

**FNSB PLANNING COMMISSION**  
**May 4, 2004 ACTION MEMO**

**BOROUGH ASSEMBLY CHAMBERS**  
7:00 p m

*Any action taken during this meeting is subject to reconsideration during this meeting or at the next. A request for reconsideration at the next meeting must be submitted in writing by a Planning Commissioner (who voted on the prevailing side) by the close of business the day following the meeting.*

**AP002-2004 (SD042-04 / RP059-04 / VA012-04 Chena Point Heights Subdivision Fourth Addition)** – An appeal regarding road connection by Dan Gilbertson of the Platting Board's February 25, 2004 approval of a request by Michael Craft to subdivide approximately 150 acres into 66 lots varying in size from 80,000 sf. to 155,000 sf. within the SE ¼, Section 20, Township 1 South, Range 2 West, Fairbanks Meridian AK and replat Lot 01 Block 01, combine Lots 01 and 02 Block 02 and vacate/relocate a portion of Hillary Avenue within Chena Point Heights Subdivision Third Addition (located off Hillary Avenue, Craft Avenue and Chena Point Drive). This development will occur in three phases, with the final phase to be completed no later than February 2010.

**Denied**

**V025-2004** A request by Kathryn Dodge for a setback variance of 2' to the side setback requirement of 5' in the Two Family Residential zone in order to allow an existing single family residence to remain located to within 3' of side lot lines on Lot 16 Block 103 Fairbanks Townsite. **(located south of 8<sup>th</sup> Avenue and east of Barnette Street)**

**Approved**

**RZ023-2004** A request by Greatland Riverfront Properties to rezone GL-05, Section 12, Township 1 South, Range 2 West, from General Commercial/Open Space Buffer/Waterway Setback to General Commercial/Waterway Setback or other appropriate zone. **(located west of Hoselton Road, north of Rosebud Lane, south and east of the Chena River)**

**Recommended Denial**

**OC 003-2004** An Ordinance amending Title 18 of the Fairbanks North Star Borough Code of Ordinances by Establishing a GU-5 General Use Zoning District.

**Recommended Approval**

Further information may be obtained from *FNSB Department of Community Planning* at 459-1260, FAX 459-1255, or 809 Pioneer Road.