



KENAI PENINSULA BOROUGH PLANNING COMMISSION NOTICE OF SUBDIVISION/REPLAT

Public notice is hereby given that a preliminary plat was received on 4/3/2025 proposing to subdivide or replat property. You are being sent this notice because you are within 300 feet of the proposed subdivision, or a beneficial interest holder, and are invited to comment. *If you are an owner adjacent to a half right-of-way being dedicated, please be aware that you may be required to match the dedication if your property is subdivided in the future.*

Proposed plat under consideration is described as follows:

Request / Affected Property: This subdivision will subdivide one parcel into two parcels.

KPB File No. 2025-049

Petitioner(s) / Land Owner(s): James F. Nevels JR. of Kasilof, AK

The location of the proposed plat is provided on the attached map. A preliminary plat showing the proposed subdivision may be viewed at the Planning Department. Subdivision reviews are conducted in accordance with KPB Subdivision Ordinance. A copy of the Ordinance is available from the Planning Department. ***Comments should be guided by the requirements of that Ordinance.***

Public hearing will be held by the Kenai Peninsula Borough Plat Committee or Planning Commission on **Monday, April 28, 2025**, commencing at **6:30 pm**, or as soon thereafter as business permits. The meeting is being held in person at the Betty J. Glick Assembly Chambers of the Kenai Peninsula Borough George A. Navarre Administration Building, 144 N. Binkley Street, Soldotna, Alaska. This meeting will also be held via Zoom, or other audio or video conferencing means whenever technically feasible.

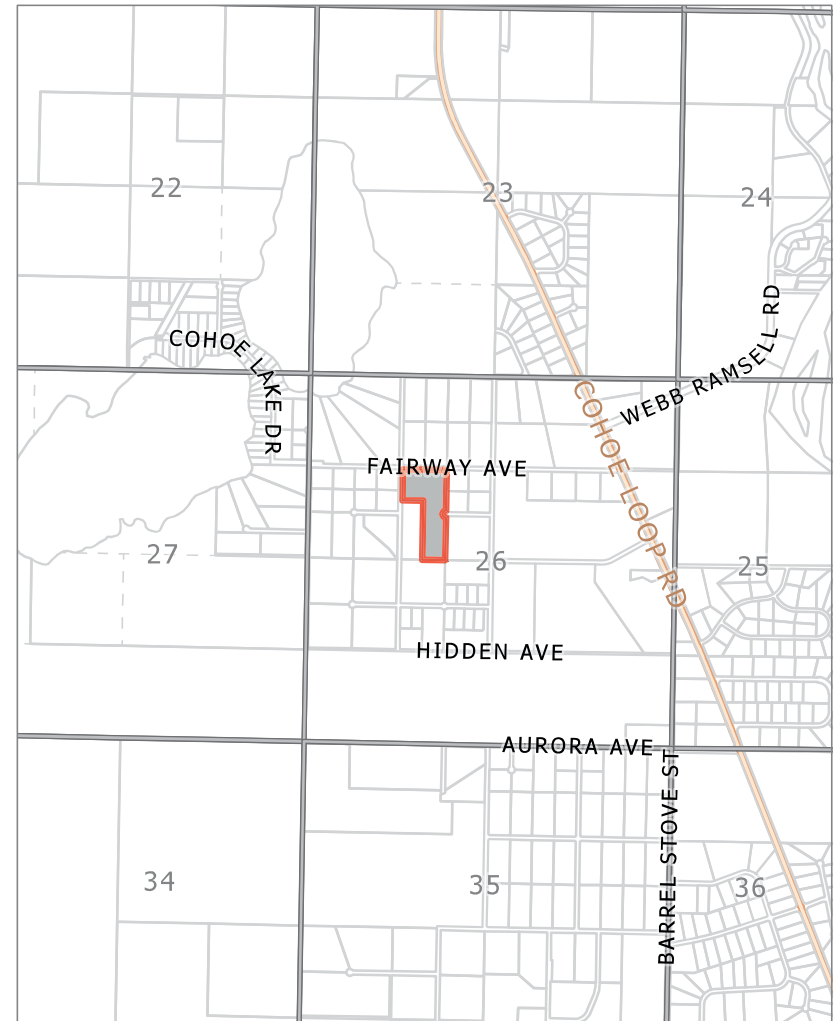
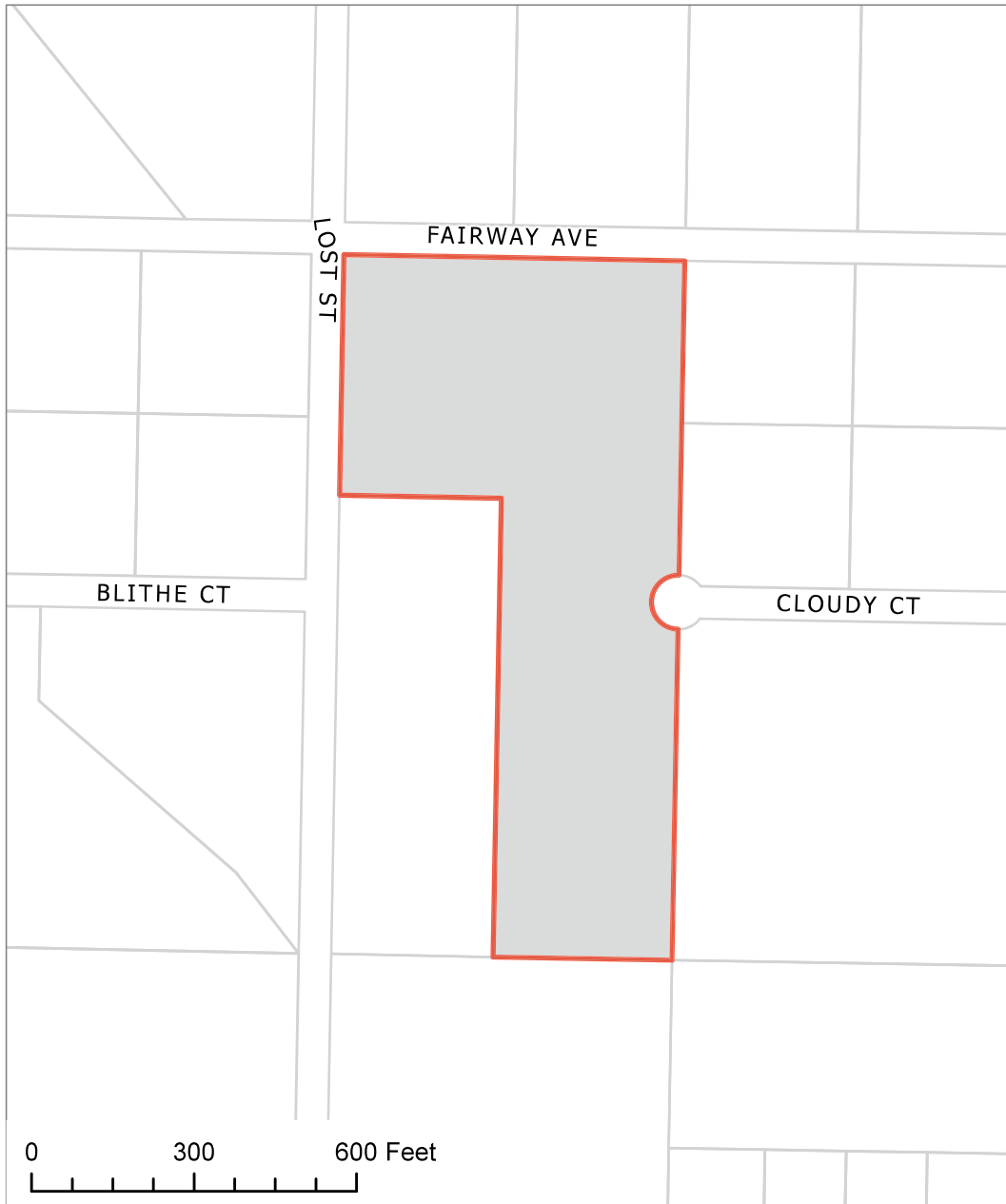
To attend the meeting using Zoom from a computer visit <https://us06web.zoom.us/j/9077142200>. You may also connect to Zoom by telephone, call toll free **1-888-788-0099** or **1-877-853-5247**. If calling in you will need the Meeting ID of 907 714 2200. Additional information about connecting to the meeting may be found at <https://www.kpb.us/local-governance-and-permitting/leadership-governance/planning-commission/planning-public-notices>.

Anyone wishing to testify may attend the meeting in person or through Zoom. Written testimony may be submitted by email to planning@kpb.us, or mailed to the attention of Beverly Carpenter, Kenai Peninsula Borough Planning Department, 144 N. Binkley Street, Soldotna, Alaska 99669. [Written comments may also be sent by Fax to 907-714-2378]. All written comments or documents must be submitted by **1:00 PM, Friday, April 25, 2025**. The deadline to submit written comments or documents does not impact the ability to provide verbal testimony at the public hearing.

Additional information such as staff reports and comments are available online. This information is available the Monday prior to the meeting and found at <https://kpb.legistar.com/Calendar.aspx>. Use the search options to find the correct timeframe and committee.

For additional information contact Sandee Simons (ssimons@kpb.us) or Beverly Carpenter (BCarpenter@kpb.us), Planning Department, 714-2200 (1-800-478-4441 toll free within Kenai Peninsula Borough).

Mailed 4/10/2025



KPB File 2025-049
T 03N R 12W SEC 26
Cohoe

VICINITY 1" = 1 mile **MAP**

Prepared for
James Nevels, JR.
P.O. Box 415
Kasilof, AK 99610

SCALE 1" = 200' AREA = 12.715 acres
21 March, 2025

⊕ - 2 1/2" aicap monument, 7328-S, 2011, found
 ● - 1/2" rebar lot corner, found.
 ○ - 1/2" rebar with plastic cap, 7328-S, found.
 sw - indicates swamp

1. A building setback of 20' from all street ROWs is required unless a lesser standard is approved by a resolution of the appropriate planning commission. Front 15' of building setback is also a utility easement, as is the entire setback within 5' of side lot lines.
2. No permanent structure shall be constructed or placed within an easement which would interfere with the ability of a utility to use the easement.
3. Topography rises 5' from swamp level and is otherwise flat. No grades exceed 3%. There are no wet areas other than swamp shown.
4. Any person developing these lots is responsible for obtaining all required local, state, and federal permits, including a US Army Corps of Engineers Wetlands Determination, if applicable.

Tr Q
KRD 2014-33

Tr J
KRD 2011-36

Tr I
KRD 2011-36

Tr H
KRD 2011-36

BASE BEARING KRD 87-3
N 89°59'33" W 1318.85'

FAIRWAY AVE.

NW 1/16 S 26

628.54'

60°

setback line

517.54'

well

8 septic pipes

Lot 5A
KRD 87-3

Lot 4A2
40,020 sq ft

345.0'

116.00'

N 0°03'33" W

580.29'

Lot 2B
KRD 87-3

Lot 2C
KRD 87-3

overhead power line

60' utility easement

444.34' building

15' utility easement

Tract 4A1
11.796 ac

N 89°59'33" W 299.28'

60' BLUTH CT.

Tract 3A
KRD 2015-56

846.50'

S 0°03'26" E

157.08'

20' building setback line

15' utility easement

septic pipes

well

Cloudy Ct. 60'

Tr. 8
KRD 76-156

610.59'

S 0°02'18" E

328.90'

N 89°59'02" W

Tr. 11
KRD 76-156

Tr. 12
KRD 76-156

CW 1/16 S 26

Δ = 180°00'
R = 50.00'
C = 100.00'
CB = S 0°03'33"E

KPB 2025-049