

Land Conveyance Section  
550 W. 7<sup>th</sup> 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](mailto:nro.lands@alaska.gov)

Southcentral Region  
550 W. 7<sup>th</sup> Ave, Suite 900C  
Anchorage, AK 99501-3577  
(907) 269-8503  
[dnr.pic@alaska.gov](mailto:dnr.pic@alaska.gov)

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

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

## APPLICATION FOR PURCHASE OR LEASE OF STATE LAND

55071

ADL # (assigned by ADNR)

Date: MARCH 26, 2025

Applicant's Name CHRISTOPHER CRAVER Doing business as N/A

Mailing Address P.O. BOX 29

City/State/Zip TALKEETNA - ALASKA - 99676 Email [REDACTED]

Message Phone [REDACTED] Work Phone ( ) N/A Date of Birth [REDACTED]

Is applicant a corporation qualified to do business in Alaska  Yes  No. Is the corporation in good standing with the State of Alaska Department of Commerce and Economic Development?  Yes  No. N/A

Is applicant 18 years or older?  Yes  No. Are you applying for a  lease or  sale?

What kind of lease or sale are you applying for?  Tideland;  Public/Charitable Use;  Grazing;  Millsite;

Negotiated;  Competitive;  Non-Competitive;  Preference Right

If a lease, how many years are you applying for? 55 years. (55 years Max.)

Legal Description: Lot(s) d1 Block/Tract # Survey/Subdivision

Other: 23504 SOUTH TALKEETNA SPUR ROAD

Meridian \_\_\_\_\_ Township 26N Range 5W Section(s) 25 Acres 2.70

Municipality MATSU BOROUGH LORAN Reading (optional)

Geographic Location: TALKEETNA, ALASKA

What is the proposed use of and activity on the state land?

RESIDENTIAL + SMALL FARM

Are there any improvements on the land now?  Yes  No. If yes, who owns the improvements, and what is the estimated value? CHRIS CRAVER

If yes, describe any improvements on the land. HOUSE, BARN, SHEDS

ADL # 55071

Page 1 of 3

Are there any improvements or construction planned?  Yes  No. If yes, describe them and their estimated value.

N/A

State the proposed construction date: N/A; estimated completion date\*: N/A

Name and address of adjacent land owners and, if you are applying for tidelands, the name and address of the adjacent upland owners:

Are you currently in default on, or in violation of, any purchase contract, lease, permit or other authorization issued by the department under 11 AAC?  Yes  No. Within the past three years, has the department foreclosed or terminated any purchase contract, lease, permit or other authorization issued to you?  Yes  No.

**Non-refundable application fee:** See current Director's Order for applicable fees.

(Fee may be waived under 11 AAC 05.020.)

Is the land applied for subject to any existing leases or permits?  Yes  No. If yes,  lease or  permit?

Name lease/permit is issued under: CHRISTOPHER CRAVEN ADL # 55071

Do you think you qualify for a non-competitive lease or sale?  Yes  No. If yes, under what provision of AS 38.05?

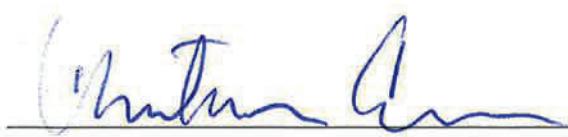
- AS 38.05.035(b)(2) (to correct an error or omission);
- AS 38.05.035(b)(3) (owner of bona fide improvements);
- AS 38.05.035 (b)(5) (occupied, or are the heir of someone who occupied the land before statehood);
- AS 38.05.035 (b)(7) (adjacent owner of remnant of state land, not adjoining other state land);
- AS 38.05.068 and .087 (U.S. Forest Service Permittee);
- AS 38.05.075(c) (upland owner or lessee);
- AS 38.05.035(f) (previous federal and state authorization, erected a building and used the land for business purposes);
- AS 38.05.102 (current long-term lessee or current shore fishery lessee);
- AS 38.05.255 (millsite lease for mine-related facilities);
- AS 38.05.810(a)\* (government agency; tax-exempt, non-profit organization organized to operate a cemetery, solid waste facility, or other public facility; or a subdivision's nonprofit, tax-exempt homeowner's association);
- AS 38.05.810(b)-(d) (non-profit corporation, association, club, or society operated for charitable, religious, scientific, or educational purposes, or for the promotion of social welfare, or a youth encampment);
- AS 38.05.810(e) (licensed public utility or licensed common carrier);
- AS 38.05.810(f) (non-profit cooperative organized under AS 10.25, or licensed public utility);
- AS 38.05.810(h) (Alaska Aerospace Development Corporation);
- AS 38.05.810(i) (port authority);
- AS 38.05.825 (municipality applying for eligible tidelands, or tidelands required for private development);
- Other (please explain):

If you have checked one of the above statutes, attach a statement detailing your qualifications under each requirement of that statute.

Do you think you qualify to lease the land for less than fair market value?  Yes  No. If yes, under what provision of AS 37.05?

- AS 38.05.097 (youth encampment or similar recreational purpose);
- AS 38.05.098 (senior citizen discount for a residential lease);
- Other (please explain).

ADL # 55071



Signature

MARCH 26, 2025

Date

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.
- \* 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.

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

STATE OF ALASKA DEPARTMENT OF NATURAL RESOURCES  
DIVISION OF MINING, LAND AND WATER

Contract Administration  
550 W 7th Ave., Suite 640  
Anchorage, AK 99501-3576  
(907) 269-8594

Northern Region  
3700 Airport Way  
Fairbanks, AK 99709  
(907) 451-2740

Southcentral Region  
550 W 7th Ave., Suite 900C  
Anchorage, AK 99501-3577  
(907) 269-8552

Southeast Region  
400 Willoughby,  
Suite #400  
P.O. Box 111020  
Juneau, AK 99801  
(907) 465-3400

# 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.

<u>CHRISTOPHER CRAVER</u>		<u>NA</u>	
Applicant's Name	Doing Business As		
<u>P.O. BOX 291 / 23504 TALKEETNA SPUR ROAD</u>		<u>TALKEETNA ALASKA 99676</u>	
Address	<u>City</u>	<u>State</u>	<u>Zip</u>
			
<u>Message Phone</u>	<u>Work Phone</u>	<u>E-mail</u>	<u>Contact Person</u>
			

Describe the proposed activity:

ALREADY AN ESTABLISHED RESIDENCE + SMALL FARM

In the course of your proposed activity will you generate, use, store, transport, dispose of, or otherwise come in contact with toxic and/or hazardous materials, and/or hydrocarbons? Yes  No

If yes, please list the substances and the associated quantities. Use a separate sheet of paper, if necessary.

N/A

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:

a. Where will the tank be located? existing tank is ~15 ft from residence  
INSTALLED AROUND 1995 - NO PROBLEMS; 1000 GALLON SEPTIC UNDERGROUND

b. What will be stored in the tank? FUEL OIL FOR HEATING; SEWAGE FROM RESIDENCE

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c. What will be the tank's size in gallons? 300 GALLON EXISTING TANK IN USE;  
1000 GALLON IN GROUND SEPTIC TANK

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d. What will the tank be used for? (Commercial or residential purposes?) RESIDENTIAL HEATING;  
RESIDENTIAL SEPTIC

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e. Will the tank be tested for leaks? NO - DUE TO LEAK

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f. Will the tank be equipped with leak detection devices? Yes  No  If yes, describe: REGULAR VISUAL + OLFACTORY INSPECTION

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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

Date

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