

Land Conveyance Section 550 W. 7th Ave, Suite 640 Anchorage, AK 99501-3576 (907) 269-8594 Northern Region 3700 Airport Way Fairbanks, AK 99709-4699 (907) 451-2740

nro.lands@alaska.gov

Southcentral Region 550 W. 7th Ave, Suite 900C Anchorage, AK 99501-3577 (907) 269-8503 dnr.pic@alaska.gov Southeast Region P. O. Box 111020 Juneau, AK 99811-1020 (907) 465-3400 sero@alaska.gov

Statewide TTY - 771 for Alaska Relay or 1-800-770-8973

Application for Purchase or Lease of State Land 102-103 (Rev. 09/21)

APPLICATION FOR PURCHASE OR LEASE OF STATE LAND

410297	
ADL # (assigned by ADNR)	
Date: 10-14-2024	
Applicant's Name Department of Public Safety (DPS)	Doing business as Alaska Public Safety Communications Services
Mailing Address 5900 ETudor Rd	
City/State/Zip Anchorage, Alaska 99507	Email dps.apscs.businessoffice@alaska.gov
Message Phone Work Phone	Email dps.apscs.businessoffice@alaska.gov (907) 269-5744 Date of Birth N/A
Is applicant a corporation qualified to do business in a State of Alaska Department of Commerce and Econor	Alaska 🗌 Yes 🔳 No. Is the corporation in good standing with the mic Development? 🗌 Yes 🔲 No.
Is applicant 18 years or older? ■ Yes □ No. Are y	you applying for a ■ lease or □ sale?
What kind of lease or sale are you applying for? $\ \Box$ $\ \ \Box$	Γideland; ■ Public/Charitable Use; □ Grazing; □ Millsite;
\square Negotiated; \square Competitive; \square Non-Co	ompetitive; Preference Right
If a lease, how many years are you applying for? $\frac{55}{}$	years. (55 years Max.)
Legal Description: Lot(s) Block/Tract #	‡ Survey/Subdivision <u>85-282</u>
Other:	
Meridian Fairbanks Township 2 North F	Range 3 West , Section(s) 31 Acres 5.00
MunicipalityLO	RAN Reading (optional)
Geographic Location: Plat 87-48	
What is the proposed use of and activity on the state Public Safety Communications (Radio Communicatio	
Are there any improvements on the land now? Stimated value? \$1,500,000.00	es \square No. If yes, who owns the improvements, and what is the
If yes, describe any improvements on the land. \overline{Radic}	Communications Shelter,Tower and Equipment
ADL# 410297	Page 1 of 3

Are there any improvements or construction planned? $\hfill\Box$	Yes No. If yes, describe them and their estimated value,
State the proposed construction date:	; estimated completion date*:
Name and address of adjacent land owners and, if you are a upland owners:	applying for tidelands, the name and address of the adjacent
Are you currently in default on, or in violation of, any purch the department under 11 AAC? \Box Yes \blacksquare No. Within the terminated any purchase contract, lease, permit or other and	
Non-refundable application fee: See current Director's Ord	er for applicable fees.
(Fee may be waived under 11 AAC 05.020.)	
Is the land applied for subject to any existing leases or pern	nits? Yes No. If yes, lease or permit?
Name lease/permit is issued under:	ADL#
purposes); AS 38.05.102 (current long-term lessee or current solid AS 38.05.255) (millsite lease for mine-related facilities) AS 38.05.810(a)* (government agency; tax-exempt solid waste facility, or other public facility; or a subdivis	nts; neone who occupied the land before statehood); state land, not adjoining other state land; se); ration, erected a building and used the land for business shore fishery lessee); es; , non-profit organization organized to operate a cemetery, ion's nonprofit, tax-exempt homeowner's association); ation, club, or society operated for charitable , religious, in of social welfare, or a youth encampment); ommon carrier); under AS 10.25, or licensed public utility); orporation);
☐ Other (please explain):	
If you have checked one of the above statutes, attach a requirement of that statute.	statement detailing your qualifications under each
Do you think you qualify to lease the land for less than fair of AS 37.05? ☐ AS 38.05.097 (youth encampment or similar recrea: ☐ AS 38.05.098 (senior citizen discount for a residenti: ☐ Other (please explain).	tional purpose);

10/14/2024	
Date	

Department of Public Safet (DPS)

If applying on behalf of an agency, municipality, or organization, state which one

NOTICE TO APPLICANT:

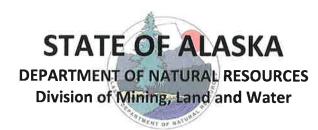
- * For applications filed by a municipality under AS 38.05.810, if there is a remaining entitlement of the municipality under AS 29.65, land transferred under AS 38.05.810 shall be credited toward fulfillment of the entitlement.
- * Construction may not commence until approval is granted by lessor.
- * This application will not be considered unless it is accompanied by the appropriate filing fee and completed in full. THE FILING FEE WILL NOT BE REFUNDED NOR IS IT TRANSFERABLE. All checks are to be made payable to the Department of Natural Resources.

Communication Engl	Associate 2
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Title

For Department Use Only Application received date stamp	
Receipt Types:	
□ 13 – Application for Lease of	
State Land	

- ☐ 5K Application for Lease to Authorize Unauthorized Use
- * Include a 1:63,360 USGS map showing location of proposed activities in relation to survey monumentation or fixed geographical features which fully illustrates your intended use, including the location of buildings and improvements and access points, labeled with all dimensions, and a development plan providing a complete list of proposed activities.
- * The applicant may be required to deposit a sum of money sufficient to cover the estimated cost of survey, appraisal, and advertising. If the land is sold or leased to another party, the deposit will be returned to the applicant.
- * The filing of this application and payment of the filing fee vests the applicant with no right or priority in the lands applied for. It is merely an expression of the desire to purchase or lease a parcel of land when and if it becomes available. Filing an application serves the purpose of notifying the state that an individual is interested in purchasing or leasing land. It is not a claim, nor does it in any way obligate the state to sell or lease land.
- * If the application is for use in conjunction with a guide/outfitter operation, include proof of a guide/outfitter certification for the use area.
- * If the application is for a commercial fish camp, include a copy of your limited entry permit or an interim-use salmon set net permit.
- * If applying for a senior citizen discount, include form 102-1042.
- * AS 38.05.035(a) authorizes the director to decide what information is needed to process an application for the sale or use of state land and resources. This information is made a part of the state public land records and becomes public information under AS 40.25.110 and 40.25.120 (unless the information qualifies for confidentiality under AS 38.05.035(a)(8) and confidentiality is requested, AS 43.05.230, or AS 45.48). Public information is open to inspection by you or any member of the public. A person who is the subject of the information may challenge its accuracy or completeness under AS 44.99.310, by giving a written description of the challenged information, the changes needed to correct it, and a name and address where the person can be reached. False statements made in an application for a benefit are punishable under AS 11.56.210. In submitting this form, the applicant agrees with the Department to use "electronic" means to conduct "transactions" (as those terms are used in the Uniform Electronic Transactions Act, AS 09.80.010 AS 09.80.195) that relate to this form and that the Department need not retain the original paper form of this record: the department may retain this record as an electronic record and destroy the original.



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Department of Public Safety (DPS)

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Southcentral Region

dnr.pic@alaska.gov

Alaska Public Safety Communication Services (APSCS)

Southeast Region
P. O. Box 111020
Juneau, AK 99811-1020
(907) 465-3400
sero@alaska.gov

Statewide TTY - 771 for Alaska Relay or 1-800-770-8973

APPLICANT ENVIRONMENTAL RISK QUESTIONNAIRE

The purpose of this questionnaire is to help clarify the types of activities you propose to undertake. The questions are meant to help identify the level of environmental risk that may be associated with the proposed activity. The Division of Mining, Land and Water's evaluation of environmental risk for the proposed activity does not imply that the parcel or the proposed activity is an environmental risk from the presence or use of hazardous substances.

Through this analysis, you may become aware of environmental risks that you did not know about. If so, you may want to consult with an environmental engineer or an attorney.

Applicant's Name		Doing Business As		
5900 E Tudor Rd		Anchorage	AK	99507
Address		City	State	Zip
	(907) 269-5744	see address below		
Message Phone	Work Phone	Email	Contact Per	rson
Describe the proposed ac Operate and Maintain the Email Address: dps.apscs.businessoffice	: Alaska Public Safety Ra	adio Communcations Site, She	lter, Equipment an	d Tower
	ous materials, and/or hyd	enerate, use, store, transport, or drocarbons?		

a. Where will the tank be located? N/A
b. What will be stored in the tank? N/A
c. What will be the tank's size in gallons? N/A
d. What will the tank be used for? (Commercial or residential purposes?) N/A
e. Will the tank be tested for leaks? N/A
f. Will the tank be equipped with leak detection devices? $\hfill\Box$ Yes $\hfill\Box$ No. If yes, describe: N/A
Do you know or have any reason to suspect that the site may have been previously contaminated? Yes No. If yes, please explain:
I certify that due diligence has been exercised and proper inquiries made in completing this questionnaire, and that the foregoing is true and correct to the best of my knowledge.
Applicant Signature: Date: Date:
AS 38.05.035(a) authorizes the director to decide what information is needed to process an application for the sale or use of state land and resources. This information is made a part of the state public land records and becomes public information under AS 40.25.110 and 40.25.120 (unless the information qualifies for confidentiality under AS 38.05.035(a)(9) and confidentiality is requested). Public information is open to inspection by you or any member of the public. A person who is the subject of the information may challenge its accuracy or completeness under AS 44.99.310, by giving a written description of the challenged information, the changes needed to correct it, and a name and address where the person can be reached. False statements made in an application for a benefit are punishable under AS 11.56.210. In submitting this form, the applicant certifies that he or she has not changed the original text of the form or any attached documents provided by the Division. In submitting this form, the applicant agrees with the Department to use "electronic" means to conduct "transactions" (as those terms are used in the Uniform Electronic Transactions Act, AS 09.80.010 – AS 09.80.195) that relate to this form and that the Department need not retain the original paper form of this record: the department may retain this record as an electronic record

If the proposed activities involve any storage tanks, either above or below ground, address the following questions for

each tank. Please use a separate sheet of paper, if necessary, and, where appropriate, include maps or plats:

ADL # 410297
Applicant Environmental Risk Questionnaire Form 102-4008A (Rev. 09/21)

and destroy the original.



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INSTRUCTIONS FOR COMPLETING A DEVELOPMENT PLAN

A development plan is a written statement (narrative) and a sketch or blueline drawing describing the proposed use and development of state land. The information contained in a development plan is needed to provide a complete review of the application and the proposed use and development, and helps to determine the terms and conditions of the authorization and the level of bonding and insurance that may be required.

Most applications submitted to the Division of Mining, Land and Water must have an attached development plan. The few exceptions to this rule include applications for state land sales and some types of land use permit. The amount and type of information included in the development plan will depend on the proposed use and level of development. Insufficient information in the development plan and/or application or failure to provide a development plan may result in a delay in processing the application. If you are unsure whether your application will require a development plan, contact the regional office responsible for managing the area you are planning to use (regional office addresses and phone numbers are shown at the top of this sheet).

If the application is approved, the approved development plan becomes a part of the authorization document. Authorized activities are limited to those described in the development plan and/or authorization document. The development plan must be updated if changes to an approved project are proposed before or during the project's siting, construction, or operation; if any additional structures, buildings, or improvements are proposed; or if there is a change in activity that was not addressed during consideration of the application. Please note that these development plans or plan changes must be approved by the Division of Mining, Land and Water before any change occurs in use, construction, or activity. Conducting activities that are not authorized by the development plan and authorization document could result in revocation and termination of the authorization and/or other appropriate legal action.

- I. General Guidelines for Preparing a Development Plan
 For new authorizations, the development plan
 must show the proposed improvements and/or use areas, as well as preconstruction plans. For existing
 authorizations without a current development plan or if the development plan is being updated, the
 plan must show existing improvements and/or use areas, etc., and any known future changes. The
 development plan must include:
 - Maps: a USGS map at a scale of at least 1:63,360 showing the location of the proposed project; a blueline drawing or sketch, drawn to scale (the attached diagram may be used); and
 - Written Project description: a detailed written description (narrative) of the intended use and level of development planned under the authorization and an explanation of the sketch or blueline drawing.

102-DEVPL (Rev.06/21) Page 1 of 2

- II. Land Use Permits Permanent improvements cannot be authorized by a land use permit. However, a development plan accompanying a land use permit application must describe nonpermanent structures and activities. (Nonpermanent structures are structures that can be easily and quickly taken down and removed from the site, without any significant disturbance or damage to the area.) Several of the specific development plan items listed below will not apply to activities authorized under a land use permit; those items that do apply should be described in as much detail as possible, to enable prompt review of the application. If the proposed land use permit activity is of a mobile nature, such as a permit to move heavy equipment across state land, a development plan is not required; but a map showing the proposed route of travel is required. If the impact would not have a significant effect on the environment, such as a permit to harvest wild produce, a development plan is not required, but a map showing the location of the proposed harvest area is required.
- III. Narrative portion of the development plan Describe the type of activities or development planned for the site; specify if any facilities are intended for commercial use, or will be rented out; and provide a description and explanation of the items shown on the sketch or blueline. Following is a list of specific information to be included in the narrative, if applicable to the proposed project:
 - **Legal description.** Provide a legal description of the parcel, i.e. a metes and bounds description, survey, lot and block, aliquot part, or other legal description.
 - **Terrain/ground cover.** Describe the existing terrain/ground cover, and proposed changes to the terrain/ground cover.
 - Access. Describe existing and planned access, and mode of transportation. If public access is to be restricted, define possible alternative public access routes.
 - Buildings and other structures. Describe each building or structure, whether permanent or temporary, including a description of the foundation as well as the building and floor construction; the date when the structure is to be constructed or placed on the parcel; the duration of use; and what activities are to occur within each structure.
 - Power source. Describe type and availability of power source to the site.
 - Waste types, waste sources, and disposal methods. List the types of waste that will be generated on-site, including solid waste, the source, and method of disposal.
 - Hazardous substances. Describe the types and volumes of hazardous substances present or proposed, the specific storage location, and spill plan and spill prevention methods. Describe any containment structure(s) and volume of containment structure(s), the type of lining material, and configuration of the containment structure. Provide Material Safety Data Sheets (MSDS).
 - Water supply. Describe the water supply and wastewater disposal method.
 - Parking areas and storage areas. Describe long-term and short-term parking and storage areas, and
 any measures that will be taken to minimize drips or spills from leaking vehicles or equipment.
 Describe the items to be stored in the storage areas.
 - Number of people using the site. State the number of people employed and working on the parcel, and describe the supervisor/staff ratio. Estimate the number of clients that will be using the site.
 - Maintenance and operations. Describe the long-term requirements, how they will occur and who
 will perform the work. Specify if any subcontractors will be involved, and explain the tasks they will
 perform.
 - **Closure/reclamation plan.** Provide a closure/reclamation plan, if required for the type of authorization being applied for, e.g. material sale.
- IV. Sketch or blueline portion of the development plan The sketch or blueline must be drawn to scale, and each item labeled in such a way that the information contained in the drawing can be located in the narrative portion of the development plan (professional quality drafting and mechanical lettering is preferred). Following is a list of information to be shown on the drawing, if applicable:

102-DEVPL (Rev.06/21) Page 2 of 3

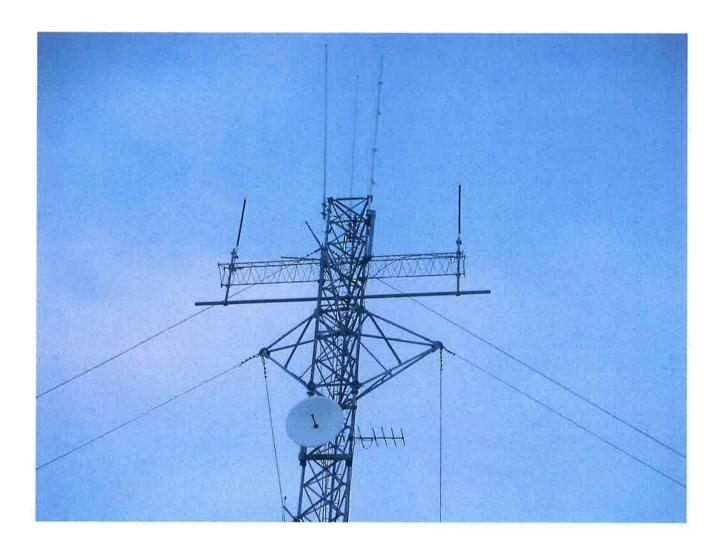
- Section, Township, and Range lines; North arrow; scale; title; and legend (attached is an acceptable format).
- All property boundaries, ordinary or mean high water lines, and existing or proposed rights-of-way;
 major topographic features such as roads, streams, rivers, and lakes, and their geographic names.
- Location and dimensions of any gravel pads, or cement foundations, buildings, and other structures and improvements, appropriately labeled.
- Location of any buried or above-ground utility lines (power, water, fuel, natural gas, etc.); sewage facilities, including sewage and wastewater outfall point; underground water system; and water source (if any).
- Location where any hazardous substances, including but not limited to oil, lubricants, fuel oil, gasoline, solvents, and diesel fuel, are stored. Method of storage (tank, drum, etc.).
- Location of parking areas, and areas for the storage of inactive vehicles; snow storage areas; storage areas for any other items not mentioned above (drill rigs, camps, pipe, watercraft, etc.).

102-DEVPL (Rev.06/21) Page 3 of 3

Site Development Diagram

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		_	Land Use Per		
		Site	Development	Diagran	n
	Social				
	Sec(s)		т	R	M
	Sheet of		File #		

MURPHY DOME



NAD '83 GPS Coordinates of Site Tower (+/- 13'):

64, 57, 35,8 148, 13, 53.4 2087'

Tower:

- 45' ROHN 84 w/ angle cross bracing and pier type base
- Star guyed at ~35
- 20 cross arm at ~40'
- Climbing ladder & anti fall cable
- Map tower, identify antennas & transmission lines for reuse with new repeaters



Shelter Conditions Exterior:

- Shelter is 25 year old steel skinned frame construction,
- Electric buried ~150 yds. from drop pole GVEA meter base
- No cell service at site (AT&T)

Last update: 8/20/2024 - rst

Telecommunications Site Development Plan

MURPHY DOME, ADL#410297

LEASE DESCRIPTION 3/14/2001
ALASKA STATE LAND SURVEY 85-282 WITHIN SECTION 31, TOWNSHIP 2 NORTH,
RANGE 3 WEST, FAIRBANKS MERIDIAN, ALASKA,
CONSISTING OF 5.00 ACRES,
MORE OR LESS, AS FILED IN THE FAIRBANKS
RECORDING DISTRICT ON JULY
7, 1987 AS PLAT 87-48.

Terrain/ground cover. Ground coverage is alpine tundra, mountain top.

64°57'35.95"N, 148°13'52.88"W Elevation 2087 ft AMSL.

Access. Directions:

Head north toward E Tudor Road

Turn right onto E tudor road

Continue onto Muldoon Rd

Take the Glenn Highway/AK-1 N ramp to eagle river

Merge onto AK-1 N

Continue straight onto AK-3 N

Turn left onto Sheep Creek Rd

Turn left to stay on Sheep Creek Rd

Turn Left onto Murphy Dome Rd

Turn right onto Spinach Creek Rd

Turn Left onto Old Murphy Dome Rd.

Take the second right hen take the only left hand turn the site is on this road at the end.

Call for access: SOA On-Call 907-440-8611.

Buildings and other structures.

Shelter is 25 year old steel skinned frame construction, Tower:

45' ROHN 84 w/ angle cross bracing and pier type base Star guyed at ~35 20 cross arm at ~40' Climbing ladder & anti fall cable

Power source.

Electric buried ~150 yds. from drop pole GVEA meter base

Waste types, waste sources, and disposal methods. The waste is material used at the sites which are no longer required. Disposal method is to haul waste off sites when no longer needed at the location.

Hazardous substances. Lead acid batteries. No water supply is required for the operation of this site.

Parking areas and storage areas. Parking will be at site near the road system. when accessible. No storage areas are required.

Number of people using the site. No one is physically present at the site.

Maintenance and operations. The facility is for providing public safety radio services to local, state, and federal government agencies. All the equipment is used for carrying voice and data circuits for many state agencies, including Troopers, Forestry (firefighting) and DOT (highways).

The site is inspected one or two times a year by a staff of one to three employees.

Closure/reclamation plan. When services provided by the facilities at this location are no longer required, equipment and structures will be removed from the location.



Tower:

45' ROHN 84 w/ angle cross bracing and pier type base Star guyed at ~35
20 cross arm at ~40'
Climbing ladder & anti fall cable
Map tower, identify antennas & transmission lines for reuse with new repeaters



Shelter Conditions Exterior:

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