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MATANUSKA-SUSITNA BOROUGH

Planning and Land Use Department

Development Services Division

350 East Dahlia Avenue, Palmer, Alaska 99645-6488

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

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APPLICATION FOR DETERMINATION OF PRE-EXISTING LEGAL NONCONFORMING STATUS FOR A STRUCTURE MSB 17.80

Application fee must be attached: **\$200.00**

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 pre-existing legal nonconforming status in accordance with the requirements of MSB 17.80 Nonconforming Structures. The owner(s), in support of this application, state the following to be true to the best of their knowledge:

1. The owner(s) listed above are all the owners of the subject property.
2. The structure(s) on the described lot consist(s) of a (house, garage, greenhouse, etc.);

whose construction was completed on or about _____, located _____ feet from the public use easement or public right of way, _____ feet from the side lot line, _____ feet from the rear lot line, _____ feet from the following water body _____, as shown on the attached drawing.

3. Attached is an “as-built” drawing depicting the dimensions of the structure(s) on the lot and the closest distances of the structure(s) from lot line(s) and public use easements or rights-of-way. (Only the dimensions subject to this application must be shown.)
4. Attached is evidence that the above referenced structure(s) was/were constructed by the following date:_____. (Evidence may include; contracts, receipts, surveys, tax records, affidavits, etc.)
5. Attached are dated photographs of the structure(s) taken the year of completion, or as close to that time as possible, and dated photographs depicting the structure as it currently exists.

Signature of Owner(s) _____ Date _____

Owner's Name (Print) _____ Phone# _____

Owner(s) Mailing Address _____