

**PUBLIC NOTICE
SPINACH CREEK ROAD
DEVELOPMENT AND DISPOSAL PLAN**

The Office of Land Management is seeking public comment on the attached development and disposal plan prior to approval of the plan.

Parties interested in commenting on this development and disposal plan must submit written comments to the University through its Land Management office by fax at (907) 786-7733, by email at ua-land@alaska.edu or at the address listed below, by no later than **5:00 P.M. on Wednesday, September 1, 2021**, to be considered.

UNIVERSITY OF ALASKA
Land Management

Anchorage Office
1815 Bragaw Street, Suite 101
Anchorage, Alaska 99508-3438

www.ualand.com
ua-land@alaska.edu

Fairbanks Office
2025 Yukon Drive, Suite 106
Fairbanks, Alaska 99775-5280



**DEVELOPMENT AND DISPOSAL PLAN
SPINACH CREEK PARCEL
FAIRBANKS, ALASKA**

**FAIRBANKS, ALASKA
Township 1 North, Range 3 West, Section 1, Fairbanks Meridian
Fairbanks Recording District**

The University of Alaska (“University”) intends to cooperate with a potential buyer to subdivide and sell a portion of a large parcel of land located off Spinach Creek Road northwest of Fairbanks, Alaska. The large parcel will be subdivided into two or possibly more lots/tracts approximately 10 to 200 acres in size in preparation for sale. All subdivision costs associated with the project will be incurred by the potential buyer.

Once the subdivision is complete, the University intends to offer the newly subdivided lot/tract north of Spinach Creek Road for sale. The parcel is partially level to steeply sloping with birch, spruce and alder vegetation. The parcel is zoned General Use (GU-1). The subdivided lot/tract will be sold at or above fair market value.

This development plan and disposal plan is effective as long as the University owns the parcel.

LEGAL DESCRIPTION AND PARCEL NUMBER

<u>PARCEL#</u>	<u>AREA</u>	<u>LEGAL</u>	<u>PORTION</u>	<u>ACRES</u>	MINIMUM <u>PRICE</u>
WB.DM.0006	West Fairbanks	T1N, R3W, S1, FM	S2	320	Fair Market Value

