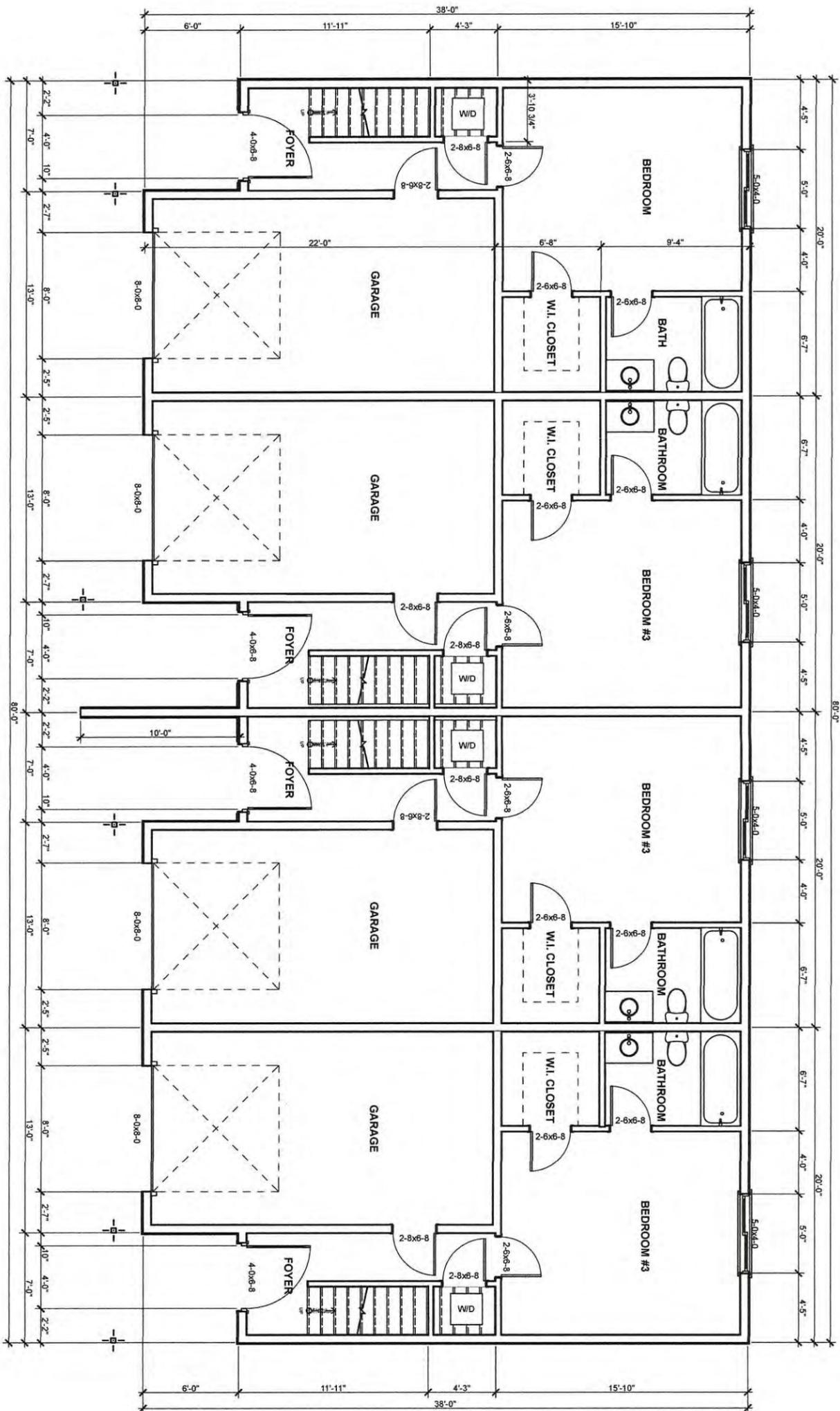
Plan# 4-2951-3
4-UNIT RES.

UD 21206
0-300-368-0821
CAD 11/8

AI

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E-Mail - stockton@wa-net.com

1
FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



Floor Plan Building 'A'

NOTES
1) ALL SQUARE FOOTAGE MEASUREMENTS ARE TAKEN FROM THE OUTSIDE OF THE STRUCTURAL WALL

SQUARE FOOTAGE PER UNIT
1ST FLOOR: 433 SQ. FT.
2ND FLOOR: 732 SQ. FT.
LIVING TOTAL: 1,165 SQ. FT.
GARAGE: 285 SQ. FT.
UNIT TOTAL: 1,450 SQ. FT.

BELLAVISTA 4-PLEX
ARC LAND DEVELOPMENT
16633 VENTURA BLVD. #1017
ANCINO, CA 91431



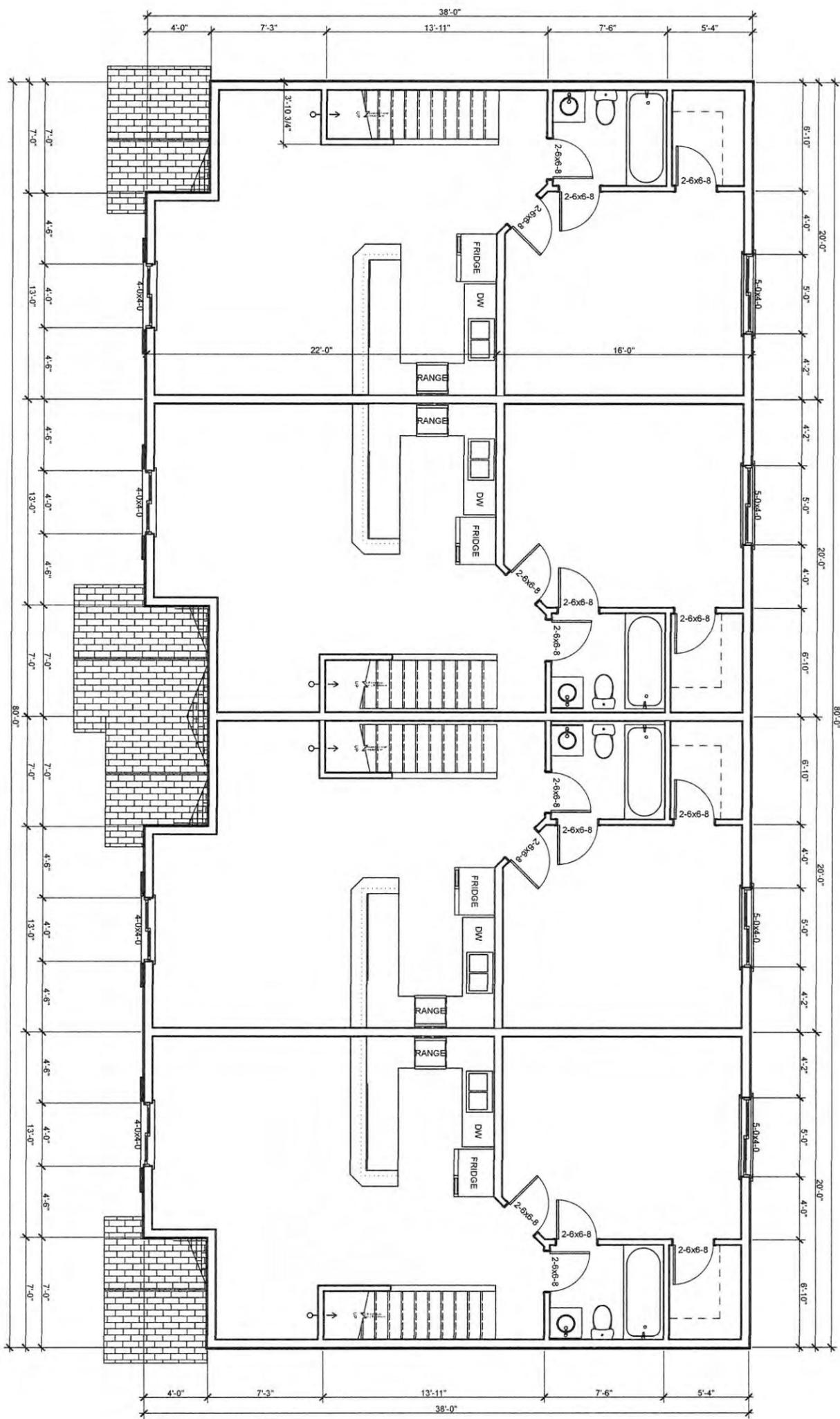
MCMILLEN DESIGNS
COMMERCIAL & RESIDENTIAL ARCHITECTURE
180 E. NELSON AVE, PMB140
WASILLA, ALASKA 99654
PHONE: 907.376.5755 FAX: 907.376.5765
Email: brian@mcmlendesigns.com www.mcmlendesigns.com

BY	REVISIONS	DATE

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") BEING ENLARGED OR REDUCED AFFECTING ALL LABELED SCALES.

Date: 3/6/2014
Scale: AS NOTED
Drawn: [blank]
Job: [blank]
Sheet: [blank]

1 SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



BELLAVISTA 4-PLEX
ARC LAND DEVELOPMENT
16633 VENTURA BLVD. #1017
ANCINO, CA 91431

BY	REVISIONS	DATE

IF THE ABOVE REVISIONS ARE NOT MEASURED, ONE INCH EXACTLY, THIS DRAWING WILL HAVE AFFECTING ALL DIMENSIONS.

Date: 3/6/2014

Scale: AS NOTED

Drawn: AS NOTED

Job: AS NOTED

Sheet: AS NOTED

A.08

Printed On: 3/6/2014



MCMILLEN DESIGNS

COMMERCIAL & RESIDENTIAL ARCHITECTURE

189 E. NELSON AVE. PMB140
WABILLA, ALASKA 99654

PHONE: 907.376.5755 FAX: 907.376.5765
Email: brian@mcmlendesigns.com www.mcmlendesigns.com

PAGE

INTENTIONALLY

LEFT

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CERTIFICATE OF SERVICE

1. I am the Planning Clerk for the City of Wasilla.
2. I certify on this 24th day of March, 2014, I mailed 139 notices of: Public for PUD14-01 via first class U.S. Mail and by hand delivery regarding the following:

Land Use Permit # PUD14-01.

Residents within 1,200'	<u>109</u>
Review Agencies	<u>25</u>
Planning Commissioners & City Council Members	<u>12</u>
Total	<u>146</u>

DATED at Wasilla, Alaska, March 24, 2014.

CITY OF WASILLA

Tahirih Revet

TAHIRIH REVET
Planning Clerk

Attest:

Tina Crawford

TINA CRAWFORD
City Planner

6865000L002A
ALASKA CLUB PARTNERS LLC
5201 E TUDOR RD
ANCHORAGE, AK 99507

6704000T00A
ALASKA RAILROAD CORP
PO BOX 107500
ANCHORAGE, AK 99501-7500

3391B03L010A
ALASKA ROTEQ CORP
2051 E FOUNDARY WAY
WASILLA, AK 99654

17N01W11C014
ALASKA STATE OF
DEPT OF TRANS & PUB FAC
PO BOX 196900
ANCHORAGE, AK 99519-6900

9997000U0179
AT&T MOBILITY
909 CHESTNUT ST
C/O AT&T PROPERTY TAX DEPT RM
36-M-1
ST LOUIS, MO 63101-3004

2513B01L012
BAKER DAVID L SR & TINA A
2301 W SILVER HILLS CIR
WASILLA, AK 99654-5335

9080000U1782-3
BALDWIN JANE
11141 LIPSCOMB ST
ANCHORAGE, AK 99516-1512

6799000T003
BDC WASILLA L P
1556 PARKSIDE DR
WALNUT CREEK, CA 94596

2548B01L008
BERNTSEN KEITH C
4125 E RUTH DR
WASILLA, AK 99654

2513B01L010
BEST HELEN M
PO BOX 671282
CHUGIAK, AK 99567-1282

9076000U1796-4
BRENT DEBRA A
2521 E MT VILLAGE DR
STE B PMB 733
WASILLA, AK 99654

3099B01L002
BURGER KING CORPORATION
5505 BLUE LAGOON DR
MIAMI, FL 33126

9119000U1786-2
CAN/AM INVESTMENT GROUP LLC
PO BOX 112544
ANCHORAGE, AK 99511-2544

2513B01L013
CAPELLINI KARLA
1001 S WOODCREST CIR
WASILLA, AK 99654-8213

2513B03L003
CHAVEZ DENNIS E & MARIA A
1360 E WOODCREST DR
WASILLA, AK 99654

4755B01L012A
CLARK PATRICK J & KATHERINE
1500 E COURTLAND CIR
WASILLA, AK 99654

2513B02L008
CLEVELAND RANDY J
PO BOX 870434
WASILLA, AK 99687-0434

2513B02L009
COLLINS JASON ROBERT
281 SKWENTNA DR
ANCHORAGE, AK 99504-4887

9997000U0221
CONOCO PHILLIPS AK INC
KUPARUK WASILLA INVENTORY
PO BOX 100360
ATTN: TAX DEPT ATO 2100
ANCHORAGE, AK 99510-0360

1116B03L014
COOK TYLER & CHERI L
44152 STERLING HWY
SOLDOTNA, AK 99669-8031

9080000U1784-3
CORNELIUS BARRY
JUST-CORNELIUS GAIL
PO BOX 1124
WILLOW, AK 99688-1124

1116B03L006
CORPORATE WAY PROPERTIES LLC
PO BOX 1318
EUGENE, OR 97440-1318

9076000U1798-2
CULBERTSON WILLIAM P
LACHER RANDY K
1175 E SNOW HILL AVE
WASILLA, AK 99654-5751

6799000T001
DBC LLC
PO BOX 9456
% PROPERTY TAX DEPT T-2339
MINNEAPOLIS, MN 55440-9456

2548B01L013
DEARBORN JAYSON N
980 S TRUNK RD
PALMER, AK 99645-8941

2548B02L002
DEMENKO SERGEY
PO BOX 874896
WASILLA, AK 99687-4896

9080000U1782-4
DEMMERT EMMA J
1782 E NEIL CIR
APT 4
WASILLA, AK 99654-8224

4653000L010
DENALI FOODS INC
3301 DENALI ST
STE 200
ANCHORAGE, AK 99503

2513B01L008
DIDRICKSON DEANNA
960 S WOODCREST CIR
WASILLA, AK 99654

9080000U1784-4
DONALDSON ROBERT B
1784 E NEIL CIR
APT 4
WASILLA, AK 99654-8239

1116B03L020
DONNELLY CHRISTINA A
PO BOX 874141
WASILLA, AK 99687-4141

9076000U1800-4
ENTRUST RETIREMENT SERV INC FBO
NEW MICHAEL C IRA #12501-21
17171 PARK ROW
STE 100
HOUSTON, TX 77084-4935

9076000U1800-2
FLORES JESSE D & MARIA E J
1800 E NEIL CIR
2
WASILLA, AK 99654

9080000U1790-2
FORRESTER VIVIAN C
1790 E NEIL CIR
2
WASILLA, AK 99654

6641000T00B
G & M WASILLA LLC
855 BROAD ST
STE 300
BOISE, ID 83704

4755B01L013A
GREEN WILLIAM J & DONNA E
PO BOX 875470
WASILLA, AK 99687-5470

2513B01L007
HAYES HEATHER MAY R
% HEATHER SWEETSER
PO BOX 4014
PALMER, AK 99645-4014

1116B03L007
HILL STEVE S
HATT JEFFREY E
1960 E FOUNDRY WAY
WASILLA, AK 99654

2513B02L011
JENSEN GRACE A
1301 E WOODCREST DR
WASILLA, AK 99654

9076000U1796-1
JOSWIAK CHARLES
1796 E NEIL CIR
WASILLA, AK 99654

1116B03L019
EDGE FITNESS LLC
PO BOX 873720
WASILLA, AK 99687-3720

4653000L007
FALCONER & LENTFER PRTNR
8400 SKYHILLS DR
ANCHORAGE, AK 99502-3982

9080000U1784-2
FOLGER GARY & PATRICIA L
1784 E NEIL CIR
2
WASILLA, AK 99654

6905000T00A-1B
FRED MEYER STORES INC
WEST VALLEY PROP LLC
% THE KROGER COMPANY
PROPERTY TAX - 7TH FLOOR
1014 VINE ST
CINCINNATI, OH 45202-1100
4653000L005
GOLDRUSH-WASILLA LLC
1771 S VICTORIA AVE
VENTURA, CA 93003

9080000U1788-2
HAHN RANDAL N
PO BOX 876206
WASILLA, AK 99687-6206

5769000L001
HD DEV OF MARYLAND INC
PO BOX 105842
% PROPERTY TAX DEPT # 1304
ATLANTA, GA 30348-5842

2513B03L001
HUDSON MICHAEL A&SANDRA J
2900 S SAINDON ST
WASILLA, AK 99654

1116B03L022
JENSON DWAYNE & LISA
1061 S ENTERPRISE ST
WASILLA, AK 99654-8253

3099B01L003
K & S ENT LTD
110 E HERNING AVE
WASILLA, AK 99654-7029

1116B03L023
ENTERPRISE PROPERTIES LLC
22750 MCMANUS DR
CHUGIAK, AK 99567-5446

7078000T00M
FIRST NAT'L BANK ALASKA
PO BOX 100720
ANCHORAGE, AK 99510-0720

9080000U1782-2
FORRESTER CHRISTOPHER
1782 E NEIL CIR
APT 2
WASILLA, AK 99654-8224

9119000U1780-1
G & L INVESTMENTS LLC
9350 AUTUMN DR
ANCHORAGE, AK 99507

1116B03L012
GREEN INVESTMENTS LLC
GREEN DONNA E
1501 E COURTLAND CIR
WASILLA, AK 99654

2513B01L006
HANCOCK HOWARD W III & DAWN R S
PO BOX 242143
ANCHORAGE, AK 99524-2143

2513B02L005
HERMON JESSE R & KRISTEN M
1300 E GLENWOOD AVE
WASILLA, AK 99654

2513B01L009
JACKSON MOLLY P
930 S WOODCREST CIR
WASILLA, AK 99654

4929000L011A
JMJ PROPERTIES WASILLA LLC
200 W 34TH AVE
PMB 1172
ANCHORAGE, AK 99503

9076000U1798-3
KIM YOO YIN
YANG SUN JA
910 S FELTON ST
PALMER, AK 99645-6552

4956000T00A6
KINN FOLK LLC
9900 HILLHAVEN
ANCHORAGE, AK 99507

9076000U1796-2
KURKA DONNA
1796 E NEIL CIR
2
WASILLA, AK 99654

1116B03L021
KUZMIN ILIA N & IRINA F
PO BOX 3433
HOMER, AK 99603-3433

2954B01L009
LACKEY MARK E & RHONDA M
1330 E WOODCREST DR
WASILLA, AK 99654

9080000U1794-1
LAWTON ARTHUR S JR
1794 E NEIL CIR
1
WASILLA, AK 99654

9076000U1796-3
LEWIS RICHARD J
1796 E NEIL CIR
3
WASILLA, AK 99654

2513B03L006
LOLIE LINDA A
1441 COURTLAND CIR
WASILLA, AK 99654

2513B01L011
LOWE NOLA G
PO BOX 874973
WASILLA, AK 99687-4973

1116B03L024
MAHONEY TIMOTHY
14607 TERRACE LN
EAGLE RIVER, AK 99577-9276

2513B01L005
MARCINIAK GARY S & EVELYN E
PO BOX 111261
ANCHORAGE, AK 99511-1261

2548B02L001
MCGRATH FAMILY TR
MCGRATH NICHOLAS J & JANET E TRES
3191 S SKY RANCH LOOP
PALMER, AK 99645-9006

1116B03L008
MOFFITT TRACY A & KATHY A
PO BOX 3337
PALMER, AK 99645-3337

2954B01L010
MURCHIE PHILLIP A JR
PO BOX 112515
ANCHORAGE, AK 99511-2515

9080000U1788-4
NEW MICHAEL C
6 MUREX ST
BAY CITY, TX 77414-2774

2954B01L011
NIMMO ERIC & LEA JEAN LVG TR
1480 E COURTLAND CIR
WASILLA, AK 99654

9105000U1792-1
NORTH STATE INDUSTRIES INC
PO BOX O
SANDPOINT, ID 83864

2548B01L012
PACKA JEREMIAH D & JESSICA D
PO BOX 4371
PALMER, AK 99645-4371

4653000L009
PALMER TOWER LLC
PO BOX 2444
PALMER, AK 99645-2444

3099B03L001
PARAMOUNT INV LLC
774 FISCHER AVE
ANCHORAGE, AK 99518

2513B02L010
PAVLUS VASILIIY & VALENTYNA
PO BOX 875322
WASILLA, AK 99687-5322

3099B01L001
PEDERSEN FAM LTD PRTNRSHP
PO BOX 871
% FLOYD PEDERSEN
MARYSVILLE, CA 95901-0871

2548B01L011
PENA M ELIJAH & JESSICA A
PO BOX 141116
ANCHORAGE, AK 99514-1116

2513B03L004
PETERS CHAS R II & LESLIE
PO BOX 870651
WASILLA, AK 99687-0651

2548B01L010
PIONEER PEAK ASPHALT SERVICES LLC
PO BOX 876584
WASILLA, AK 99687-6584

4956000T00A4
QUAKE REAL ESTATE LLC
2706 W COLFAX AVE
DENVER, CO 80204-2346

9080000U1790-3
RICE STEPHEN R
1790 E NEIL CIR
3
WASILLA, AK 99654

9080000U1784-1
ROGERS WILLIAM R & ROSEMARY G
308 N TIFFANY DR
PALMER, AK 99645-7739

17N01W14A001
SHAW DAN'L K & SHIRLEY A
PO BOX 871117
WASILLA, AK 99687-1117

17N01W11C021
SMITH DAVID F
PO BOX 870110
WASILLA, AK 99687-0110

2513B03L002
SNYDER CHLOE M
1370 E WOODCREST DR
WASILLA, AK 99654-8215

9076000U1800-3
ST JOHN DONNA M
1800 E NEIL CIR
3
WASILLA, AK 99654

2548B01L014
SUH SUNG H
3811 MINNESOTA DR
ANCHORAGE, AK 99503-5645

2954000T00A-2
SUMNER RICHARD C&C YVONNE
PO BOX 872992
WASILLA, AK 99687-2992

6922000T002A-1A
SUSITNA INVESTMENTS LLC
13340 RIDGEWOOD CIR
ANCHORAGE, AK 99516

9076000U1798-1
SWETT ALLEN J
MCGOWEN DENISE
PO BOX 871993
WASILLA, AK 99687-1993

2954B01L008
THORN CRAIG A & DEBRA K
PO BOX 3214
PALMER, AK 99645-3214

9105000U1792-2
TORRES CRISTINA
10137 CHICKALOON ST
EAGLE RIVER, AK 99577-7220

9080000U1794-2
VAN SCIVER MINSUN
PO BOX 773464
EAGLE RIVER, AK 99577-3464

2513B03L005
VANNI EUGENE L
1421 COURTLAND CIR
WASILLA, AK 99654

2548B01L015
WADDELL WILIAM & DIXIE LVG TR
WADDELL WILLIAM & DIXIE TRES
18915 OLD GLENN HWY
CHUGIAK, AK 99567

2513B02L007
WALLING REX R
PO BOX 3084
PALMER, AK 99645-3084

9080000U1790-1
WANN HELEN J
4450 E NEIL CIR
1
WASILLA, AK 99654

6641000T00A
WASILLA DEVELOPMENT CO LLC
4450 CORDOVA ST
STE 100
ANCHORAGE, AK 99503-7273

5937000L003A
WASILLA PLACE LLC
11833 268TH DR SE
DUVALL, WA 98019

6799000T010
WELLS FARGO BANK N A
333 MARKET ST
11TH FLR
SAN FRANCISCO, CA 94105

9080000U1788-1
WELLS SAMANTHA K
5930 E ALDER CIR
WASILLA, AK 99654-4255

6905000T00A7-1
WEST VALLEY PROP LLC
FRED MEYER STORES INC
PO BOX 110938
% ROBERT CARLE
ANCHORAGE, AK 99511-0938

9076000U1800-1
WHITE PAUL R
PO BOX 13137
TRAPPER CREEK, AK 99683-3137

4653000L008
ZAN INC
PO BOX 2009
KENAI, AK 99611-2009

Tom Brooks
Alaska Railroad Corp
PO Box 107500
Anchorage, AK 99501

Corps of Engineers
Regulatory Branch
PO Box 6898
Elmendorf AFB, AK 99506-0898

Richard Boothby
EMS/Central Mat-Su Fire Dept
Fire Code Official Captain
101 W. Swanson Ave
Wasilla, AK 99654

ENSTAR
PO Box 190288
Anchorage, AK 99519-0288

FAA
Airport Division
222 W. 7th Ave
#14
Anchorage, AK 99513

Kathy Wells
Friends of Mat-Su
PO Box 116
Palmer, AK 99645

Troy Scheuner
GCI
501 N. Main St
Suite 130
Wasilla, AK 99654

MEA
PO Box 2929
Palmer, AK 99645

MSB Chief of Code Compliance
350 E. Dahlia Ave
Palmer, AK 99645

MSB Cultural Resources Specialist
350 E. Dahlia Ave
Palmer, AK 99645

MSB Fire Chief
101 S. Swanson Ave
Wasilla, AK 99654

MSB Planning Director
350 E. Dahlia Ave
Palmer, AK 99645

MSB Platting Division Officer
350 E. Dahlia Ave
Palmer, AK 99645

MSB Public Works Director
350 E. Dahlia Ave
Palmer, AK 99645

MTA
Real Estate Department
PO Box 3550
Palmer, AK 99645

NRCS
Soil & Water Conservation
1700 E. Bogard Rd
#203
Wasilla, AK 99654

Oran Wooley
SOA/DEC
Waste Water RVW
1700 E. Bogard Rd
Bldg B, #103
Wasilla, AK 99654

Roy Robertson
SOA/DEC
Waste Water RVW
1700 E. Bogard Rd
Bldg B, #103
Wasilla, AK 99654

SOA/DNR
Commissioner's Office
550 W. 7th Ave
Suite 1400
Anchorage, AK 99501

SOA/DNR
WATER Resources
550 W. 7th Ave
Suite 1020
Anchorage, AK 99501

SOA/DFG/Habitat
1800 Glenn Hwy
Suite 6
Palmer, AK 99645

SOA/DNR
Technical Services
550 W. 7th Ave
Suite 650
Anchorage, AK 99510-3577

SOA/DOTPF
Mat-Su Area Planner
PO Box 196900
Anchorage, AK 99519-6900

Superintendent
SOA/DOTPF
289 Inner Springer Loop
Palmer, AK 99645

Daniel Kelly, Jr
581 Briar Dr
Wasilla, AK 99654

Glenda Ledford
960 S. Century Drive
Wasilla, AK 99654

Jessica Dean
209 S. Vix Way
Wasilla, AK 99654

Loren Means III
1668 Pittman Road
Wasilla, AK 99687

Claudia Pinard
646 Peck Street
Wasilla, AK 99654

COW Public Works Director
Archie Giddings

City Council
Leone Harris

City Council
Gretchen O'Barr

City Council
Collen Sullivan-Leonard

City Council
Clark Buswell

City Council
Brandon Wall

City Council
David Wilson



CITY OF WASILLA

290 E HERNING AVENUE
WASILLA AK 99654-9050
PHONE: (907) 373-9050
FAX: (907) 373-9092

NOTICE

OF APPLICATION FOR PLANNED UNIT DEVELOPMNET

APPLICANT/OWNER: JYG Investment Group, LLC

LOCATION: Lot 2C, Creekside Plaza Subdivision

FILE NO: PUD 14-01

PROJECT: Planned Unit Development to develop a 16-lot subdivision with one fourplex per lot (a total of 64 residential dwelling units.), generally located south of the Alaska Club and east of E. Old Matanuska Road.

A public hearing will be held on April 8, 2014 at 7:00 PM in the City of Wasilla, Council Chambers.

Comments may be submitted in writing on or before April 1, 2014 to be included in the packet. Comments received after that date will be available at the public hearing. Please submit comments or requests for more information to:

CITY OF WASILLA
PLANNING OFFICE
290 EAST HERNING AVE
WASILLA, AK 99654

TELEPHONE: 373-9020
FAX: 373-9021
EMAIL: planning@ci.wasilla.ak.us

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NOTIFICATION OF PUBLIC HEARING
-PLANNED UNIT DEVELOPMENT (PUD)-

DATE: March 24, 2014

CASE: PUD14-01

APPLICANT (S): JYG Investment Group, LLC

REQUEST: Approval of a Planned Unit Development (PUD) to develop a 16-lot subdivision with one fourplex per lot (a total of 64 residential dwelling units.)

A public hearing on this request is scheduled for **April 8, 2014 at 6:00 PM** in the City Council Chambers. Comments may be submitted in writing by filling in the spaces provided below and mailing to: City of Wasilla, Planning Office, 290 E. HERNING AVE, Wasilla, AK 99654. If there is not enough room below please attach a separate piece of paper. Comments may also be faxed to (907) 373-9021 or emailed to planning@ci.wasilla.ak.us. Written comments on this PUD request must reach the Planning Office on or before April 1, 2014 in order to be included in the packet. Comments received after that date will be available at the public hearing.

Anyone wishing to review the application for this case is encouraged to contact the Planning Office for additional information.

Name _____

Address _____

Lot _____ Block _____ Subdivision _____

Comments:



CITY OF WASILLA
PLANNING OFFICE
290 E HERNING AVE
WASILLA, AK 99654
PHONE 373-9020 FAX 373-9021

FIRST CLASS

PUBLIC NOTICE

PUD 14-01

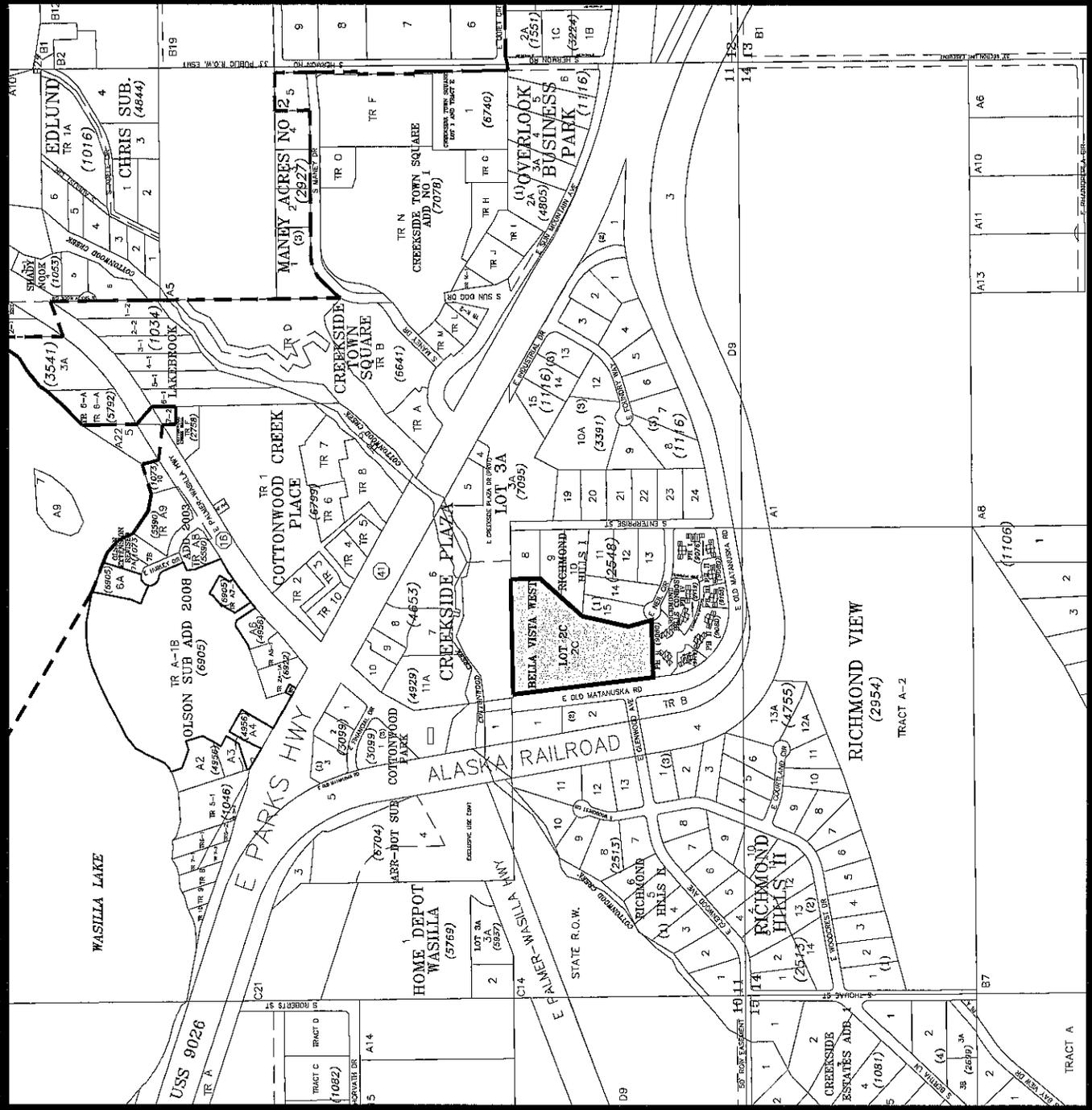
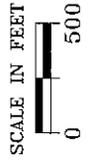
Approval of a Planned Unit Development (PUD) to develop a 16-lot subdivision with one fourplex per lot (a total of 64 residential dwelling units.)

Applicant:
JYG Investment Group, LLC



SUBJECT PROPERTIES

CITY OF WASILLA
BOUNDARY



By: Planning
Public Hearing: 04/08/14
Adopted:

**WASILLA PLANNING COMMISSION
RESOLUTION SERIAL NO. 14-04**

A RESOLUTION OF THE WASILLA PLANNING COMMISSION RECOMMENDING APPROVAL OF A PLANNED UNIT DEVELOPMENT (PUD) TO DEVELOP A 16-LOT SUBDIVISION WITH ONE FOURPLEX PER LOT (A TOTAL OF 64 RESIDENTIAL DWELLING UNITS.)

WHEREAS, Alaska Rim Engineering, Inc., agent for JYG Investment Group, LLC, submitted an application on March 14, 2014 for approval of a PUD to develop a 5.82 acre parcel into a 16-lot subdivision with 64 residential dwelling units (one fourplex per lot); and

WHEREAS, the subject property on the eastern side of Old Matanuska Road just north of E. Glenwood Avenue and is located on Lot 2C, Creekside Plaza Subdivision (Plat No. 2014-21 – recently subdivided from Lot 2A, Creekside Plaza Subdivision); and

WHEREAS, WMC 16.16.070 states that a PUD is approved as rezoning overlay district; and

WHEREAS, the Planning Commission is required to make a recommendation with written findings to the City Council for all rezoning/PUD request; and

WHEREAS, the Wasilla Planning Office mailed notices of the request to 109 property owners within 1,200 radial feet of the proposed development; and

WHEREAS, the public hearing date and time was publicly advertised; and

WHEREAS, the Wasilla Planning Commission deliberated on this request taking into account the information submitted by the applicant, the evaluation and recommendations of staff contained in the staff report, public testimony - both written

and verbal comments, the applicable provisions of the Wasilla Comprehensive Plan, and other pertinent information brought before them; and

WHEREAS, the Wasilla Planning Commission has developed Findings of Fact to summarize the basic facts and reasoning of the commission; and

WHEREAS, after due consideration, the Planning Commission hereby determines that this application meets all applicable provisions of Wasilla Municipal Code.

NOW, THEREFORE BE IT RESOLVED, that the Wasilla Planning Commission recommends that the City Council approve this PUD application with the Findings of Fact attached as Exhibit A and incorporated herein and with the following conditions:

1. All development on the site must substantially comply with the site plan and landscape plans attached as Exhibit B. Any changes to the plans must be submitted to the City Planner for review. Minor revisions may be approved by the City Planner and all other changes must be approved as a rezoning request/amendment to the PUD.
2. The applicant must preserve all existing vegetation in the right-of-way along Old Matanuska Road that abuts Lots 1 and 13, including the existing vegetation on Lots 1 and 13 between the western building edge to the multi-purpose path, to preserve the natural beauty of this area. A minimal amount of clearing at the intersection of Kinzi Circle and Old Matanuska road may be cleared for the placement of a subdivision entrance sign/feature, subject to review and approval by the City Planner or Planning Commission.
3. The existing trees and vegetation must be retained to the greatest extent possible during installation of the water lines in front of Lots 14 – 16 and then must replant a minimum of a 20' wide buffer along Old Matanuska Road that screens and softens the appearance of these units from the roadway. The replanted buffer should achieve the same buffer effect as a 20' wide swath of the existing trees and vegetation.

4. The applicant must provide evidence of the creation of a homeowner's association and associated restrictions that prohibit the construction of fences within the subdivision and maintains and preserves all vegetated and grassed areas and bike path as open spaces for the enjoyment of all of the residents prior to occupancy of any of the buildings on the site.
5. No activity may commence on the site until all construction and landscape guarantees have been posted with and approved by the City.
6. The applicant shall submit a final PUD overlay district plan to the City Planner within one year after the date of the approval of the preliminary PUD overlay district plan as required in WMC 16.20.030(F).
7. The applicant must obtain the required driveway and water/sewer permits from the City Public Works Department. The proposed drainage plan must be approved by the City Public Works Director prior to any construction on the site.

ADOPTED by the Wasilla Planning Commission on -, 2014.

APPROVED:

 Glenda Ledford, Chairman Date

ATTEST:

 Tina Crawford, AICP, City Planner

EXHIBIT A
Wasilla Planning Commission Resolution 14-04
FINDINGS OF FACT

COMPLIANCE WITH WMC 16.16.050 – GENERAL APPROVAL CRITERIA

16.16.050 *An administrative approval, use permit, elevated administrative approval, elevated use permit or conditional use may be granted if the following general approval criteria and any applicable specific approval criteria of Section 16.16.060 are complied with. The burden of proof is on the applicant to show that the proposed use meets these criteria and applicable specific criteria for approval. An approval shall include a written finding that the proposed use can occur consistent with the comprehensive plan, harmoniously with other activities allowed in the district and will not disrupt the character of the neighborhood. Such findings and conditions of approval shall be in writing and become part of the record and the case file.*

16.16.050(1)&(5) *Neighbors/Neighborhoods. Due deference has been given to the neighborhood plan or comments and recommendations from a neighborhood with an approved neighborhood plan.*

Finding: This criterion is not applicable since this parcel is not part of an adopted neighborhood plan.

16.16.050(2) *Plans. The proposal is substantially consistent with the city comprehensive plan and other city adopted plans.*

Finding: The proposed use is consistent with the Comprehensive Plan's Mixed Use Future Land Use Map designation and the Commercial zoning district that implements the Comprehensive Plan.

16.16.050(3) *Special Uses. The proposal is substantially consistent with the specific approval criteria of Section 16.16.060.*

Finding: The specific approval criteria under 16.16.060 are not applicable since multi-family residential is not one of the special uses with additional criteria.

16.16.050(4) *Reviewing Parties. Due deference has been given to the comments and recommendations of reviewing parties.*

Finding: The City mailed 109 notices to neighboring property owners within 1200', 25 review agencies that are typically provided with the opportunity to comment, and the Planning Commission and City Council. At the time of packet preparation, only one comment was received that expressed concerns regarding the availability of water/sewer to serve the development and the traffic from the proposed 64 units. As indicated in the findings and the application packet, the development has direct access onto a major collector roadway (Old Matanuska Road) and will connect to city water and sewer services. Regarding the number of dwelling units, the Commercial zoning district has no limit on density provided that all other criteria are met.

Any comments received after distribution of the packet will be provided at the public hearing and be addressed at that time.

16.16.050(6) *Fire Safety and Emergency Access. The proposal shall not pose a fire danger as determined by the State Fire Marshal or the fire chief of the district in which the proposed use is located. Adequate access for emergency and police vehicles must be provided.*

Finding: The MSB Fire Chief's office will review the construction plans for compliance with all applicable fire codes, building codes and emergency access as related to the public health, safety and welfare prior to construction. Access for emergency vehicles will be provided from Old Matanuska Road and the proposed subdivision road.

16.16.050(7) *Traffic. The proposed use shall not overload the street system with traffic or result in unsafe streets or dangers to pedestrians.*

Finding: The proposed subdivision will be located at the western end of Old Matanuska Road, which is a major collector road. This multi-family development will not overload the street system or create unsafe streets or dangers to pedestrians.

16.16.050(8) *Dimensional Standards. The dimensional requirements of Section 16.24.010 are met.*

Finding: The attached site plan submitted by the applicant either complies with or requests the necessary variances as part of the PUD to the minimum setbacks and maximum height requirements of §16.24.010. The applicant has provided a table outlining the setback variances needed for this development in their PUD narrative. NOTE: Although they identify the need for side setback

variances for several lots, the Commercial zoning district allows a zero side setback provided that the building construction meets the State of Alaska Fire and Life Safety Regulations.

16.24.050(9) ***Parking. The parking, loading areas, and snow storage sites for the proposed development shall be adequate, safe and properly designed. The developer may be required to install acceptable lighting at pedestrian or vehicular access points.***

Finding: The site plan provides the required parking and snow storage areas.

16.16.050(10) ***Utilities. The proposed use shall be adequately served by water, sewer, electricity, on-site water or sewer systems and other utilities.***

Finding: The site is adequately served by water and sewer and other utilities are currently available in the area.

16.16.050(11) ***Drainage. The proposed use shall provide for the control of runoff during and after construction. All roads and parking areas shall be designed to alleviate runoff into public streets, adjoining lots and protect rivers lakes and streams from pollution. Uses may be required to provide for the conservation of natural features such as drainage basins and watersheds, and land stability.***

Finding: The proposed drainage plan indicates on-site storage for runoff from the site. Additionally, in-depth review and approval of the plans will be required by the Public Works department prior to construction.

16.16.050(12) ***Large Developments. Residential development of more than four units or non-residential development of more than ten thousand (10,000) square feet gross floor area may be required to provide a site plan showing measures to be taken for the preservation of open space, sensitive areas and other natural features; provision of common signage; provision for landscaping and provisions for safe and effective circulation of vehicles, pedestrians and bicycles. Nonresidential large developments must be located with frontage on one of the following class of streets: interstate, minor arterial, major collector or commercial.***

Finding: The site plan indicates sufficient open space, vehicle and pedestrian circulation, and landscaping. According to the applicant, all vegetated and grassed areas will be dedicated as common area for the development and will be maintained and managed by a homeowner's association. Fences will not be permitted so all residents will be able to utilize the open areas and a bicycle/pedestrian path will provide dedicated access from the interior lots to the path along Old Matanuska Road.

16.16.050(13) *Peak Use. The proposed use shall not result in significantly different peak use characteristics than surrounding uses or other uses allowed in the district.*

Finding: There should not be different peak use characteristics than the surrounding uses or area since the surrounding area is developed with higher density residential uses.

16.16.050(14) *Off-Site Impacts. The proposal shall not significantly impact surrounding properties with excessive noise, fumes or odors, glare, smoke, light, vibration, dust, litter, or interference in any radio or television receivers off the premises, or cause significant line voltage fluctuation off the premises. Radio transmitters and any electronic communications equipment regulated by the Federal Communications Commission is specifically excluded from regulation by this section. Welding, operation of electrical appliances or power tools, or similar activities that cause off site impacts as described above are specifically regulated by this subsection. Buffering may be required to ameliorate impacts between residential and nonresidential uses. The owner of the property upon which the buffer is constructed is responsible for the maintenance of the buffer in a condition that will meet the intent of these criteria.*

Finding: The proposed use should not generate any negative impacts to the surrounding properties.

16.16.050(15) *Landscaping. The proposed use shall be designed in a manner that minimizes the removal of trees and vegetative cover, and shall conform to the standards in this title concerning the provision and maintenance of landscaping, and any landscaping plan that is required for the proposed use under this title. The approval authority also may condition approval on the provision of the following:*

a. *A fenced storage area for common use, adequate to store boats, trailers, snowmobiles, recreational vehicles and similar items.*

b. Adequately sized, located and screened trash receptacles and areas.

Finding:

The applicant is requesting approval to remove all of the existing vegetation except a 15' wide strip of trees along the on the north, south, and eastern property boundaries. They propose to grass the remaining area and plant the required 36 trees and 72 shrubs throughout the development.

However, this is an area where the majority of the lots (including the condominium development to the southeast have retained a thick, natural buffer of trees and vegetation along Old Matanuska Road. The existing multi-purpose path along the east side of Old Matanuska Road is part of the City's parks and trail system and leads to a newly acquired natural, passive recreation park along Cottonwood Creek on the west side of Old Matanuska Road.

Therefore, staff is recommending that the PUD approval be conditioned upon them preserving all of the existing vegetation in the right of way along Old Matanuska Road that abuts Lots 1 and 13 including the existing vegetation on Lots 1 and 13 between the western building edge to the multi-purpose path to preserve the natural beauty of this area. A minimal amount of clearing at the intersection of Kinzi Circle and Old Matanuska road may be cleared for the placement of a subdivision entrance sign/feature, subject to review and approval by the City Planner or Planning Commission. In addition, they are proposing the clear the trees and natural vegetation in the right-of-way abutting Lots 14-16 to install water lines, staff is recommending that they be retain the existing trees and vegetation to the greatest extent possible and then replant a minimum of a 20' wide buffer along Old Matanuska Road that screens and softens the appearance of these units from the roadway. The replanted buffer should achieve the same buffer effect as a 20' wide swath of the existing trees and vegetation.

16.16.050(16)

Walkways, Sidewalks and Bike Paths. Pedestrian walkways or bicycle paths may be required where necessary to provide reasonable circulation or access to schools, playgrounds, shopping areas, transportation or other community facilities. Improvements must be constructed to standards adopted by the engineer.

Finding:

An existing multi-purpose path is located along Old Matanuska Road and the applicant is proposing to install a new bike/pedestrian path that will provide direct access to the existing path.

16.16.050(17)

Water, Sewage and Drainage Systems. If a proposed use is within five hundred (500) feet of an existing, adequate public water system, the developer may be required to construct a distribution system and the connection to the public system. A developer may be required to increase the size of existing public water, sewer or drainage lines or to install a distribution system within the development. The commission may require any or all parts of such installation to be oversized. The developer must submit to the engineer an acceptable plan that shows that if within ten (10) years an increase in capacity will be required to serve other areas how these needs will be met by oversized facilities. When installation of oversized facilities is required, the developer shall install such facilities at their own expense. The developer shall be reimbursed the amount determined by the engineer to be the difference in cost between the installed cost of the oversized utility lines and the installed cost of the utility lines adequate to serve both the development concerned and all other land to be served by the lines which is owned or under the control of the developer, provided the developer may not be required to install facilities unless funds for such oversizing have been appropriated for the purpose by the city and there is a sufficient unencumbered balance in the balance in the appropriation. No reimbursement may be made unless the developer has entered into such agreement with the city, including conveyances of personal property including lines, lift stations and valves and conveyances of land or rights in land, as the city determines may be necessary to ensure complete control by the city of its sewer, drainage and water lines when they are extended to serve the property of the developer. Notwithstanding the requirement that the developer construct improvements to existing systems, the commission may elect to accomplish the design or construction, or both, of improvements to be made to existing public systems. In such a case, the commission may require advance payment to the city of the estimated cost of work to be accomplished by the city. The developer shall reimburse the city for all expenses of such design or construction not paid in advance. A public system is adequate if, in the judgment of the engineer, it is feasible for the developer to make improvements to the public system which will provide the increased capacity necessary to serve the existing users and the new development at the same level as is being provided to the existing users. Prior to approval of a use for which a community water system is required, the developer must submit evidence showing that there is available a satisfactory source of water. A source of water is satisfactory only if it can be shown that the proposed source

will produce water sufficient in quality and quantity to supply the development. The water system and the connection between such distribution systems and the source must be sized and constructed to meet fire flow and hydrant requirements for fire protection and that the developer has obtained or can obtain a water appropriation permit or certificate for the water from the state. The system must be built to city specifications available from the engineer.

Finding: City utilities are in the immediate area and sufficient capacity exists for the proposed use. The applicant will coordinate with the Public Works department to obtain all necessary City permits.

16.16.050(18) ***Historic Resources. The proposed use shall not adversely impact any historic resource prior to the assessment of that resource by the city.***

Finding: At this time there are no known historic resources on the site. However, the Matanuska-Susitna Borough Cultural Resources Office was notified of the plans to develop this site.

16.16.050(19) ***Appearance. The proposed use may be required to blend in with the general neighborhood appearance and architecture. Building spacing, setbacks, lot coverage, and height must be designed to provide adequate provisions for natural light and air.***

Finding: There is adequate spacing between the buildings and the proposed use will be compatible with the surrounding uses.

16.16.050(20) ***Open Space and Facilities. The applicant may be required to dedicate land for open space drainage, utilities, access, parks or playgrounds. Any dedication required by the city must be based on a written finding that the area is necessary for public use or safety and the dedication is in compliance with adopted municipal plans and policy. The city finding shall conclude that a direct connection exists between the development and the need for the provision of the dedication...***

Finding: According to the applicant, all vegetated and grassed areas will be dedicated as common area for the development and will be maintained and managed by a homeowner's association. Fences will not be permitted so all residents will be able to utilize the open areas and a bicycle/pedestrian path will provide dedicated access from the interior lots to the path along Old Matanuska Road.

16.16.050(21) Winter Hassles. The proposed use shall not significantly increase the impact on the surrounding area from glaciation or drifting snow.

Finding: There are no foreseeable problems associated with winter conditions are anticipated for the proposed use and all snow storage will be accommodated on site.

COMPLIANCE WITH WMC 16.16.070 - REZONING

A. Initiation. A rezoning may be initiated by the developer, the planner, any member of the commission, a city council member, the mayor, or by a petition bearing the signatures of the owners of at least fifty-one (51) percent of the owners of property within the area proposed to be rezoned.

Finding: This criterion is met since the subject rezoning was initiated by the property owner.

B. Restrictions. Rezoning of an area less than two acres shall not be considered unless the rezoning involves the contiguous expansion of an existing zone, or a planned unit development overlay district. Streets or other rights-of-way shall not be included in calculating the minimum area for a rezoning. The area to be rezoned shall be a logical, integrated area.

Finding: This criterion is met since the parcel is approximately 5.8 acres.

C. Procedure. The application, acceptance notice, review and decision procedures for a rezoning shall follow the procedures set forth for a conditional use in Section 16.16.040. If the commission fails to act within twenty (20) days of the close of the hearing the rezoning request shall be considered approved and shall be forwarded to the council.

Finding: All applicable application, notice, review, and decision procedures were followed consistent with Section 16.16.040.

D. Criteria. The commission shall make a recommendation to the council based on written findings that the appropriate following criteria have been addressed:

1. Due deference has been given to the neighborhood plan; or comments and recommendations from a neighborhood with an approved neighborhood plan;

Finding: This criterion is not applicable since there are not any approved neighborhood plans in the area. However, notices were mailed to all property owners within 1200' to inform them of the proposed development and give them time to provide comments/concerns.

2. The proposed rezoning substantially complies with Section 16.16.050, and Section 16.20.030 in the case of the establishment or modification of a PUD overlay district;

Finding: The proposed PUD substantially complies with the applicable provisions of Section 16.16.050 General Approval Criteria and the PUD requirements in WMC 16.20.030. Detailed findings regarding consistency with the PUD requirements are included in this report. Additional in-depth review for consistency with Title 16 will be done by planning staff upon receipt of permit applications for future development on these parcels.

3. The proposed rezoning is in an area with adequate services, including as appropriate; roads, parking, sidewalks, water, sewer, gas, electricity, drainage, police and fire protection, or the developer has agreed to provide all the necessary improvements or services for the area;

Finding: The proposed development is in an area that has access to the services above or will provide them at time of development.

4. The comments from reviewing parties (Section 16.08.040) on the proposed rezoning have been adequately addressed;

Finding: At the time of packet preparation, only one comment was received that expressed concerns regarding the availability of water/sewer to serve the development and the traffic from the proposed 64 units. As indicated in the findings and the application packet, the development has direct access onto a major collector roadway (Old Matanuska Road) and will connect to city water and sewer services. Regarding the number of dwelling units, the Commercial zoning district has no limit on density provided that all other criteria are met.

Any comments received after distribution of the packet will be provided at the public hearing and be addressed at that time.

5. There is a demonstrated need for additional land in the zoning district to accommodate uses allowed;

Finding: This criterion is not applicable since the zoning designation will remain Commercial and the proposed multi-family use is consistent with the zoning. The PUD provides additional flexibility and relaxation of development standards.

6. The resulting district or expanded district will be a logical, integrated area; and

Finding: The proposed PUD is consistent with the multi-family uses along Old Matanuska Road.

7. The rezoning is in conformance with the city comprehensive plan.

FINDING: The proposed PUD is consistent with the intent of the Mixed Use future land use designation in the Comprehensive Plan. The implementation policies of the Comprehensive Plan states that the appropriate zoning for a FLUM should be the most appropriate for the area and should take into consideration the purpose of the zoning district, the proposed rezoning site, and the zoning and/or development pattern of the surrounding area.

COMPLIANCE WITH WMC 16.20.030 – PLANNED UNIT DEVELOPMENT OVERLAY DISTRICT

A. Purpose. The purpose of the PUD overlay district is to promote innovative and efficient land use and design by permitting greater flexibility in zoning requirements than this title generally permits. This flexibility should result in a more efficient and aesthetic development of the project site, allowing higher residential density or increased intensity or mix of uses than would be permitted in the underlying zoning district, while preserving harmony with uses in the surrounding area.

Finding: The relaxation of the setback and land clearing sections of the code allow a higher density that would otherwise be reached on this parcel. Developing more dense residential uses on the parcel is consistent with the other multi-family development in the area and is very close to the commercial core of the city, which provides the opportunity to walk or bike to obtain goods and services or to get to work.

B. Application. A PUD overlay district may be located in any zoning district, and may be used for any residential, commercial or industrial use or combination thereof. The terms and conditions of a PUD overlay district supplement the regulations in the underlying zoning district, and modify and supersede any conflicting regulations in the underlying zoning district. A PUD overlay district may be applied only to a parcel having an area not less than two acres, unless the planner finds one or more of the following factors justifies applying a PUD overlay district to a parcel having an area less than two acres:

- 1. Applying a PUD overlay district will permit reasonable development of the parcel while preserving an unusual physical or topographic feature of importance to the area as a whole;**

2. ***The parcel is adjacent to an existing PUD overlay district, and will be developed as an extension of, or compatibly with, that existing district;***
3. ***The project will use design features that benefit the general public and surrounding area, and that would not be permitted in the underlying zoning district;***
4. ***The project will provide a desirable mixture of uses, or meet a need for affordable residential, commercial or industrial development that would not be feasible under the regulations in the underlying zoning district; or***
5. ***The PUD overlay district will facilitate redevelopment in the downtown area as described in the comprehensive plan.***

Finding: The proposed PUD meets this criterion since the parcel is approximately 5.8 acres.

C. Permitted Uses. The permitted uses in a PUD overlay district shall be specified in the ordinance establishing the district, and may include any uses permitted in the underlying zoning district by administrative approval, use permit or conditional use permit that are appropriate in furtherance of the goals of the comprehensive plan and designed to complement each other. In addition, the following uses are permitted in a PUD overlay district:

1. ***Multifamily dwellings.***
2. ***The following uses that only serve permitted residential uses within the PUD overlay district: community buildings; indoor or outdoor recreation facilities; and recreational vehicle storage.***
3. ***Retail commercial uses that serve principally the permitted residential uses within the PUD overlay district and the surrounding neighborhood.***

Finding: The site plan for the proposed PUD indicates that one multi-family structure (fourplex) will be developed on each proposed lot, which is permitted in the Commercial zoning district as a Use Permit.

D. Design and Development Standards. All uses and structures in a PUD overlay district shall conform to the following design and development standards:

1. ***Buildings, parking areas, pedestrian, bicycle and vehicular ways, and utility easements shall be designed to promote public safety, minimize conflict between uses, and reasonably maintain topography and other natural features.***

Finding: The proposed PUD provides adequate building separation, parking areas, pedestrian and bicycle access and interconnectivity within

the site and significantly maintains the topography and other natural features.

2. ***The design shall take into account the relationship of the site to the surrounding areas and between differing uses on the site, and shall minimize adverse impacts between the project and adjacent land uses, and different types of potentially incompatible land uses. Incompatibilities to be mitigated include traffic congestion, noise, visual intrusion and hours of operation.***

Finding: The proposed PUD development is consistent with the surrounding land uses and will not create negative impacts.

3. ***If existing topographical or other barriers within ten (10) feet of the perimeter of the PUD overlay district do not sufficiently mitigate incompatibilities with adjacent existing uses, one or more of the following shall be required:***
 - a. ***Structures located on the perimeter of the district shall be set back in accordance with the front yard setback of the underlying zoning district.***
 - b. ***Screening or buffering shall be provided on the perimeter of the district in accordance with Section 16.33.030(G).***

Finding: The proposed PUD is compatible with the surrounding multi-family land uses and does not require any screening or buffering.

4. ***Common open space shall meet the following requirements:***
 - a. ***The common open space shall be for amenity or recreational purposes, and appropriate to the size and character of the district, including its residential density, expected number of residents or employees, topography, and the number and type of dwellings.***
 - b. ***The common open space shall be suitably landscaped for its intended use, except that natural features worthy of preservation may be left unimproved.***
 - c. ***Any buildings, structures and improvements in the common open space shall be appropriate to the uses that are authorized for the common open space.***
 - d. ***Common open space shall be operated and maintained either through an association of owners of property in the PUD overlay district established under Chapter 34.08 of the Alaska Statutes, or by a public agency that has accepted a dedication of the common open space.***

Finding: The site plan indicates sufficient open space, vehicle and pedestrian circulation, and landscaping. According to the applicant, all vegetated and grassed areas will be dedicated as common area

for the development and will be maintained and managed by a homeowner's association. Fences will not be permitted so all residents will be able to utilize the open areas and a bicycle/pedestrian path will provide dedicated access from the interior lots to the path along Old Matanuska Road.

5. ***Changes in Required Dimensions. The minimum lot and yard dimension requirements in the underlying zoning district may be waived for a PUD overlay district as necessary to achieve a better design, where compensating design or structural measures ensure adequate separation for fire protection, visual and acoustical privacy, and adequate light and air. Individual parcels in a PUD overlay district may exceed the maximum lot coverage in the underlying zoning district; provided, that the entire PUD overlay district does not exceed the maximum lot coverage. Building height in a PUD overlay district may exceed the maximum permitted in the underlying zoning district by fifty (50) percent; provided, that the design of improvements in the PUD overlay district protects uses and structures both inside and outside the PUD overlay district from adverse impacts on privacy, light and air.***

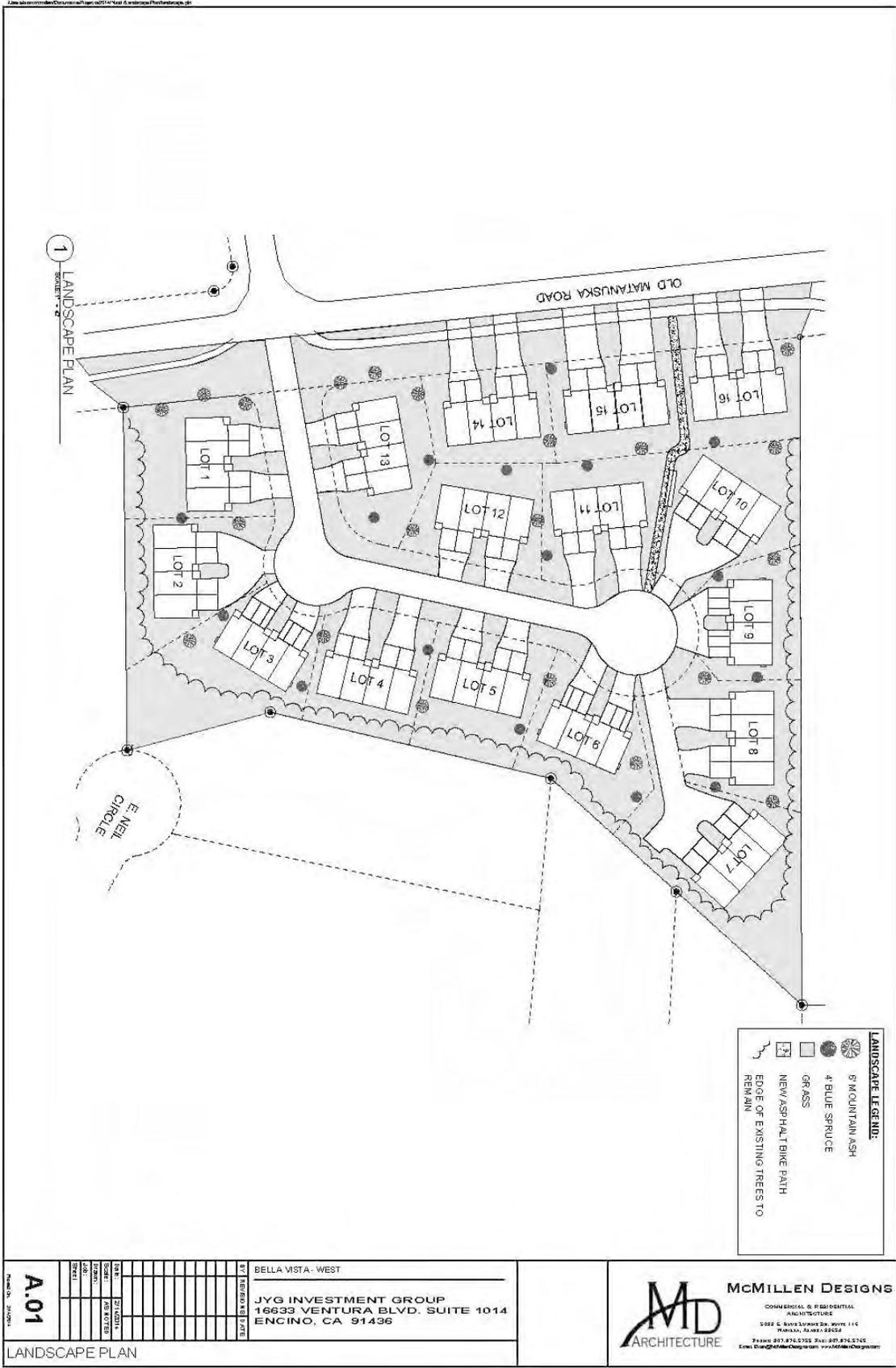
Finding: The proposed development requires waivers of the minimum setbacks, clearing requirements, and landscaping requirements, which are identified in detail in the applicant's PUD application materials and shown on the proposed site and landscaping plans.

6. ***Required Improvements. All streets, paving, curbs, sidewalks, utilities, street lighting and similar facilities must be developed according to city standards unless specifically waived upon recommendation of the public works director.***

Finding: All improvements will be constructed to applicable city and borough standards.

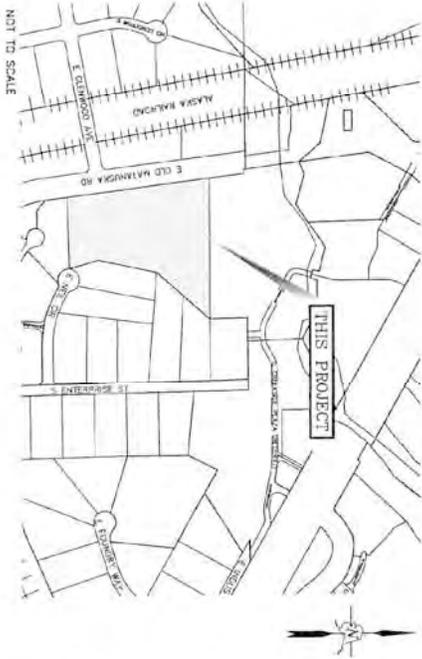
7. ***Project Phasing. An application for initial approval of a PUD overlay zone may provide for the project to be constructed and finally approved in sequential phases.***

Finding: The applicant is requesting that the PUD be approved for phased development as shown in their application materials.



BELLA VISTA WEST SUBDIVISION KINZI CIRCLE ROAD & UTILITIES DESIGN

MARCH 2014



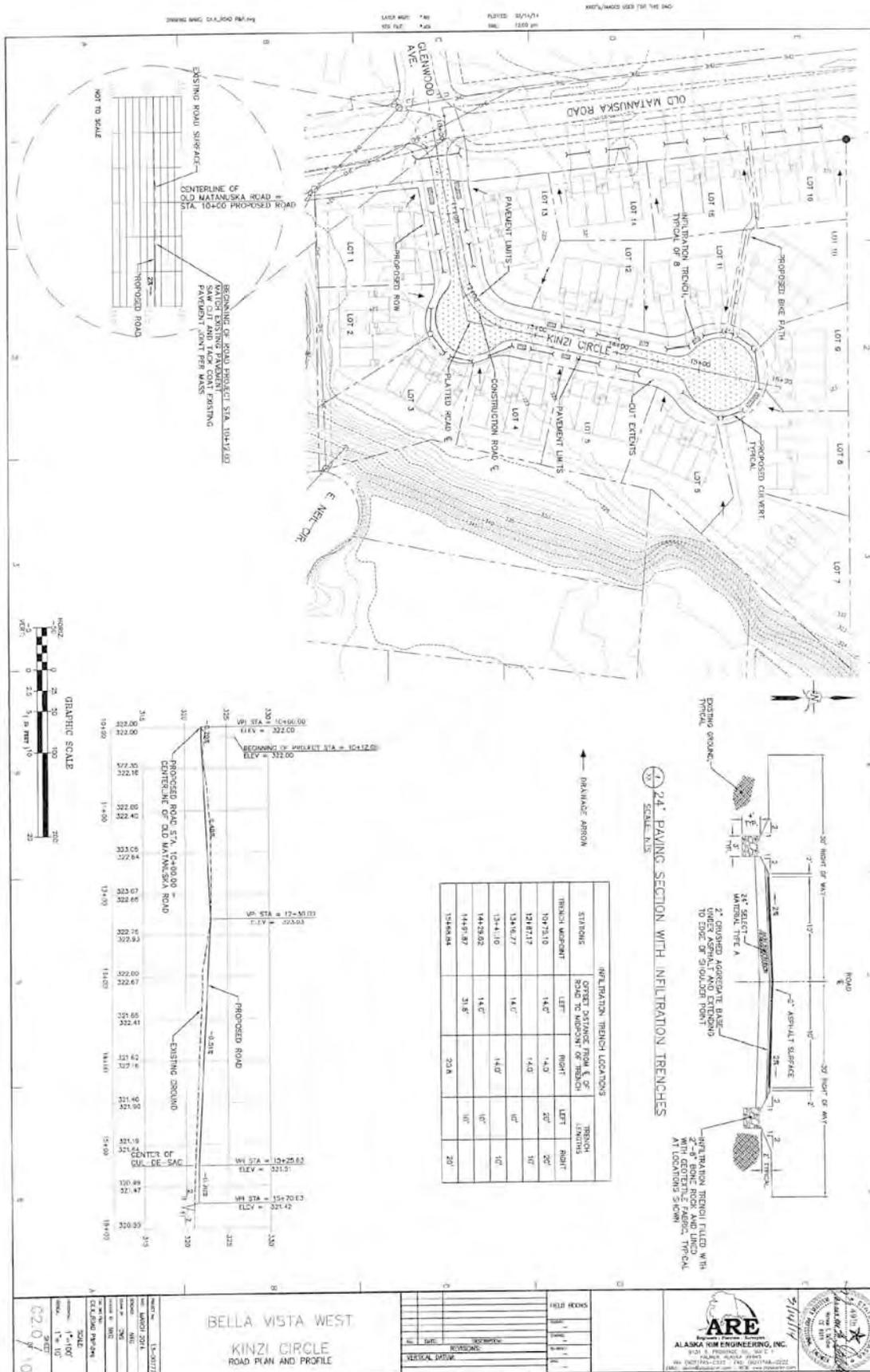
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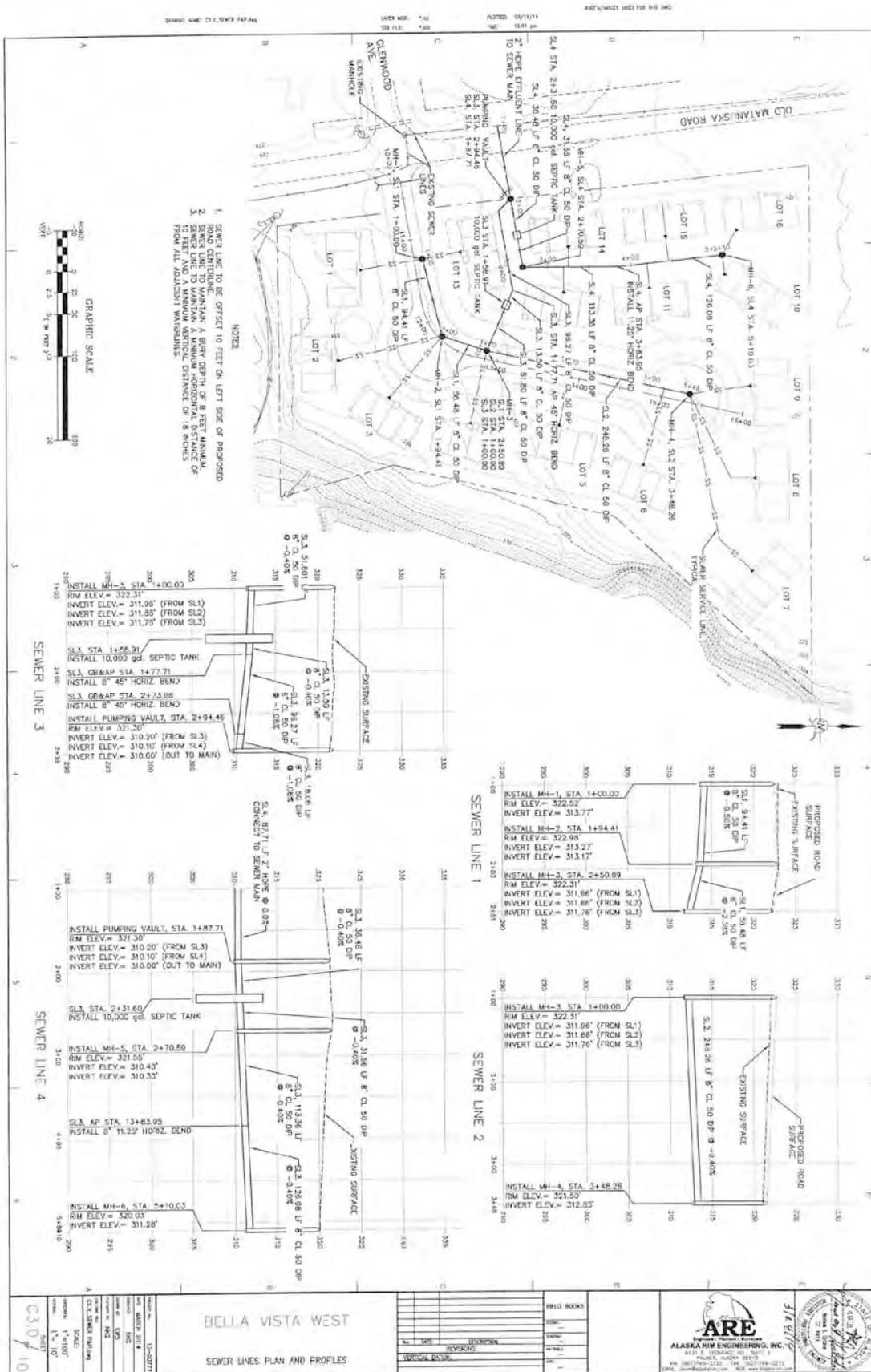


SHEET INDEX	
SHEET NO.	DESCRIPTION
COVER SHEET	COVER SHEET
G1.0	GENERAL NOTES, LEGEND AND ABBREVIATIONS
G1.1	SURVEY CONTROL
C1.0	PROPOSED SITE PLAN
C2.0	KINZI CIRCLE ROAD PLAN AND PROFILE
C3.0	SEWER LINES PLAN AND PROFILES
C3.1	SEWER DETAILS
C4.0	WATERLINES PLAN
C4.1	WATERLINE 1 PROFILE
C4.2	WATERLINE 2 PROFILE



Exhibit B
Resolution Serial No. 14-04





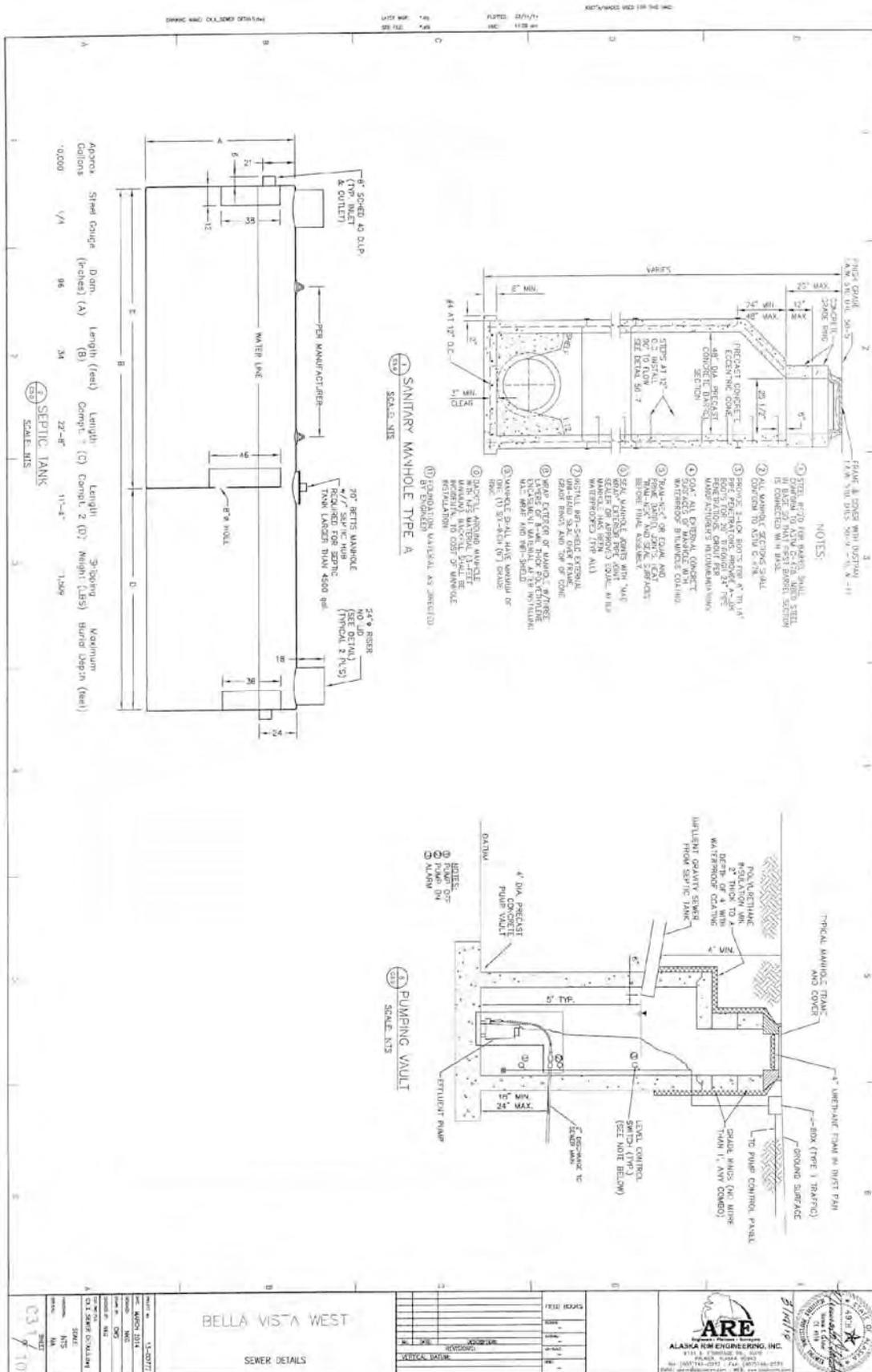
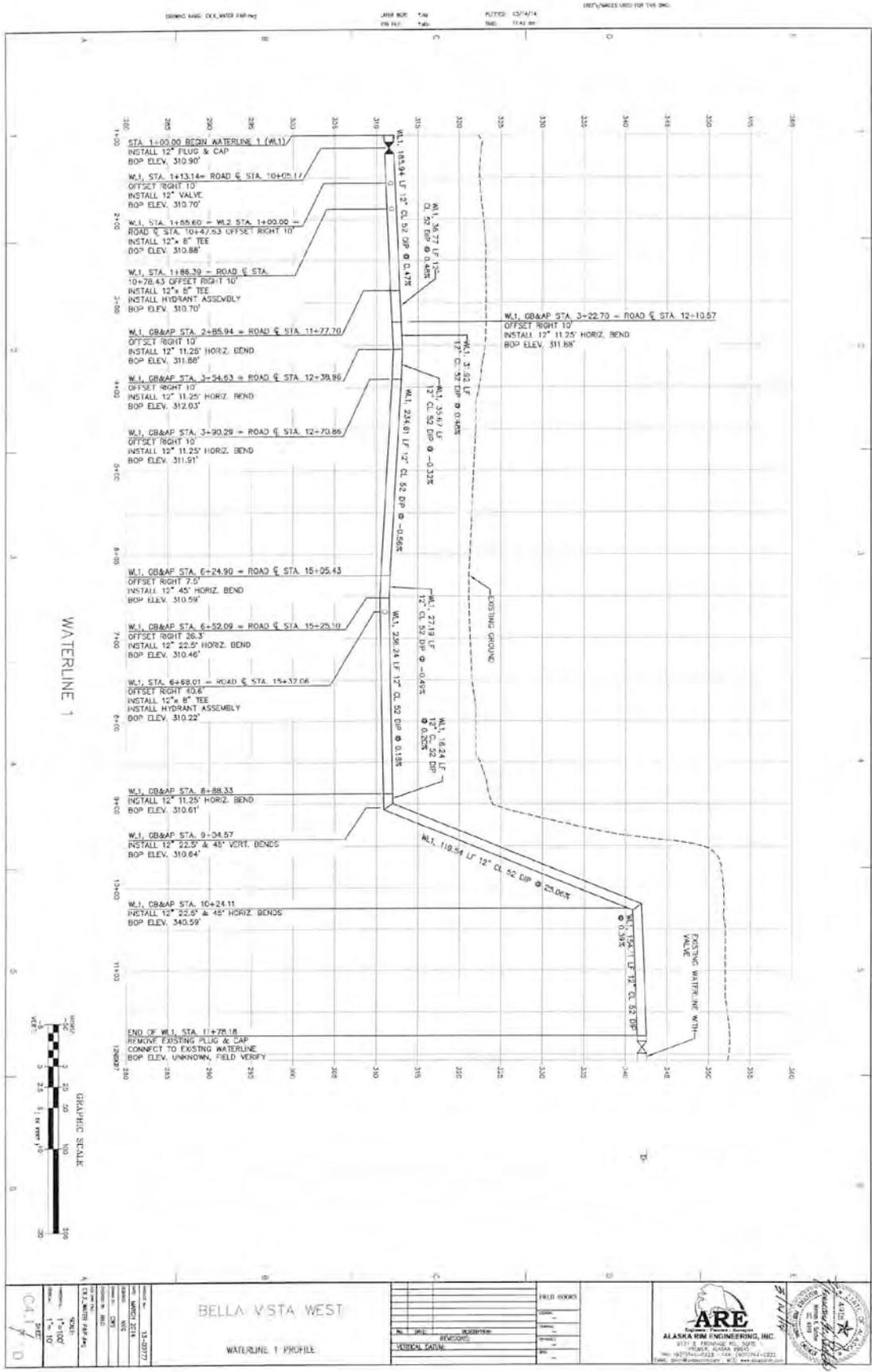
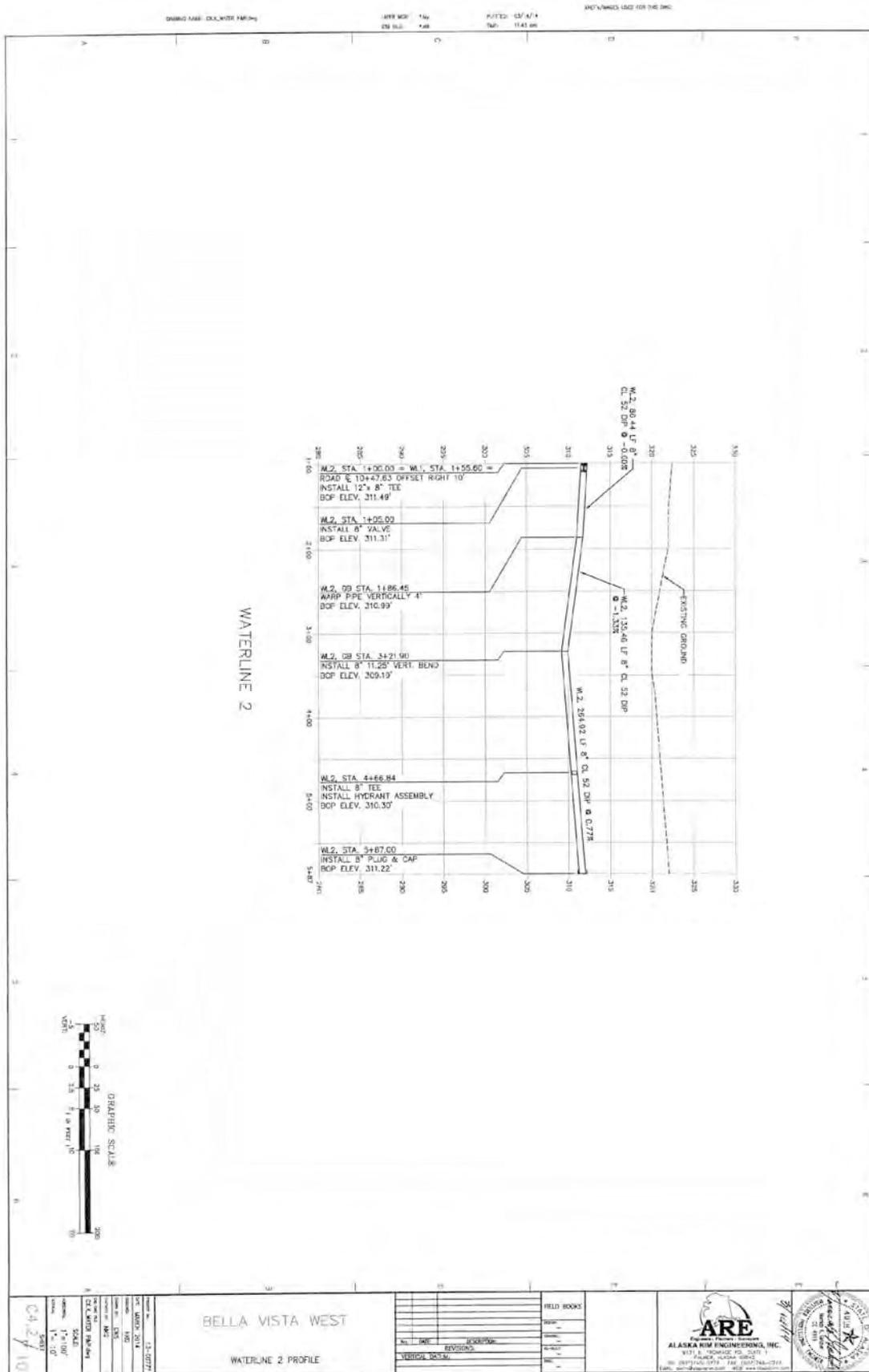


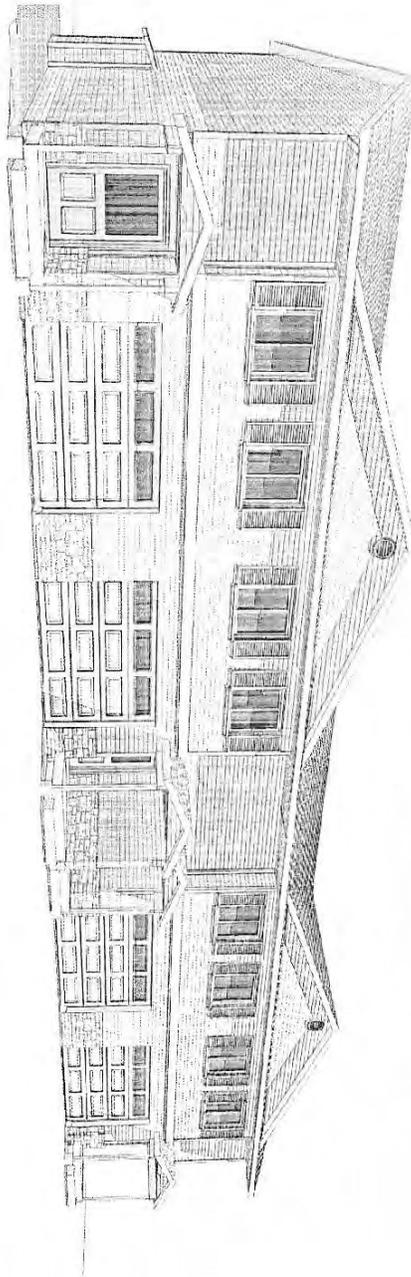


Exhibit B
Resolution Serial No. 14-04





BELLAVISTA 4-PLEX



GENERAL NOTES

1. ALL WORK IS TO CONFORM WITH THE LATEST CODES AND ANY REVISIONS OF THE INTERNATIONAL BUILDING CODE AND ANY LOCAL ORDINANCES.
2. CONTRACTOR SHALL REMOVE EXISTING PAINT TO EXPOSE ALL SURFACES FROM WHICH IT IS TO BE APPLIED.
3. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE AND ANY LOCAL ORDINANCES.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
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9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.

BUILDING AREA

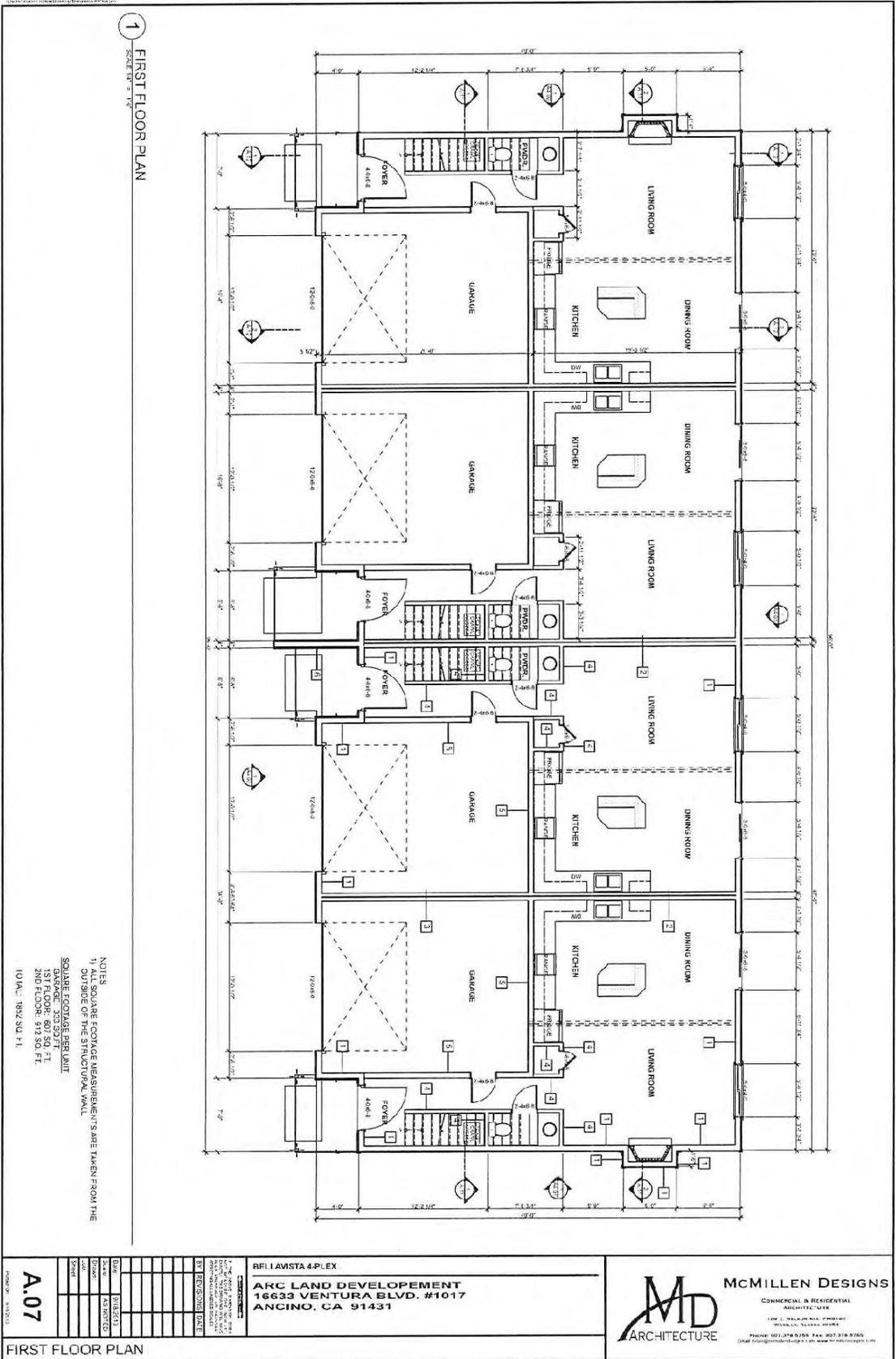
UNITS PER UNIT	145 SQ. FT.
GRAND TOTAL PER UNIT	1735 SQ. FT.
TOTAL LIVING AREA	6898 SQ. FT.
TOTAL OFFICE AREA	1322 SQ. FT.
TOTAL AREA PER UNIT	7440 SQ. FT.

SHEET INDEX

NO.	DESCRIPTION
1	GENERAL NOTES
2	FLOOR PLAN
3	SECTION
4	DETAILS
5	MECHANICAL
6	ELECTRICAL
7	PLUMBING
8	PAINT
9	FINISHES
10	EXTERIOR
11	ROOFING
12	FOUNDATION
13	CONCRETE
14	WOODWORK
15	GLASS
16	IRONWORK
17	MECHANICAL
18	ELECTRICAL
19	PLUMBING
20	PAINT
21	FINISHES
22	EXTERIOR
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90	ELECTRICAL
91	PLUMBING
92	PAINT
93	FINISHES
94	EXTERIOR
95	ROOFING
96	FOUNDATION
97	CONCRETE
98	WOODWORK
99	GLASS
100	IRONWORK

BUILDING PLAN 'C'

<p>A.01</p> <p>TITLE SHEET / GENERAL INFO</p>	<p>BELLAVISTA 4-PLEX</p> <p>ARC LAND DEVELOPMENT 18633 VENTURA BLVD. #1017 ANCINO, CA 91431</p>	<p>MCMILLEN DESIGNS</p> <p>COMMERCIAL & RESIDENTIAL ARCHITECTURE</p> <p>100 E. BEAVER CREEK ROAD WAXALA, ALABAMA 36886</p> <p>PHONE: (902) 374-2700 FAX: (902) 374-2705 Email: info@mcmlendesigns.com www.mcmlendesigns.com</p>
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1 FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

NOTES:
 1) SQUARE FOOTAGE MEASUREMENTS ARE TAKEN FROM THE OUTSIDE OF THE STRUCTURAL WALL.
 SQUARE FOOTAGE PER UNIT:
 1ST FLOOR: 807 SQ. FT.
 2ND FLOOR: 912 SQ. FT.
 TOTAL: 1719 SQ. FT.

NO.	DATE	BY	REVISION
1	08/20/2013	MD	ISSUED FOR PERMIT
2	08/20/2013	MD	REVISED PER COMMENTS
3	08/20/2013	MD	REVISED PER COMMENTS
4	08/20/2013	MD	REVISED PER COMMENTS
5	08/20/2013	MD	REVISED PER COMMENTS
6	08/20/2013	MD	REVISED PER COMMENTS
7	08/20/2013	MD	REVISED PER COMMENTS
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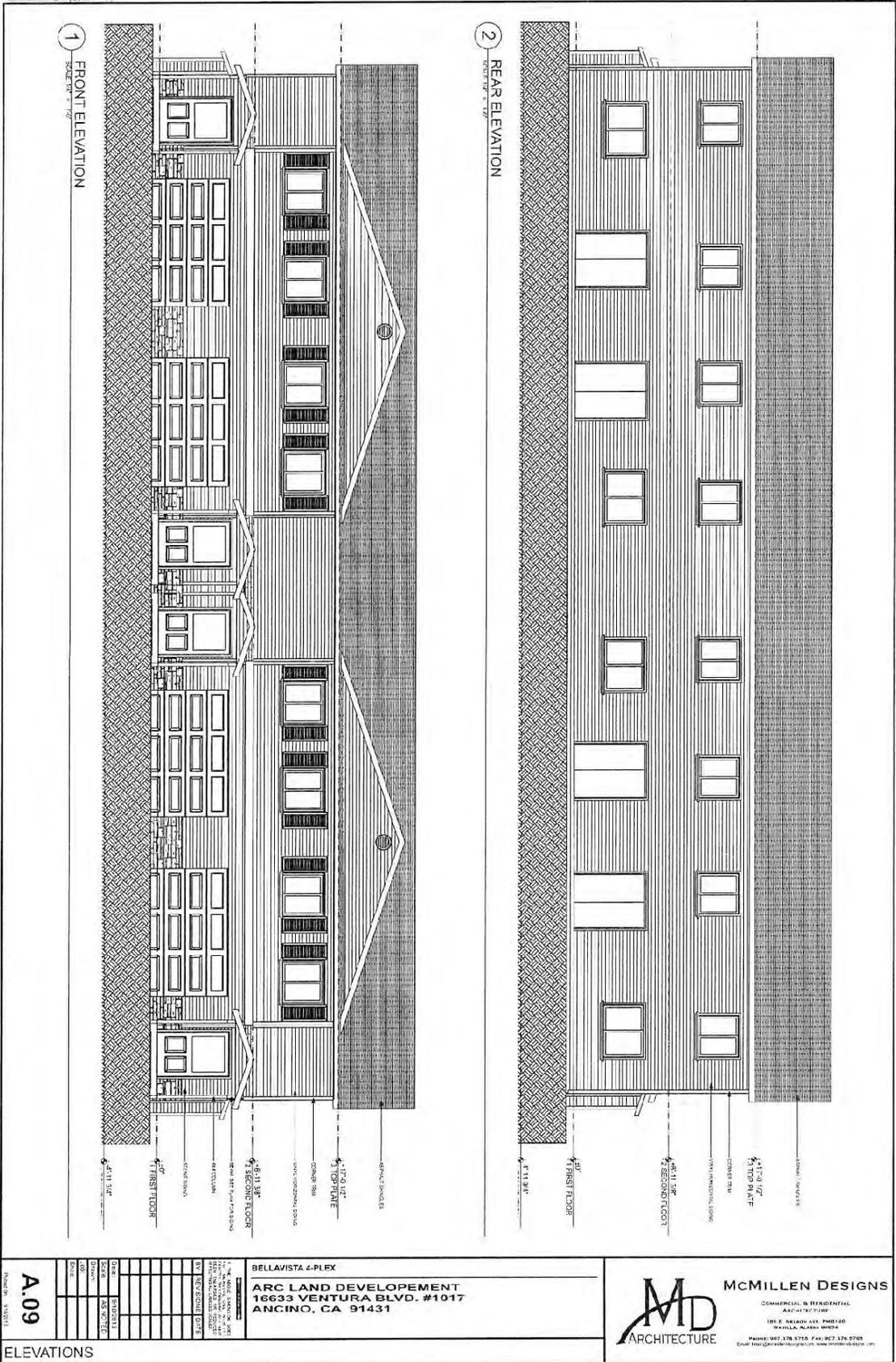
RE: LAVISTA 4-PLEX
 ARC LAND DEVELOPMENT
 16633 VENTURA BLVD. #1017
 ANCINO, CA 91431

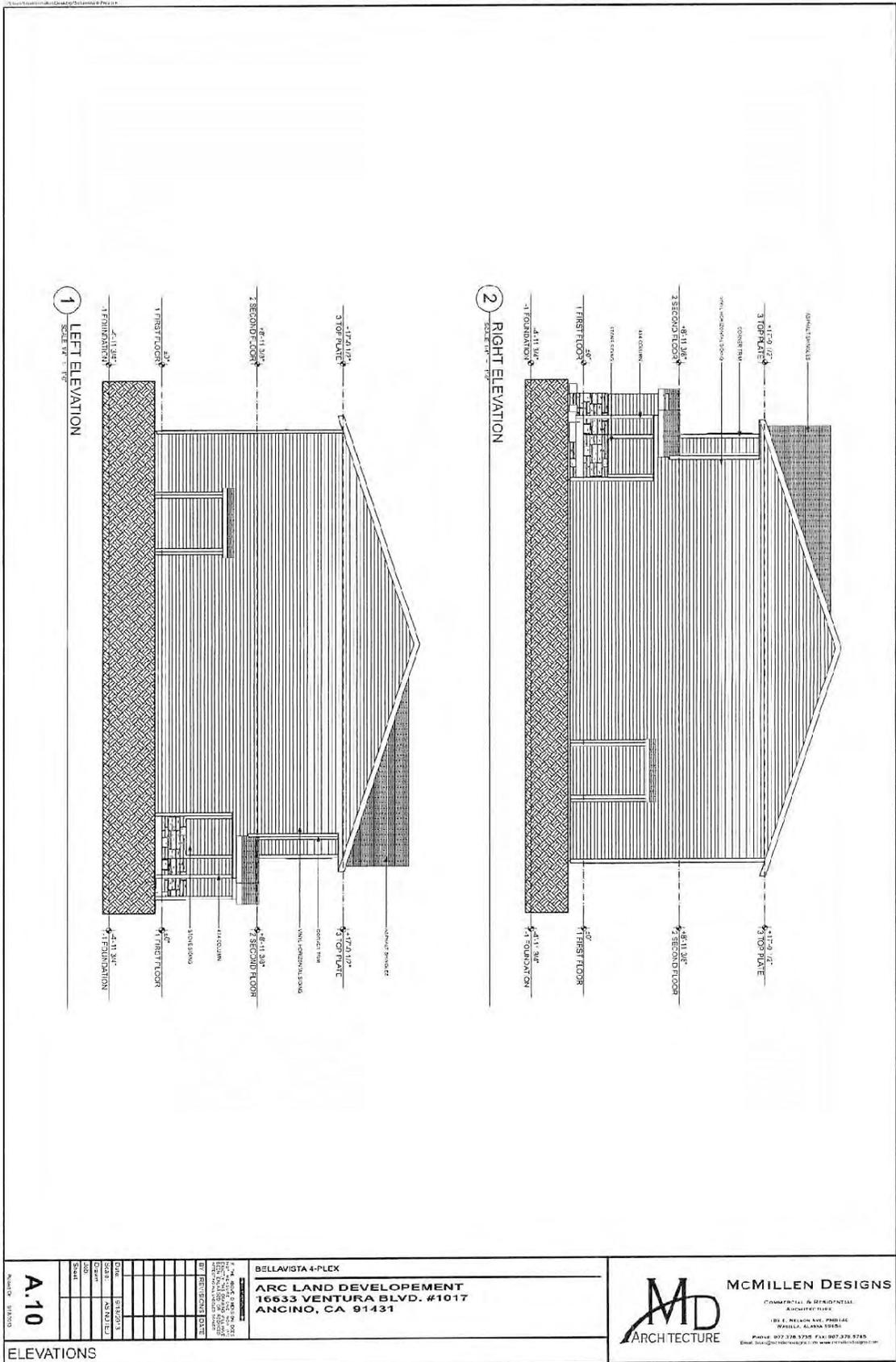
MCMILLEN DESIGNS
 COMMERCIAL & RESIDENTIAL
 ARCHITECTURE

MD
 ARCHITECTURE

1001 S. HAYWARD AVENUE, SUITE 100
 SAN ANTONIO, TEXAS 78204
 PHONE: (817) 748-8100 FAX: (817) 718-8766
 EMAIL: info@mcmillendesign.com www.mcmillendesign.com

FIRST FLOOR PLAN

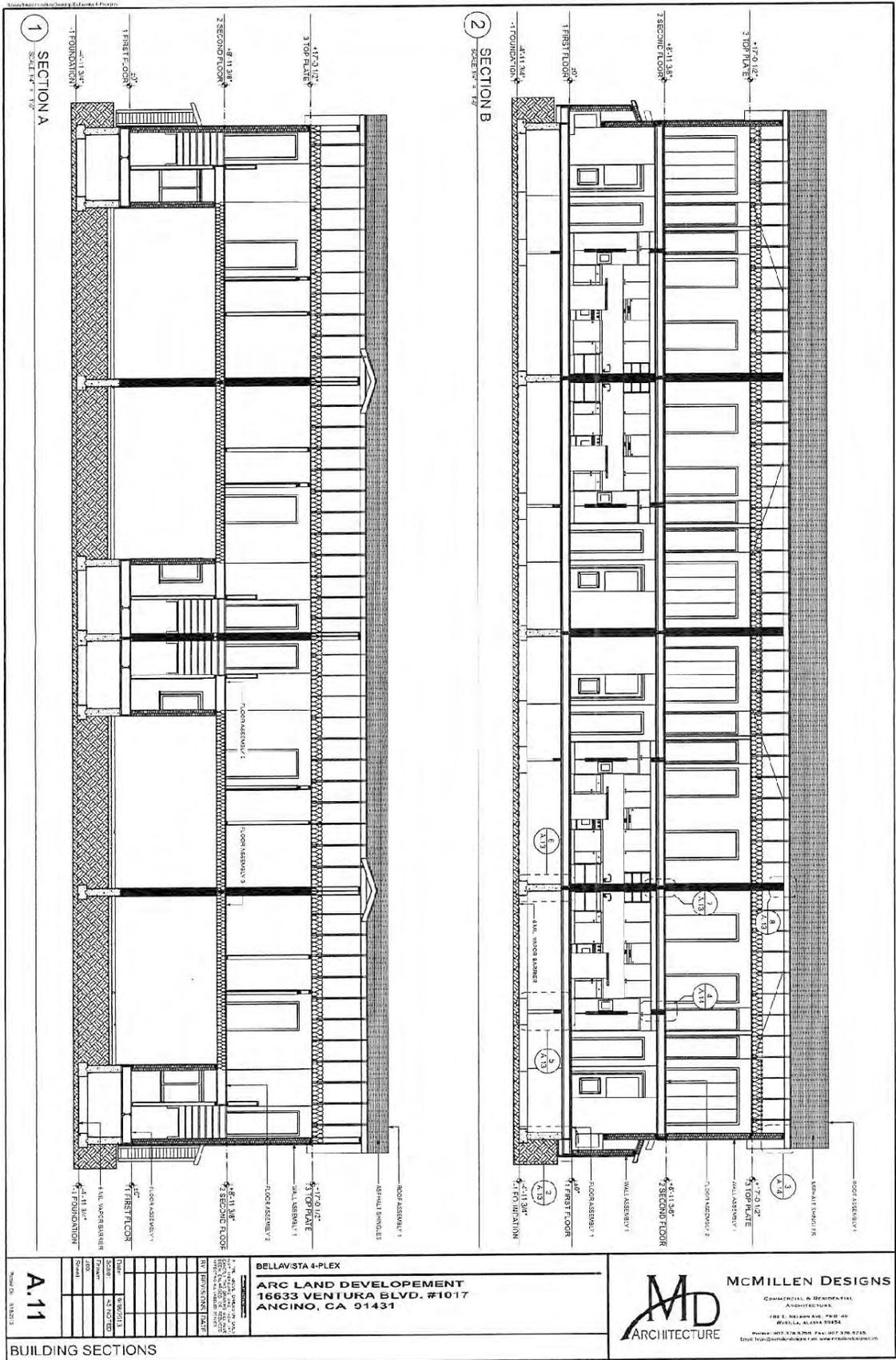




<p>BELLAVISTA 4-PLCX ARC LAND DEVELOPMENT 16633 VENTURA BLVD. #1017 ANCINO, CA 91431</p>	
<p>DATE: 11/11/11 DRAWN BY: J. B. BROWN CHECKED BY: J. B. BROWN PROJECT NO: 11-001</p>	<p>DATE: 11/11/11 DRAWN BY: J. B. BROWN CHECKED BY: J. B. BROWN PROJECT NO: 11-001</p>
<p>DATE: 11/11/11 DRAWN BY: J. B. BROWN CHECKED BY: J. B. BROWN PROJECT NO: 11-001</p>	<p>DATE: 11/11/11 DRAWN BY: J. B. BROWN CHECKED BY: J. B. BROWN PROJECT NO: 11-001</p>
<p>DATE: 11/11/11 DRAWN BY: J. B. BROWN CHECKED BY: J. B. BROWN PROJECT NO: 11-001</p>	<p>DATE: 11/11/11 DRAWN BY: J. B. BROWN CHECKED BY: J. B. BROWN PROJECT NO: 11-001</p>

MCMILLEN DESIGNS
 COMMERCIAL & RESIDENTIAL ARCHITECTURE
 101 E. NELSON AVE, PROBLEM
 WADSWORTH, ALABAMA 36850
 PHONE: 205.338.9788 FAX: 205.338.9788
 Email: info@mcmillendesigns.com www.mcmillendesigns.com

A.10
 ELEVATIONS



1 SECTION A
SCALE: 1/4" = 1'-0"

2 SECTION B
SCALE: 1/8" = 1'-0"

A.11

NO. 11/20/23

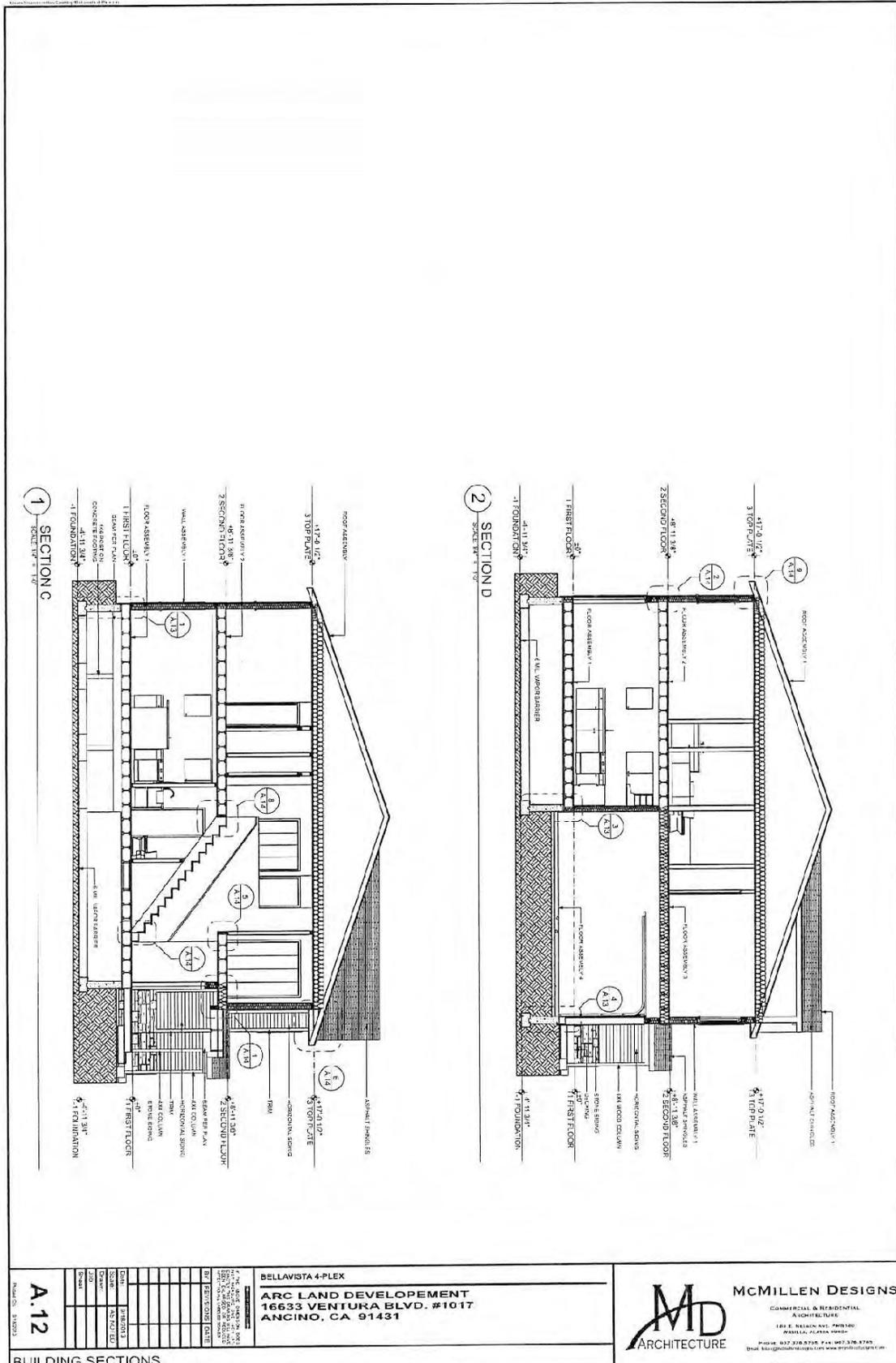
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1	ISSUED	11/20/23		
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BELLAVISTA 4-PLEX
ARC LAND DEVELOPMENT
 16633 VENTURA BLVD. #1017
 ANCINO, CA 91431

MCMILLEN DESIGNS
 COMMERCIAL & RESIDENTIAL
 ARCHITECTURE

160 E. BELMONT AVE. SUITE 205
 RICHMOND, CALIFORNIA 94804

PHONE: 925.378.8706 FAX: 925.378.8725
 EMAIL: info@mcmillendesigns.com www.mcmillendesigns.com



BELLAVISTA 4-PLEX
ARC LAND DEVELOPMENT
16633 VENTURA BLVD. #1017
ANCINO, CA 91431

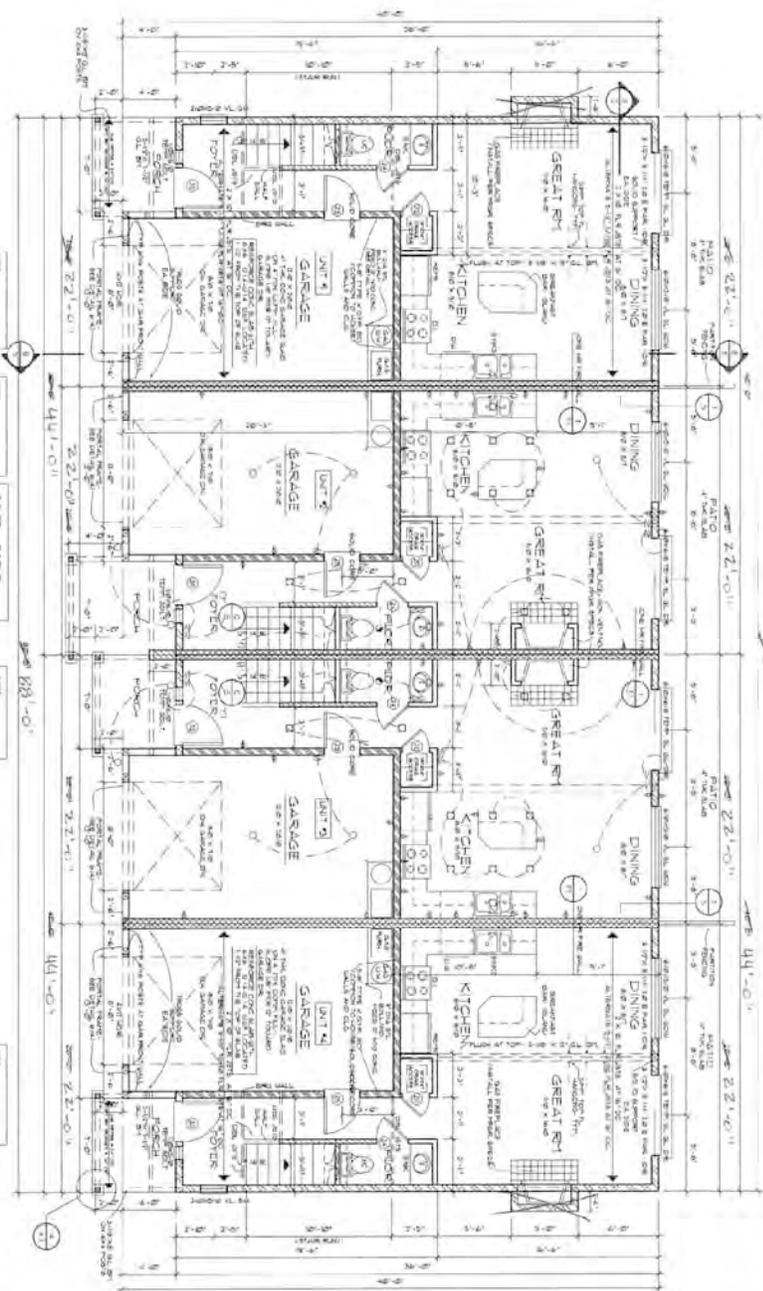
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50	11/01/18	ISSUED FOR PERMITS

A.12
 BUILDING SECTIONS

MCMILLEN DESIGNS
 COMMERCIAL & RESIDENTIAL
 ARCHITECTURE
 100 E. WASHINGTON AVENUE
 WASHILLA, ALABAMA 36688
 PHONE: 867.376.8758 FAX: 867.376.8765
 Email: MDesign@mcmlldesigns.com www.mcmlldesigns.com

MD
 ARCHITECTURE

BLOCK LEGEND	<p>1. 2" x 4" STUDS @ 16" O.C.</p> <p>2. 2" x 6" STUDS @ 16" O.C.</p> <p>3. 2" x 8" STUDS @ 16" O.C.</p> <p>4. 2" x 10" STUDS @ 16" O.C.</p> <p>5. 2" x 12" STUDS @ 16" O.C.</p> <p>6. 2" x 14" STUDS @ 16" O.C.</p> <p>7. 2" x 16" STUDS @ 16" O.C.</p> <p>8. 2" x 18" STUDS @ 16" O.C.</p> <p>9. 2" x 20" STUDS @ 16" O.C.</p> <p>10. 2" x 22" STUDS @ 16" O.C.</p> <p>11. 2" x 24" STUDS @ 16" O.C.</p> <p>12. 2" x 26" STUDS @ 16" O.C.</p> <p>13. 2" x 28" STUDS @ 16" O.C.</p> <p>14. 2" x 30" STUDS @ 16" O.C.</p> <p>15. 2" x 32" STUDS @ 16" O.C.</p> <p>16. 2" x 34" STUDS @ 16" O.C.</p> <p>17. 2" x 36" STUDS @ 16" O.C.</p> <p>18. 2" x 38" STUDS @ 16" O.C.</p> <p>19. 2" x 40" STUDS @ 16" O.C.</p> <p>20. 2" x 42" STUDS @ 16" O.C.</p> <p>21. 2" x 44" STUDS @ 16" O.C.</p> <p>22. 2" x 46" STUDS @ 16" O.C.</p> <p>23. 2" x 48" STUDS @ 16" O.C.</p> <p>24. 2" x 50" STUDS @ 16" O.C.</p> <p>25. 2" x 52" STUDS @ 16" O.C.</p> <p>26. 2" x 54" STUDS @ 16" O.C.</p> <p>27. 2" x 56" STUDS @ 16" O.C.</p> <p>28. 2" x 58" STUDS @ 16" O.C.</p> <p>29. 2" x 60" STUDS @ 16" O.C.</p> <p>30. 2" x 62" STUDS @ 16" O.C.</p> <p>31. 2" x 64" STUDS @ 16" O.C.</p> <p>32. 2" x 66" STUDS @ 16" O.C.</p> <p>33. 2" x 68" STUDS @ 16" O.C.</p> <p>34. 2" x 70" STUDS @ 16" O.C.</p> <p>35. 2" x 72" STUDS @ 16" O.C.</p> <p>36. 2" x 74" STUDS @ 16" O.C.</p> <p>37. 2" x 76" STUDS @ 16" O.C.</p> <p>38. 2" x 78" STUDS @ 16" O.C.</p> <p>39. 2" x 80" STUDS @ 16" O.C.</p> <p>40. 2" x 82" STUDS @ 16" O.C.</p> <p>41. 2" x 84" STUDS @ 16" O.C.</p> <p>42. 2" x 86" STUDS @ 16" O.C.</p> <p>43. 2" x 88" STUDS @ 16" O.C.</p> <p>44. 2" x 90" STUDS @ 16" O.C.</p> <p>45. 2" x 92" STUDS @ 16" O.C.</p> <p>46. 2" x 94" STUDS @ 16" O.C.</p> <p>47. 2" x 96" STUDS @ 16" O.C.</p> <p>48. 2" x 98" STUDS @ 16" O.C.</p> <p>49. 2" x 100" STUDS @ 16" O.C.</p>
WALL LEGEND	<p>1. 1/2" GYPSUM BOARD</p> <p>2. 5/8" GYPSUM BOARD</p> <p>3. 1" GYPSUM BOARD</p> <p>4. 1 1/4" GYPSUM BOARD</p> <p>5. 1 1/2" GYPSUM BOARD</p> <p>6. 1 3/4" GYPSUM BOARD</p> <p>7. 2" GYPSUM BOARD</p> <p>8. 2 1/2" GYPSUM BOARD</p> <p>9. 3" GYPSUM BOARD</p> <p>10. 3 1/2" GYPSUM BOARD</p> <p>11. 4" GYPSUM BOARD</p> <p>12. 4 1/2" GYPSUM BOARD</p> <p>13. 5" GYPSUM BOARD</p> <p>14. 5 1/2" GYPSUM BOARD</p> <p>15. 6" GYPSUM BOARD</p> <p>16. 6 1/2" GYPSUM BOARD</p> <p>17. 7" GYPSUM BOARD</p> <p>18. 7 1/2" GYPSUM BOARD</p> <p>19. 8" GYPSUM BOARD</p> <p>20. 8 1/2" GYPSUM BOARD</p> <p>21. 9" GYPSUM BOARD</p> <p>22. 9 1/2" GYPSUM BOARD</p> <p>23. 10" GYPSUM BOARD</p> <p>24. 10 1/2" GYPSUM BOARD</p> <p>25. 11" GYPSUM BOARD</p> <p>26. 11 1/2" GYPSUM BOARD</p> <p>27. 12" GYPSUM BOARD</p> <p>28. 12 1/2" GYPSUM BOARD</p> <p>29. 13" GYPSUM BOARD</p> <p>30. 13 1/2" GYPSUM BOARD</p> <p>31. 14" GYPSUM BOARD</p> <p>32. 14 1/2" GYPSUM BOARD</p> <p>33. 15" GYPSUM BOARD</p> <p>34. 15 1/2" GYPSUM BOARD</p> <p>35. 16" GYPSUM BOARD</p> <p>36. 16 1/2" GYPSUM BOARD</p> <p>37. 17" GYPSUM BOARD</p> <p>38. 17 1/2" GYPSUM BOARD</p> <p>39. 18" GYPSUM BOARD</p> <p>40. 18 1/2" GYPSUM BOARD</p> <p>41. 19" GYPSUM BOARD</p> <p>42. 19 1/2" GYPSUM BOARD</p> <p>43. 20" GYPSUM BOARD</p> <p>44. 20 1/2" GYPSUM BOARD</p> <p>45. 21" GYPSUM BOARD</p> <p>46. 21 1/2" GYPSUM BOARD</p> <p>47. 22" GYPSUM BOARD</p> <p>48. 22 1/2" GYPSUM BOARD</p> <p>49. 23" GYPSUM BOARD</p> <p>50. 23 1/2" GYPSUM BOARD</p> <p>51. 24" GYPSUM BOARD</p> <p>52. 24 1/2" GYPSUM BOARD</p> <p>53. 25" GYPSUM BOARD</p> <p>54. 25 1/2" GYPSUM BOARD</p> <p>55. 26" GYPSUM BOARD</p> <p>56. 26 1/2" GYPSUM BOARD</p> <p>57. 27" GYPSUM BOARD</p> <p>58. 27 1/2" GYPSUM BOARD</p> <p>59. 28" GYPSUM BOARD</p> <p>60. 28 1/2" GYPSUM BOARD</p> <p>61. 29" GYPSUM BOARD</p> <p>62. 29 1/2" GYPSUM BOARD</p> <p>63. 30" GYPSUM BOARD</p> <p>64. 30 1/2" GYPSUM BOARD</p> <p>65. 31" GYPSUM BOARD</p> <p>66. 31 1/2" GYPSUM BOARD</p> <p>67. 32" GYPSUM BOARD</p> <p>68. 32 1/2" GYPSUM BOARD</p> <p>69. 33" GYPSUM BOARD</p> <p>70. 33 1/2" GYPSUM BOARD</p> <p>71. 34" GYPSUM BOARD</p> <p>72. 34 1/2" GYPSUM BOARD</p> <p>73. 35" GYPSUM BOARD</p> <p>74. 35 1/2" GYPSUM BOARD</p> <p>75. 36" GYPSUM BOARD</p> <p>76. 36 1/2" GYPSUM BOARD</p> <p>77. 37" GYPSUM BOARD</p> <p>78. 37 1/2" GYPSUM BOARD</p> <p>79. 38" GYPSUM BOARD</p> <p>80. 38 1/2" GYPSUM BOARD</p> <p>81. 39" GYPSUM BOARD</p> <p>82. 39 1/2" GYPSUM BOARD</p> <p>83. 40" GYPSUM BOARD</p> <p>84. 40 1/2" GYPSUM BOARD</p> <p>85. 41" GYPSUM BOARD</p> <p>86. 41 1/2" GYPSUM BOARD</p> <p>87. 42" GYPSUM BOARD</p> <p>88. 42 1/2" GYPSUM BOARD</p> <p>89. 43" GYPSUM BOARD</p> <p>90. 43 1/2" GYPSUM BOARD</p> <p>91. 44" GYPSUM BOARD</p> <p>92. 44 1/2" GYPSUM BOARD</p> <p>93. 45" GYPSUM BOARD</p> <p>94. 45 1/2" GYPSUM BOARD</p> <p>95. 46" GYPSUM BOARD</p> <p>96. 46 1/2" GYPSUM BOARD</p> <p>97. 47" GYPSUM BOARD</p> <p>98. 47 1/2" GYPSUM BOARD</p> <p>99. 48" GYPSUM BOARD</p> <p>100. 48 1/2" GYPSUM BOARD</p> <p>101. 49" GYPSUM BOARD</p> <p>102. 49 1/2" GYPSUM BOARD</p> <p>103. 50" GYPSUM BOARD</p> <p>104. 50 1/2" GYPSUM BOARD</p> <p>105. 51" GYPSUM BOARD</p> <p>106. 51 1/2" GYPSUM BOARD</p> <p>107. 52" GYPSUM BOARD</p> <p>108. 52 1/2" GYPSUM BOARD</p> <p>109. 53" GYPSUM BOARD</p> <p>110. 53 1/2" GYPSUM BOARD</p> <p>111. 54" GYPSUM BOARD</p> <p>112. 54 1/2" GYPSUM BOARD</p> <p>113. 55" GYPSUM BOARD</p> <p>114. 55 1/2" GYPSUM BOARD</p> <p>115. 56" GYPSUM BOARD</p> <p>116. 56 1/2" GYPSUM BOARD</p> <p>117. 57" GYPSUM BOARD</p> <p>118. 57 1/2" GYPSUM BOARD</p> <p>119. 58" GYPSUM BOARD</p> <p>120. 58 1/2" GYPSUM BOARD</p> <p>121. 59" GYPSUM BOARD</p> <p>122. 59 1/2" GYPSUM BOARD</p> <p>123. 60" GYPSUM BOARD</p> <p>124. 60 1/2" GYPSUM BOARD</p> <p>125. 61" GYPSUM BOARD</p> <p>126. 61 1/2" GYPSUM BOARD</p> <p>127. 62" GYPSUM BOARD</p> <p>128. 62 1/2" GYPSUM BOARD</p> <p>129. 63" GYPSUM BOARD</p> <p>130. 63 1/2" GYPSUM BOARD</p> <p>131. 64" GYPSUM BOARD</p> <p>132. 64 1/2" GYPSUM BOARD</p> <p>133. 65" GYPSUM BOARD</p> <p>134. 65 1/2" GYPSUM BOARD</p> <p>135. 66" GYPSUM BOARD</p> <p>136. 66 1/2" GYPSUM BOARD</p> <p>137. 67" GYPSUM BOARD</p> <p>138. 67 1/2" GYPSUM BOARD</p> <p>139. 68" GYPSUM BOARD</p> <p>140. 68 1/2" GYPSUM BOARD</p> <p>141. 69" GYPSUM BOARD</p> <p>142. 69 1/2" GYPSUM BOARD</p> <p>143. 70" GYPSUM BOARD</p> <p>144. 70 1/2" GYPSUM BOARD</p> <p>145. 71" GYPSUM BOARD</p> <p>146. 71 1/2" GYPSUM BOARD</p> <p>147. 72" GYPSUM BOARD</p> <p>148. 72 1/2" GYPSUM BOARD</p> <p>149. 73" GYPSUM BOARD</p> <p>150. 73 1/2" GYPSUM BOARD</p> <p>151. 74" GYPSUM BOARD</p> <p>152. 74 1/2" GYPSUM BOARD</p> <p>153. 75" GYPSUM BOARD</p> <p>154. 75 1/2" GYPSUM BOARD</p> <p>155. 76" GYPSUM BOARD</p> <p>156. 76 1/2" GYPSUM BOARD</p> <p>157. 77" GYPSUM BOARD</p> <p>158. 77 1/2" GYPSUM BOARD</p> <p>159. 78" GYPSUM BOARD</p> <p>160. 78 1/2" GYPSUM BOARD</p> <p>161. 79" GYPSUM BOARD</p> <p>162. 79 1/2" GYPSUM BOARD</p> <p>163. 80" GYPSUM BOARD</p> <p>164. 80 1/2" GYPSUM BOARD</p> <p>165. 81" GYPSUM BOARD</p> <p>166. 81 1/2" GYPSUM BOARD</p> <p>167. 82" GYPSUM BOARD</p> <p>168. 82 1/2" GYPSUM BOARD</p> <p>169. 83" GYPSUM BOARD</p> <p>170. 83 1/2" GYPSUM BOARD</p> <p>171. 84" GYPSUM BOARD</p> <p>172. 84 1/2" GYPSUM BOARD</p> <p>173. 85" GYPSUM BOARD</p> <p>174. 85 1/2" GYPSUM BOARD</p> <p>175. 86" GYPSUM BOARD</p> <p>176. 86 1/2" GYPSUM BOARD</p> <p>177. 87" GYPSUM BOARD</p> <p>178. 87 1/2" GYPSUM BOARD</p> <p>179. 88" GYPSUM BOARD</p> <p>180. 88 1/2" GYPSUM BOARD</p> <p>181. 89" GYPSUM BOARD</p> <p>182. 89 1/2" GYPSUM BOARD</p> <p>183. 90" GYPSUM BOARD</p> <p>184. 90 1/2" GYPSUM BOARD</p> <p>185. 91" GYPSUM BOARD</p> <p>186. 91 1/2" GYPSUM BOARD</p> <p>187. 92" GYPSUM BOARD</p> <p>188. 92 1/2" GYPSUM BOARD</p> <p>189. 93" GYPSUM BOARD</p> <p>190. 93 1/2" GYPSUM BOARD</p> <p>191. 94" GYPSUM BOARD</p> <p>192. 94 1/2" GYPSUM BOARD</p> <p>193. 95" GYPSUM BOARD</p> <p>194. 95 1/2" GYPSUM BOARD</p> <p>195. 96" GYPSUM BOARD</p> <p>196. 96 1/2" GYPSUM BOARD</p> <p>197. 97" GYPSUM BOARD</p> <p>198. 97 1/2" GYPSUM BOARD</p> <p>199. 98" GYPSUM BOARD</p> <p>200. 98 1/2" GYPSUM BOARD</p> <p>201. 99" GYPSUM BOARD</p> <p>202. 99 1/2" GYPSUM BOARD</p> <p>203. 100" GYPSUM BOARD</p>



LOWER FLOOR PLAN

NOTES:
 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.

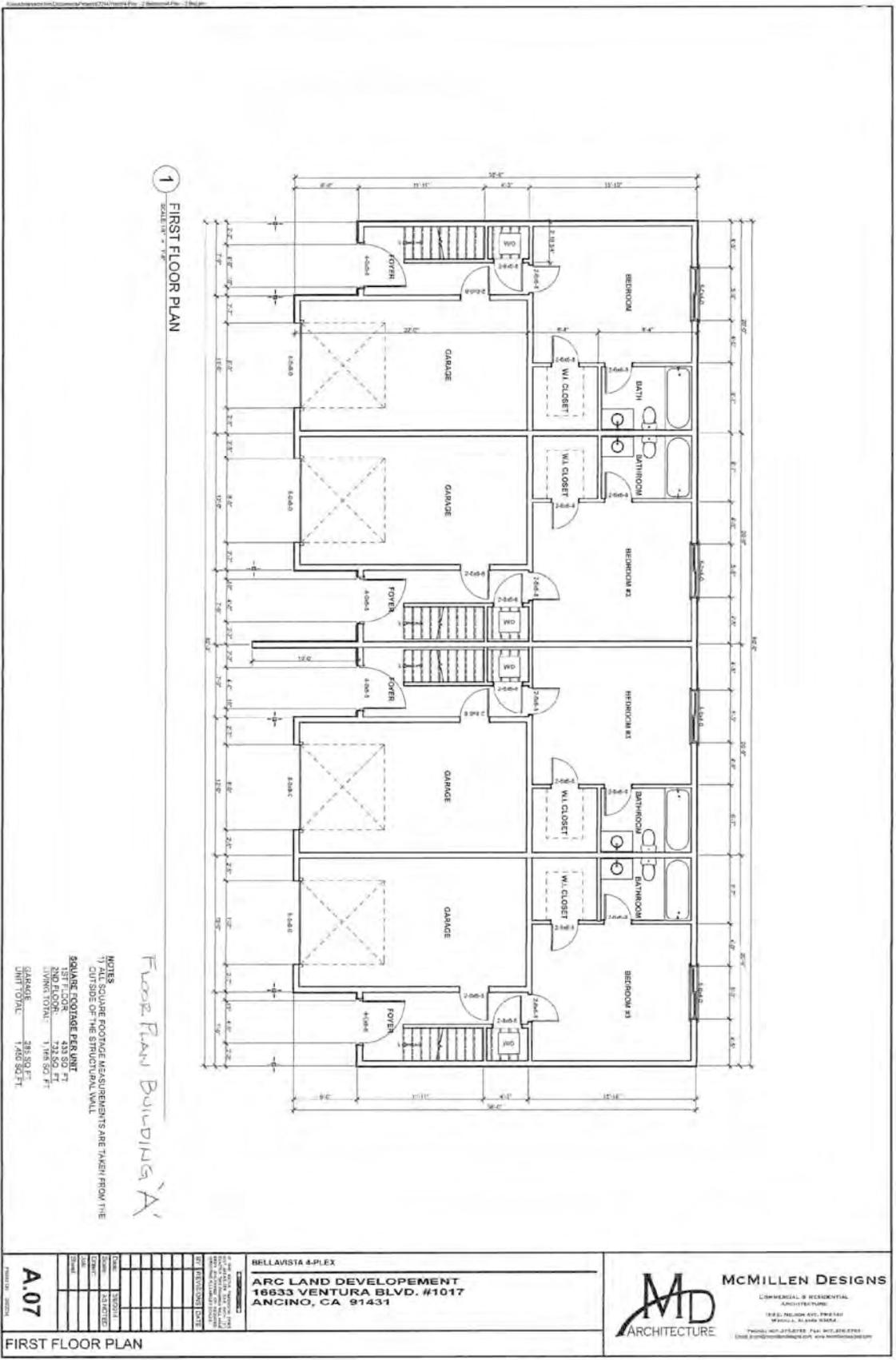
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Building Designs
 By
Stockton LLC, A.L.B.D.
 Ph: 1.800.368.0821

THIS DOCUMENT, DRAWINGS AND CONCEPTS ARE THE PROPERTY OF BUILDING DESIGNS AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.





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PERMIT INFORMATION 2014										AS-BUILT SURVEY
APPLICATION RCVD	APPROVAL DATE	PERMIT #	TYPE	SQ FTG	TAX ID	SUBDIVISION	APPLICANT	SITE ADDRESS	ZONE	
ADMINISTRATIVE APPROVAL										
01/06/14	PENDING	A14-01	COMM <10,000 SQ FT	6,390	1113B03L001	WASILLA ACRES	KUDRYN, VITALY	351 N SOUTHWAY ST	RR	
01/08/14	01/09/14	A14-02	TENANT SPACE	1,200	7095000L003A	CREEKSIDE PLAZA WASILLA CENTER	T&C UPHOLSTERLY	1830 E PARKS HWY	C	
01/23/14	01/23/14	A14-03	TENANT SPACE	840	9108000U002	CONDOS UNIT 2	TEAMSTERS LOCAL 959	609 S KNICK GOOSE BAY RD	C	
01/23/14	01/30/14	A14-04	TENANT SPACE	1,400	5797000L002A	IDITPARCEL ADDN 1	MUCHO FRIO INC	481 W PARKS HWY	C	
01/27/14	01/28/14	A14-05	HOME OCCUPATION	2669B12L004		MISSION HILLS	BURRELL, ANTHONY	925 N ARNOLD PALMER	R-1	
01/31/14	01/31/14	A14-06	ADD TO GARAGE	498	1319B03L012	INDEPENDENCE EST	LARSON, BRIAN & CHERYL	360 E HYGRADE LN	RR	
02/06/14	02/07/14	A14-07	TENANT SPACE	864	9155000U001B	WASILLA CENTER	CHRISTENSEN CHIROPRACTIC	701 S KNICK GOOSE BAY	C	
02/07/14	02/07/14	A14-08	TENANT SPACE	777	3099B01L001	CONDOS	PRIMERICA	1590 E FINANCIAL DR	C	
02/19/14	02/27/14	A14-09	TENANT SPACE	1,577	5889000L003D	COTTONWOOD PARK	MARLIN, GLENN	172 S LAMONT CIR	C	
02/20/14	03/04/14	A14-10	SUBDIVISION	6740000L001		OLYMPIC	THEOBALD, LARRY & SARAH	900 S HERMON RD	C	
03/04/14	03/05/14	A14-11	SHED	240	2767B09L010	CREEKSIDE TOWN SQ	KREIDER, SETH	975 N SAM SNEAD LP	R-1	
03/05/14	03/06/14	A14-12	TENANT SPACE	7,500	2789B01L003A	MISSION HILLS PH 2	ZMG	300 W SWANSON AVE	C	
03/06/14	03/06/14	A14-13	HOME OCCUPATION	150	17N01W18D029	WASILLA ARPRK	WALDEN, ROBERT	2422 W JAMES T CIR	RR	
03/11/14	03/13/14	A14-14	COMM <10,000 SQ FT	1,040	2524B03L001 &L5	CENTURY PARK 2	NORTHERN ENCLOSURES	221 E CENTAUR	C	
03/11/14	03/13/14	A14-15	COMM <10,000 SQ FT	840	7027000L001	DISCOVERY HILLS PH V	NORTHERN ENCLOSURES	1446 W MYSTERY AVE	I	
02/27/14	PENDING	A14-16	SUBDIVISION		6826B01L005	DISCOVERY HILLS PH IV	BLUE GLACIER LLC	1281 W MYSTERY AVE	RR	
03/13/14	03/13/14	A14-17	TUP	320	17N01W09A006		LANGLOIS, JANA	251 W PARKS HWY	C	
03/19/14	03/20/14	A14-18	DUPLEX	3,800	2689B03L001	SPIRIT RIDGE	FLETCHER, BILL	940 E SNOHOMISH	RR	
03/18/14	PENDING	A14-19	METAL BLDG							
03/18/14	PENDING	A14-20	WAREHOUSE	4,800	2389B01L006	KOHRING	BIG SKY DEVELOPMENT LLC	200 E FLAG CIR	RR	
03/25/14	PENDING	A14-21	COMM >10,000 SQ FT	27,300	4802000L002	SUN PLAZA	CORPORATE WAY PROP	2701 E SUN MTN AVE	C	
03/26/14	03/28/14	A14-22	SUBDIVISION			CREEKSIDE PLAZA	JYG INVESTMENT GROUP LLC		C	
03/26/14	03/28/14	A14-23	DUPLEX	3,000	6826B01L005	DISCOVERY HILLS PH IV	BLUE GLACIER LLC	1281 W MYSTERY AVE	RR	
03/28/14	PENDING	A14-24	TENANT SPACE	1,070	4061B01L001A-1	CAREFREE ACRES	PTF INVESTMENTS	1261 S SEWARD MERIDIAN	C	
03/28/14	PENDING	A14-25	SUBDIVISION		2483B01L016/L17	RAVENSWOOD DIV III	SMITH, SANDRA	461/465 E RAVENSWOOD LP	RR	
03/28/14	PENDING	A14-25	TENANT SPACE	635	9007000U00D	MAIN PROF BLDG CONDO	DEBUS, DANIEL	500 N MAIN ST	C	
USE PERMITS										
CONDITIONAL USE PERMITS										
03/28/14	PENDING	CU14-01	STORAGE ADD		7011B5B0000	FLOYD 2010	WASILLA STATION	600 E RAILROAD AVE	C	
PLANNED UNIT DEVELOPMENT (PUD)										
03/14/14	PENDING	PUD14-01	PUD			CREEKSIDE PLAZA	JYG INVESTMENT GROUP		C	
REZONE										
LEGAL NON-CONFORMING USE										
SHORELINE SETBACK										
AMNESTY										
VARIANCE										
03/28/14	PENDING	V14-01	SETBACK REAR YARD		7011B5B0000	FLOYD 2010	WASILLA STATION	600 E RAILROAD AVE	C	



Code Compliance Log December 2013



DATE	COMPL. DISP. SELF	NAME/ADDRESS	INF. CON.	LTR. ISS?	CASE STATUS	NOTES
12/4/2013	FUP	1463 Centerpoint		N	Trash complaint	13-77135 unfounded
12/4/2013	FUP	1745 Neil Cir.		Y	Co-ordinate cat rescues	13-50913
12/4/2013	FUP	1401 Grubstake		Y	Barking dog	13-80387 verbal warning
12/4/2013	S	Bumpus Ballfields		Y	Facility/security check	13-80672
12/5/2013	PAT	1745 Neil Cir.		Y	Welfare check	13-80773
12/5/2013	D	201 Vincent Cir.		Y	RAL cat	13-80846 turn over to AK Cat
12/5/2013	D	KGB & PWH		N	Report of abandoned veh	13-80870 UTL
12/6/2013	PAT	Parks & Lucille		N	Assist patrol with traffic control	13-80985
12/6/2013	FUP	201 Vincent Cir.		Y	RAL cat	13-80846
12/7/2013	ADM	Museum		Y	Public appearance	13-81231
12/11/2013	S	Holiday & Snowflake		N	Abandoned veh in ROW	13-82090 red tag
12/11/2013	C	KFC		N	RAL cat	13-82111 UTL
12/12/2013	PAT	Parks & Boundary		N	Assist patrol with welfare check	13-82221 UTL
12/12/2013	S	Holiday Station		Y	HCP parking violation	13-82263 verbal warning
12/12/2013	C	Harvest Loop		N	RAL dog	13-82266 UTL
12/12/2013	D	Fred Meyer		Y	HCP parking violation	13-82270 unfounded
12/12/2013	FUP	KFC		N	RAL cat	13-82111 set live trap
12/12/2013	FUP	1745 Neil Cir.		Y	Co-ordinate cat rescues	13-50913
12/12/2013	PAT	Carrs		N	Assist patrol with DUI impound	13-82320
12/13/2013	FUP	Harvest Loop		Y	RAL dog	13-82266 RTO, verbal warning
12/13/2013	D	Sears		Y	RAL dog	13-82463 RTO, verbal warning
12/14/2013	FUP	KFC		N	RAL cat	13-82111 retrieve trap
12/14/2013	FUP	1745 Neil Cir.		Y	Co-ordinate cat rescues	13-50913
12/18/2013	S	Starbucks		Y	HCP parking violation	13-83466 citation
12/18/2013	S	Fred Meyer		Y	HCP parking violation	13-83497 unfounded
12/18/2013	S	Wal Mart		Y	HCP parking violation- misuse	13-83516 citation
12/19/2013	S	Tom Watson & Craig Stadler		Y	RAL dogs x2	13-83605
12/19/2013	PAT	500 N Main		N	Assist patrol locate intoxicated man	13-83636
12/19/2013	S	Brown Jug		Y	HCP parking violation	13-83654 citation
12/19/2013	S	Wasilla Lake Park		N	Abandoned veh on COW property	13-83669 red tag
12/19/2013	S	Carrs		Y	HCP parking violation	13-83680 verbal warning
12/19/2013	S	Carrs		Y	HCP parking violation	13-83701 verbal warning



Code Compliance Log December 2013



DATE	COMPL. DISP. SELF	NAME/ADDRESS	INF. CON.	LTR. ISS?	CASE STATUS	NOTES
12/19/2013	D	Creekside Plaza		N	Dog welfare check	13-83710 UTL
12/19/2013	S	Wal Mart		Y	HCP parking violation	13-83716 unfounded
12/20/2013	S	Value Village		Y	HCP parking violation	13-83850 verbal warning
12/20/2013	S	Spruce & Dorothea		N	Abandoned veh in ROW	13-83929 red tag
12/20/2013	D	Main & Bogard		N	RAL dog	13-83977 UTL
12/21/2013	S	Target		Y	HCP parking violation	13-84184 verbal warning
12/21/2013	FUP	Wasilla Lake Park		N	Abandoned veh on COW property	13-83669 impound
12/21/2013	C	3400 Naomi		Y	RAL dog	13-84230 RTO, verbal warning
12/27/2013	ADM	VFW		N	Liquor License review	13-85369
12/27/2013	ADM	Red Robin		N	Liquor License review	13-85372
12/27/2013	ADM	Tokyo		N	Liquor License review	13-85374
12/27/2013	ADM	AMVETS		N	Liquor License review	13-85376
12/27/2013	ADM	The Grill		N	Liquor License review	13-85378
12/27/2013	ADM	Evangelos		N	Liquor License review	13-85383
12/27/2013	ADM	Locals		N	Liquor License review	13-85384
12/27/2013	ADM	Zushi		N	Liquor License review	13-85391
12/27/2013	D	Cold Stone		Y	HCP parking violation	13-85391 verbal warning
12/27/2013	C	2401 Success		Y	Trash complaint	13-85418 verbal warning