

DO NOT WRITE/STAMP ABOVE THIS LINE-RESERVED FOR STATE RECORDERS OFFICE



MATANUSKA-SUSITNA BOROUGH

Planning and Land Use Department

Development Services Division

350 East Dahlia Avenue, Palmer, Alaska 99645

(907) 861-7822 * fax (907) 861-7876

E-Mail: permitcenter@matsugov.us

LEGAL NONCONFORMING STATUS DETERMINATION FOR A STRUCTURE MSB 17.80

Application fee must be attached: **\$500.00**

Prior to the decision date the applicant must also pay the mailing and advertising fees associated with the application. Applicants will be provided with a statement of advertising and mailing charges. Prior to recording an approved determination the applicant must also pay the recording fee.

TAX ACCT ID#: _____

LISTED OWNER(S) OF THE SUBJECT PROPERTY:

_____, _____

_____, _____

of the real property, legally described as follows:

Plat #: _____, T. R. S. M. _____

Hereby apply for a determination of legal nonconforming status in accordance with the requirements of MSB 17.80 Nonconforming Structures. The undersigned owners(s), in support of this application, state the following to be true to the best of their knowledge

1. The structure(s) consist(s) of a (house, garage, greenhouse, etc) _____

whose construction was completed on or about _____, 19____, located _____ feet from the public use easement, _____ feet from the side lot line, _____ feet from the rear lot line as shown on the attached as-built drawing.

2. The structure(s) is/are in the condition and location depicted in the attached* photograph(s) dated _____ and the as-built drawing, prepared by _____ and dated _____. * Photographs to be retained in borough files, not part of recorded document.

3. Attached* is evidence that the above referenced structure(s) was/were constructed prior to the adoption of MSB 17.01 Acknowledgment of Existing Regulations of December 7, 1993. *Evidence retained in borough files, not a part of recorded document.

I certify that I am a legal owner of the above described real property and that statements set forth in this application are true and accurate.

Signature

Owner's Name (print)

Date

Address/City/State/Zip

Phone

STATE OF ALASKA
THIRD JUDICIAL DISTRICT

On this _____ day of _____, 20____, _____

Personally appeared before me, whose identity was proved to me on the basis of satisfactory evidence to the person whose name is subscribed to this instrument, and acknowledged that he/she executed it.

Notary Public for Alaska
My Commission Expires:_____

~~~~~

I certify that I am a legal owner of the above described real property and that statements set forth in this application are true and accurate.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Owner's Name (print)

\_\_\_\_\_  
Date

\_\_\_\_\_  
Address/City/State/Zip

\_\_\_\_\_  
Phone

STATE OF ALASKA  
THIRD JUDICIAL DISTRICT

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, \_\_\_\_\_

Personally appeared before me, whose identity was proved to me on the basis of satisfactory evidence to the person whose name is subscribed to this instrument, and acknowledged that he/she executed it.

\_\_\_\_\_  
Notary Public for Alaska  
My Commission Expires:\_\_\_\_\_

### Minimum Survey Drawing Standards

For MSB 17.60 Conditional Uses, 17.65 Variances, & MSB 17.80 Legal Nonconforming Structures, and any site plan or survey required by MSB Code to be provided under the seal of a registered surveyor. Additional data may be required. For more information contact the MSB Code Compliance Division.

#### CHECK LIST

1. Critical Lot Line(s)
  - a. corners in
  - b. record & measured distances shown
  - c. new corners set
2. Setback shown:
  - a. furthestmost protruding part of structure(s) including attached eaves decks, cantilevers, etc. (at closest points of separation)
  - b. dimensioned to 0.1 foot, with no +/-
  - c. other dimensions required by applicable code
3. Easements/Rights of Way
  - a. all dedicated public easements on lot (identify by type); adjacent public rights of way (with name)
  - b. PLS verify section line easement (SLE)
4. Survey for MSB use is not a mortgage survey:
  - a. no exclusion of use note
  - b. no copyright
  - c. north arrow
  - d. scale
  - e. show control used
  - f. Basis of Bearing
  - g. type and size of all monuments found or set
  - h. legal description
  - i. date of field survey
  - j. seal, sign
  - k. surveyor's printed name and address
5. Other specific information relevant to the application
  - a. specific dimensions of structures, development
  - b. dates of construction, additions
  - c. identification of relevant decks, eaves, additions, "phases" of construction, use areas, areas where heights are different etc.
  - d. waterbodies onsite, adjacent to lot, or within 75 feet of a structure on the lot
  - e. other information required by the applicable MSB ordinance or required to administer the applicable code. Check relevant codes and instruction sheets for additional information.
  - f. Topography