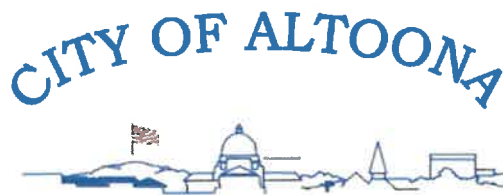


1301 12th Street, Suite 400
Altoona, PA 16601
Phone (814) 949-2470
Fax (814) 949-0372

planning@altoonapa.gov



David B. Albright, Chair (29)
Lawrence Bilotto, Vice Chair (27)
Michael Haire, Secretary (28)
Drew Brennan (29)
Peter Folen (29)
Richard Haines (27)
Jesse Ickes (27)

ALTOONA CITY PLANNING COMMISSION

The Altoona City Planning Commission, created in March 1916, is composed of seven residents appointed by the Mayor with the approval of City Council. The Commission is responsible for developing and updating the Comprehensive Plan, reviewing proposals that affect the development of the City, and providing a public forum that encourages participation in guiding the future of the City.

Regular Meeting of Tuesday, October 6, 2026 at 3:00 PM
4th Floor City Hall Common Room

AGENDA

REGULAR MEETING

CALL TO ORDER

PUBLIC COMMENT

REGULAR BUSINESS – Michael Haire has resigned and moved from the area. His secretary position needs filled. A new member needs to be named to the Commission.

ADMINISTRATIVE ITEMS

1. Approval of Minutes – The Commission will consider the approval of minutes from its previous meeting of July 7, 2026 which is included in the packet. August and September meetings were cancelled.

SPECIAL PERMIT REQUEST

Applicant: Lamar Advertising (David Guyer, Jr)
Parcel ID: 01.02-04.-097 (718 7th Avenue)
Zoning District: Mixed Use Neighborhood

Request for Planning Commission Special Permit approval pursuant to §800-77.A.11 of the City of Altoona Chapter 800 Zoning Ordinance for the conversion of an existing off-premises outdoor advertising sign to a digital display face. The Planning Commission will evaluate the request against the aesthetic compatibility criteria established in §800-70.A.11.d and applicable standards governing digital off-premises advertising signs.

**AGENDA
REGULAR MEETING (Continued)
OCTOBER 6, 2026**

SUBDIVISION AND LAND DEVELOPMENT

Nehemiah Lot Consolidation & Subdivision- 11th Street & Howard Avenue – A Major Subdivision Plan was submitted proposing to consolidate thirteen tax parcels and Highland Place (to be vacated) for a total lot area of 1.017-acres. The proposed lot will then be subdivided into proposed lots 1-6. Existing Tax Parcel 01.01-04.-202 will be subdivided into Lots 7 & 8. All proposed lots will be developed into single-family residential units.

STAFF LEVEL REVIEWS

- a. Jamie Balsamo – 3814 W Chestnut Ave – Minor Subdivision – Approved
- b. William A Frank Jr – 2308-2310 10th Ave – Minor Subdivision – Approved
- c. John & Ameila Resig – 905-909 28th Ave – Minor Subdivision – Approved
- d. New Millennium Management LLC - 209 & 211 Willow Ave – Minor SD – Approved
- e. Jeff Long (Penn Central Parking Lot) – 1112-1118 12th St – Minor Site Plan – Under Review
- f. Walter Williams – 313-315 Hudson Ave – Minor Subdivision – Under Review
- g. Francis M Caracciolo – 1414 Tyler Ave – Minor Subdivision – Under Review
- h. Sacred Heart Church – 2012 6th Ave – Minor Subdivision – Under Review

SPOT BLIGHT DECLARATION

None

INFORMATIONAL ITEMS

- 1. GAEDC Report
- 2. Blair County Planning Commission Report

COMMISSIONER FORUM

QUESTIONS FROM MEDIA

ADJOURNMENT

**MINUTES
ALTOONA CITY PLANNING COMMISSION
July 7, 2026**

MEMBERS PRESENT

Dave Albright, Chair
Richard Haines
Drew Brennan
Councilman Jesse Ickes
Peter Folen
Larry Bilotto, Vice Chair

MEMBERS ABSENT

Michael Haire, Secretary

GUESTS PRESENT

Brian Smith – Keller Engineers
Rachel Ferko – Keller Engineers

STAFF PRESENT

Sabrina Appel-McMillen – Planning and Development Manager, Community Development Department
James Dusel – Zoning Officer – Community Development Department
Eric Luchansky – Director Planning and Community Development Department
Rob Crossman – Engineering Department Supervisor, Public Works Department
Bette Fischer – Clerical III, Community Development Department

CALL TO ORDER

The Altoona City Planning Commission (ACPC) held its regular meeting on July 7, 2026, in the Common Room of Altoona City Hall, 1301 12th Street, Altoona, PA. Chair, Dave Albright, called the meeting to order at 3:01 PM.

PUBLIC COMMENT

None

REGULAR BUSINESS

ADMINISTRATIVE ITEMS

1. Approval of Minutes – A motion was made by Mr. Haines to approve the June 2, 2026 minutes. Mr. Brennan seconded the motion. Motion passed unanimously.

SUBDIVISION AND LAND DEVELOPMENT

1. **Blaise Aleander Hyundai – 101 Pleasant Valley Blvd.** – On February 25, 2026 the City of Altoona initially received a land development plan proposing a 5900 SF building expansion to an existing car dealership building. Mr. Brian Smith and Ms. Rachel Ferko from Keller Engineering presented the revised submission which was received on June 9, 2026. A total of 2 waivers is being requested. **A motion to approve the recommended resolution was made by Mr. Bilotto. Councilman Ickes seconded the motion. Motion passed unanimously.**

RESOLUTION 7-7-26-PAC26-01 **A RESOLUTION CONDITIONALLY APPROVING** **THE MAJOR SITE PLAN FOR** **BLAISE ALEXANDER HYUNDAI-ALTOONA**

WHEREAS an application for a Major Site Plan has been filed with the Altoona City Planning Commission (hereinafter “ACPC”) by BLAISE ALEXANDER MANAGEMENT INC (hereinafter referred to as the “DEVELOPER”); and

WHEREAS, the DEVELOPER desires to construct a 5900 SF building addition and 150 SF battery storage on the existing dealership building at 101 Pleasant Valley Blvd, Altoona, Pennsylvania; and

WHEREAS, staff has reviewed the LAND DEVELOPMENT PLAN, incorporated herein by this reference and filed with the ACPC by the Developer, and has found it to be in compliance, as a FINAL LAND DEVELOPMENT with all applicable provisions of the City of Altoona’s zoning, subdivision/land development, and storm water ordinances subject to the conditions of this resolution; and

WHEREAS, the ACPC has determined that this LAND DEVELOPMENT PLAN constitutes a FINAL LAND DEVELOPMENT PLAN in full compliance with the City of Altoona’s zoning, subdivision/land development, and storm water ordinances subject to the conditions of this resolution; and

WHEREAS, the ACPC has the power to APPROVE modifications to the City of Altoona’s subdivision and land development requirements, and the Developer has requested the following waivers that are hereby approved by the ACPC:

1. §620-12.B.2a: Infiltration systems shall be sized and designed based upon local soil and groundwater conditions as well as subsurface geological features. Provide percolation test results and in-depth studies by a competent Geotechnical Engineer. **The applicant is requesting a waiver to provide percolation testing during construction.**
2. §800-63.C.1: Sidewalks shall be provided along the entire length of the property. On a corner lot, the sidewalk shall be extended along the second street as well. **Applicant is requesting waiver to pay into the “Sidewalk Fund” in lieu of constructing the required sidewalk along the Pleasant Valley Blvd.**

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Altoona, Blair County, Pennsylvania, that the application and plans, as filed by the DEVELOPER, are hereby approved subject to the following conditions:

1. The conditions of the plan must be accepted in writing by developer within 30 days of plan approval.
2. All required signatures must be obtained on the plan.
3. If required, financial security to cover the cost of all public improvements must be provided to the City.
4. A developer's agreement prepared by the ACPC must be executed by the Developer.
5. A copy of the RECORDED plan must be provided to the ACPC as soon as it is recorded.
6. All conditions must be met, fees paid, and the plan signed and recorded within the plan deadline.

RESOLVED by the Altoona City Planning Commission on July 7, 2026:

David B. Albright, Chairman

STAFF LEVEL REVIEWS

- a. Steven & Megan Fleming – 2717 8th Avenue – Minor Subdivision - Approved
 - b. Starr Storage Partners, LLC – 4601 6th Avenue – Minor Subdivision - Approved
 - c. ABCD Corp – 1331 12th Avenue – Minor Subdivision – Under Review
- Ms. McMillen presented the above staff level reviews to the commission.
There were no questions or comments.

SPOT BLIGHT DECLARATION

None

INFORMATIONAL ITEMS

1. **GAEDC Report** – Mr. Bilotto reported that all the tenets are out of the building. All the windows have been sealed up and local artists are painting murals on the plywood. The board is looking at options for the use of the building. He also mentioned that there are funds available for long term loans with low interest for restoration of downtown buildings.
2. **Blair County Planning Commission Report** – Mr. Folen reported that the commission has hired Jessica Sheets as the new planning director and is looking forward to her leadership.

COMMISSIONERS FORUM

Nothing to report

ADJOURNMENT

There being no further business the meeting was adjourned at 3:21 PM.

Signed: David Albright, Chair

CITY OF ALTOONA



APPLICATION FOR BUILDING PERMIT, ZONING REVIEW AND PLAN EXAMINATION

AT (Location) Parcel 01.02-04..-097.00-000 LOT SIZE 52 x 102 IRR
 APPLICANT NAME Lamar Advertising (David Guyer, Jr.) Email DaGuyer@Lamar.com
 APPLICANT ADDRESS 1519 Route 764 Duncansville, Pa 16635 PHONE NO. 814-693-9815
 OWNER NAME Adam D Bowers (Lamar retained an easement) Email Unknown
 OWNER ADDRESS 419 N 16th St. Altoona, PA 16601 PHONE NO. Unknown

CURRENT USE & OWNERSHIP

What is the primary use for the property? (e.g. residence, bakery, car repair, etc.?) Business
 What is the secondary use for the property? Billboard Advertising
 Private ownership ☒ Public ownership (federal, state, local govt.) ☐

TYPE OF WORK

- ☐ Repair/Replacement
- ☒ Alteration
- ☐ Demolition (see Page 2)
- ☐ Addition
- ☐ New Building
- ☐ Moving (relocation)
- ☐ Change of Use
- ☒ Sign
- ☐ Other _____

PROPOSED USE

RESIDENTIAL

- ☐ One Family
- ☐ Two or More Family (Units _____)
- ☐ Garage
- ☐ Carport
- ☐ Shed
- ☐ Pool
- ☐ Other _____



PROPOSED USE

COMMERCIAL

- ☐ Amusement/Recreational
- ☐ Church, other religious
- ☐ Industrial
- ☐ Services Station/Repair Garage
- ☐ Tanks, Towers
- ☐ Office, bank, professional
- ☐ Public utility
- ☐ School, Educational
- ☐ Stores, Mercantile
- ☐ Other _____

COST

General Construction
(The following not to be included in General Cost)

(omit cents)

\$ _____

Electrical

\$ 5,000.00

Plumbing

\$ N/A

Heating/Air Conditioning

\$ N/A

Other (elevator, etc.)

\$ _____

TOTAL COST

\$ 3,000.00

JOB DESCRIPTION – Describe in detail the proposed work. If applying for a residential addition, garage, shed, or pool, please use back page to draw sketch of proposed work. New residential construction requires separate drawings. Commercial work will require the submittal of four (4) sets of stamped drawings.

Update the existing static face with new digital technology.

Lamar will remove the left read existing static advertising face and replace it with a new digital face.

IDENTIFICATION

Name

Address

Phone

Email

Contractor

Lamar Advertising of Altoona

1519 Route 764 Duncansville, Pa 16635

814-693-9815

DaGuyer@Lamar.com

Architect/Engineer

Plumber

Electrician

Mechanical/HVAC

All contractors must be licensed to conduct work in the City of Altoona. Separate license requirements apply for Plumbers and Electricians. Please call the Inspections Department at 949-2455 for questions regarding licensing.

SELECTED CHARACTERISTICS			
PRINCIPLE TYPE OF FRAME ☐ Masonry ☐ Wood Frame ☒ Structural Steel ☐ Reinforced Concrete ☐ Other _____	TYPE OF SEWAGE DISPOSAL ☐ Public ☐ Private (septic tank, etc.) TYPE OF WATER SUPPLY ☐ Public ☐ Private (well, etc.)	DIMENSIONS Number of stories _____ Total Sq. Ft. <u>242</u> Total Land Area Sq. Ft. _____	PRINCIPLE TYPE OF HEATING FUEL ☐ Gas ☐ Electricity ☐ Oil ☐ Coal ☐ Other _____
DEMOLITION WORK - Demolition which results in any potential encroachment into the public right-of-way requires approval from the Department of Public Works prior to the issuance of a demolition permit. - A site plan shall be submitted with this application which will show the location of the proposed demolition, adjacent streets and above grade infrastructure. In addition, a narrative shall be included which describes the methods to be used to ensure the protection of motorists and pedestrians and the prevention of damage to public improvements. - The public rights-of-way (sidewalk, adjoining walkways, streets, and alleys) shall be kept free of debris, equipment and materials at all times to ensure an unobstructed pathway for pedestrians and motorists. - Equipment on tracks is not permitted to operate on paved streets without approved protection to the street in place. - Financial security in excess of the base permit fee may be required to protect City-owned public improvements. - Owner or General Contractor shall notify the Department of Public Works (814-949-2446) 24 hours prior to the start of the demolition and 24 hours prior to the sewer cap inspection. <i>Failure to adhere to these requirements constitutes a violation of the IBC and subjects the applicant to fines and penalties.</i>			
OFFICE USE ONLY			
Plan Review Required	Plan Review Conducted By/Date	Notes	
BUILDING			
DEMOLITION			
PLUMBING			
ELECTRICAL			
MECHANICAL			
PLANNING			
ENGINEERING			
SEWER TAP			
WATER TAP			
DEP MODULES			
STORM WATER			
EROSION/SEDIMENT			
FIRE PROTECTION			
FLOOD PLAIN			
Additional Permits or Approvals	Obtained	Additional Permits or Approvals	Obtained
CURB OR SIDEWALK CUT		FLOOD PLAIN	
ELEVATOR		ZONING	
ELECTRICAL		SEWER	
HVAC		SIGN/BILLBOARD	
STREET GRADES		USE OF PUBLIC AREAS	
GRADING		OTHER	
ZONING			
Zoning District _____ Subdivision _____ Parcel _____ Block _____			
Drawing specifications comply with Zoning requirements: Yes _____ No _____			
Nonconforming Buildings and Uses? Yes _____ No _____ (If yes, check an item below)			
☐ Non-conforming vacant lot		☐ Nonconforming Use of a Building	
☐ Nonconforming Building Used for a Permitted Use		☐ Nonconforming Building Used for a Nonconforming Use	
☐ Nonconforming Use of Land			
Does request require Zoning Hearing Board Action? Yes _____ No _____ (If Yes, indicate date of action and attach decision) _____			

VALIDATION

Building Permit Fee	\$	Stormwater Review Fee	\$
Zoning Fee	\$	Stormwater Tap Fee	\$
Demolition Permit Fee	\$	Floodplain Fee	\$
Driveway Permit Fee	\$	City Plan Review Fee	\$
Floodplain Fee	\$	Clerical Fee	\$
Water Tap Fee	\$	State Fee	\$
Sewer Tap Fee	\$	Other	\$
		GRAND TOTAL	\$

BUILDING/ZONING APPROVAL

Zoning Officer Signature (if required) _____ Date _____

Building Official Signature _____ Date _____

Other Approval Signature _____ Date _____

Date Permit Issued _____

Notes and Data (for Department use)

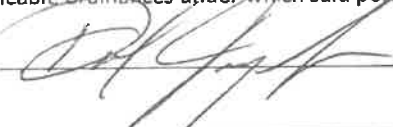
FOR APPLICANT USE – PLEASE CHECK ONE

SITE OR PLOT PLAN _____

SEE ATTACHED DRAWINGS ✓

I (we) verify and swear/affirm that the statements made in this Application are true and correct to the best of my (our) personal knowledge or information and belief. I (we) understand that false statements (perjury) herein, are made subject to the penalties of 18 Pa. C.S. Section 4904 relating to unsworn falsification to authorities. In addition, any such false statements shall be cause for the City of Altoona to revoke any permit, permission and/or approval granted pursuant to said Application and/or stop work with regard to the same without further action by the City of Altoona and shall also subject the individual(s) making such false statements to the penalties set forth in the applicable ordinances under which said permit, permission and/or approval is granted.

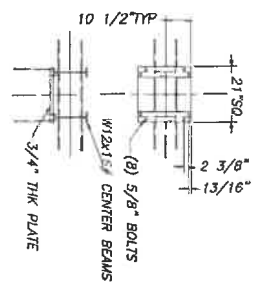
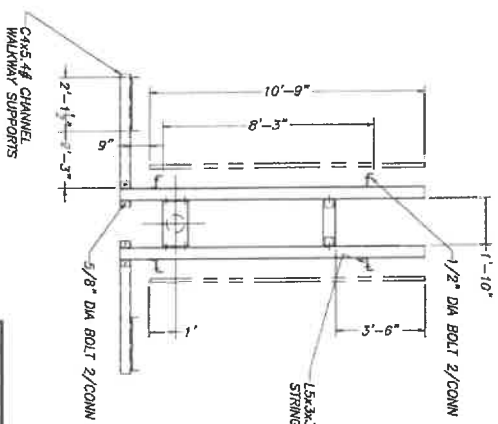
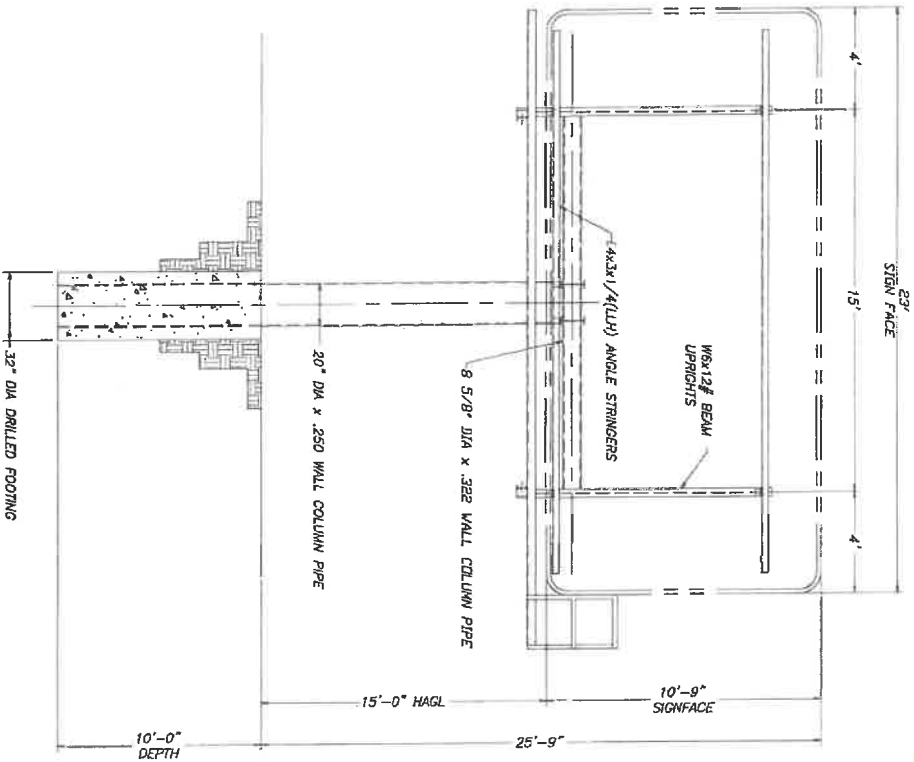
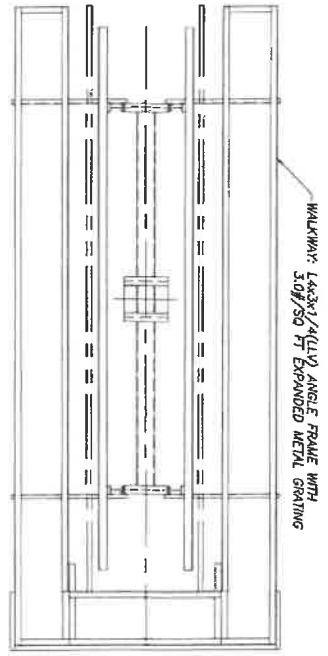
SIGNATURE OF APPLICANT



DATE 7/23/2026

SIGNATURE OF OWNER

DATE _____



SPECIFICATIONS:

1. STEEL ROLLED SECTIONS: ASTM A36
2. PIPE SECTIONS: A500 GRD B
3. BOLTS: 1/2"-GRD A307
5/8" & LARGER-GRD A325
4. HORIZONTAL SOIL PRESSURE: 300#/FT²/FT
5. DESIGN WIND LOAD: 30 P.S.F.
6. CONCRETE: 3000 PSI @ 28 DAYS

PRODUCTIVITY FABRICATORS

SOLE: NONE	DRAWN BY:
DATE: 5/26/99	R. SCOTT
10'-9" x 23'-0" CM, BB, 15'-0" HAGL	
LAMAR-ALTOONA, PA	DRAWING NUMBER
	51-9253

Chapter 800. Zoning

ARTICLE V. SIGNS

§ 800-77. Other signs.

(11) Planning Commission approval requirement for sign replacements.

- (a)** The owner of an off-premises outdoor advertising sign may apply to the Planning Commission for a special permit to remove the sign and to replace it with another off-premises outdoor advertising sign at the same location.
- (b)** The Planning Commission may, at its discretion, approve the use of LED lighting or comparable digital luminance on sign faces, with careful consideration given to surrounding land uses and the compatibility of such lighting with adjacent properties.
 - [1]** A digital off-premises outdoor advertising sign shall only be permitted subject to review and approval by the Planning Commission. Any application for this type of sign must include the removal of one existing billboard within the City of Altoona.
 - [2]** If the Planning Commission approves a digital off-premises outdoor advertising sign in accordance with all requirements in § 800-77A, the maximum number of off-premises outdoor advertising signs permitted under § 800-77A(8) shall be reduced by one.
 - [3]** All digital signs shall not exceed a maximum brightness of 5,000 nits during daylight hours and 300 nits between dusk and dawn, as measured from the sign face. All signs shall be equipped with automatic dimming technology that adjusts brightness in response to ambient light conditions.
- (c)** No approval will be granted for a proposed new location of the replacement sign unless the sign owner first makes an affirmative showing that the replacement sign will be "aesthetically compatible" with the area where it is to be located and that the sign will not adversely impact public safety as a consequence of its design, construction, or placement.
- (d)** For purposes of determining whether the proposed sign will be "aesthetically compatible," the Planning Commission must consider the following:
 - [1]** Location context: whether the billboard is located near or is visible to residential developments or scenic corridors.
 - [2]** Scale and proportion: the size and height of the billboard in relation to nearby buildings, streets, and natural features. Is it visually overwhelming?
 - [3]** Design and materials: quality of materials used (e.g., metal, wood, digital face), and whether they are consistent with surrounding development patterns or design guidelines.
 - [4]** Setback and spacing, adequate separation from other signs, buildings, and property lines to reduce visual clutter.
 - [5]** Impact on viewsheds: whether the billboard obstructs or disrupts views of significant natural features, historic landmarks, or civic spaces.

- [6]** Lighting and illumination: intensity, direction, and method of illumination, including whether lighting is shielded or causes glare for nearby properties or drivers.
- [7]** Landscaping and screening: use of landscaping at the base of the sign to soften visual impact and integrate it with the surrounding environment.
- [8]** Color and contrast: whether the color and visual style of the billboard blends with or sharply contrasts against its backdrop.
- [9]** Compatibility with existing signage: how the billboard fits in with the design, spacing, and character of existing nearby signs.
- [10]** Consistency with adopted plans: alignment with the community's comprehensive plan, corridor studies, or design guidelines that reflect the desired character of the area.

City of Blair Department of Planning Tax Parcel Owner's Statement of Intent For Parcel 1-1-4-202 On this, the _____ day of _____, 20____, I, _____, owner of the property shown on this plan and described by the parcel identification number _____, do hereby certify that the parcel is not being sold and that the parcel owner's intent is to hold, sell and/or develop the parcel as to be used as such, according to the use _____. Whereas my parcel and said this date _____ Owner _____	City of Blair Department of Planning Tax Parcel Owner's Statement of Intent For Parcel 1-1-4-202 On this, the _____ day of _____, 20____, I, _____, owner of the property shown on this plan and described by the parcel identification number _____, do hereby certify that the parcel is not being sold and that the parcel owner's intent is to hold, sell and/or develop the parcel as to be used as such, according to the use _____. Whereas my parcel and said this date _____ Owner _____
City of Blair Department of Planning Tax Parcel Owner's Statement of Intent For Parcel 1-1-4-202 On this, the _____ day of _____, 20____, I, _____, owner of the property shown on this plan and described by the parcel identification number _____, do hereby certify that the parcel is not being sold and that the parcel owner's intent is to hold, sell and/or develop the parcel as to be used as such, according to the use _____. Whereas my parcel and said this date _____ Owner _____	City of Blair Department of Planning Tax Parcel Owner's Statement of Intent For Parcel 1-1-4-202 On this, the _____ day of _____, 20____, I, _____, owner of the property shown on this plan and described by the parcel identification number _____, do hereby certify that the parcel is not being sold and that the parcel owner's intent is to hold, sell and/or develop the parcel as to be used as such, according to the use _____. Whereas my parcel and said this date _____ Owner _____

[illegible]

 Pentegra Inc. Engineering Inc. 3005 DEMPSEY DRIVE SUITE 100 10001 W. 10TH AVE FRI. 814-231-4183 WWW.PENTGRA.COM		 CORRELATES WITH THE SEAL OF THE CITY OF AURORA, COLORADO THE CITY OF AURORA, COLORADO 10001 W. 10TH AVE SUITE 100 FRI. 814-231-4183 ALL RIGHTS RESERVED 2006
THE NENGAH PROJECT, INC./ PROPERTIES ON 11TH STREET CITY OF ALBUQUERQUE BLANK CHECK PHOTOGRAPH		
PROPOSED SUBDIVISION OF TAX PARCELS 1.1-4-182 & 1.1-4-202		
PROJECT NO. 20116 DATE		
SHEET NO. 2 OF 2	SEPTEMBER 11, 2006	

Recorder's Note
 Recorded in the office of the Recorder of Deeds at Box County, PA
 on May 20th _____ Page _____ of _____ On _____
 By _____
 Recorder of Deeds _____ Date _____

Project Notes:

1. Source of Map:
A. City of Houston
B. The National Project, Inc.
C. City of Houston (11th Street Right-of-Way)
D. Houston, TX, 1988
E. (Private - See map)
2. Property Information shown on this map is based upon a map titled "Plan of Boundary Adjustment and Existing Conditions Survey," prepared by David W. Hollingsworth, Surveyors, dated June 23, 2008.
3. The intent of this map is to illustrate the consolidation of the subject parcels shown herein. This map was prepared without the benefit of a certificate of title or other evidence of ownership. It is intended solely as a guide to the location of the properties indicated thereon. No warranty is made by the surveyor as to the accuracy of the information shown hereon.

(HOLLAND PLACE TO BE WAIVED)

PROPOSED PARCEL 1.017 ACRES

LAND OF THE NERHEIM PROJECT, INC.

TO BE CONSOLIDATED

JAX PARCEL AREA

0.017-04-192	0.015 ACRES
0.017-04-193	0.015 ACRES
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0.017-04-276	0.015 ACRES
0.017-04-277	0.015 ACRES
0.017-04-278	0.015 ACRES
0.017-04-279	0.015 ACRES
0.017-04-280	0.015 ACRES
0.017-04-281	0.015 ACRES
0.017-04-282	0.015 ACRES
0.017-04-283	0.015 ACRES
0.017-04-284	0.015 ACRES
0.017-04-285	0.015 ACRES
0.017-04-286	0.015 ACRES
0.017-04-287	0.015 ACRES
0.017-04-288	0.015 ACRES
0.017-04-289	0.015 ACRES
0.017-04-290	0.015 ACRES
0.017-04-291	0.015 ACRES
0.017-04-292	0.015 ACRES
0.017-04-293	

**Fuller
Engineering Inc.**
3675 DUNDAS ST. E. UNIT 10
MISSISSAUGA, ONT. L4X 1L3
416-277-0000

STAFF: COLLEGE, PA 16801
PH: 814-231-8035
WWW.PENNTAILE.COM

Advertisement sold by the advertiser
for the advertiser's account. The advertiser
has provided sufficient information for
us to bill in CPE's and we warrant that
the advertiser has provided the correct
bill to date. If the advertiser is not
satisfied with the results, it may
cancel the contract.

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ALL RIGHTS RESERVED



Design	_____
Dimensions	_____
Polylimager	_____
Source	_____
Perimeter D.	_____
back	_____
by	_____
Use	_____
Label	_____
Lead	_____

THE NICHOLAI
PROJECT, INC.,
PROPERTIES ON
11TH STREET
CITY OF ALBUQUERQUE,
BLAKE COUNTY,
NEW MEXICO

PROPOSED SINGLE
FAMILY LOT PLAT
LOT
CONSOLIDATION
PLAN

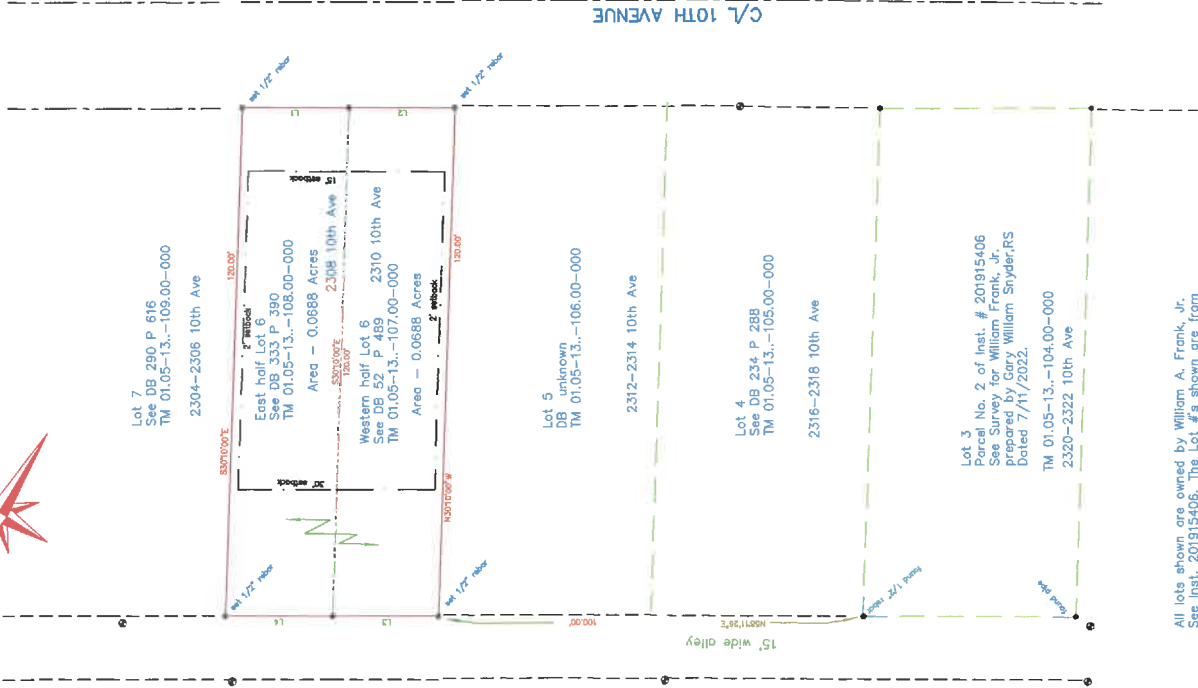
PROJECT NO.
26116
DATE

SEPTEMBER 11, 2020

SHEET NO. 1 OF 1



PARCEL	BLK 52	LOT 1	ACRES
L1	201915406	1	0.0688
L2	201915406	2	0.0688
L3	201915406	3	0.0688
L4	201915406	4	0.0688



All lots shown are owned by William A. Frank, Jr.
See Inset. 201915406. The Lot #s shown are from
the Lloyd, Baker and McCauley Plot Tax Parcel No.
of each tract is shown.

Zoning - Residential Single Household
Front - 35' or overage of neighborhood
Rear - 30 feet
Side - 2 feet



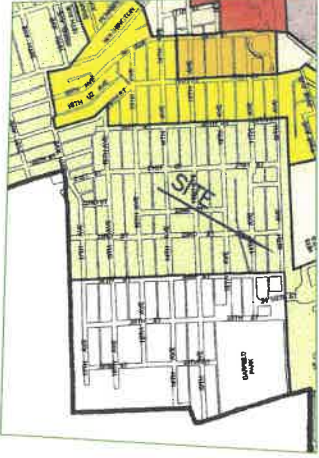
No-impact Subdivision Plan drawn for
WILLIAM A. FRANK, JR.
LOCATED IN

ALTOONA - BLAIR COUNTY - PENNSYLVANIA
SCALE 1 inch = 20 feet JULY 17, 2026
CHARLES MAYNARD COLONY, PLS, PE
1207 ALLEGHENY STREET - HOLLIDAYSBURG, PA 16648
814-685-1724 PW1207ECS@TAHOOD.COM

cc/45522224/Am From.dwg

LEGEND

- split boom line
- utility pole
- lot line to be deleted



LOCATION PLAN

OWNER'S CERTIFICATION

STATE OF PENNSYLVANIA
COUNTY OF _____

On this _____ day of _____, 20____, before me a Notary Public in and for said County and State, personally appeared, known to me (or satisfactorily proven) to be the persons whose names are subscribed to within this instrument,

name _____ address _____

name _____ address _____

And acknowledge the foregoing plat to be their act and deed and desire the same to be recorded as such.
Witness my hand and official Seal the day and year aforesaid.
My commission expires _____

Notary Public

Refused by Blair County
Planning Commission on this _____ day of _____

ALTOONA PLANNING ADMINISTRATOR

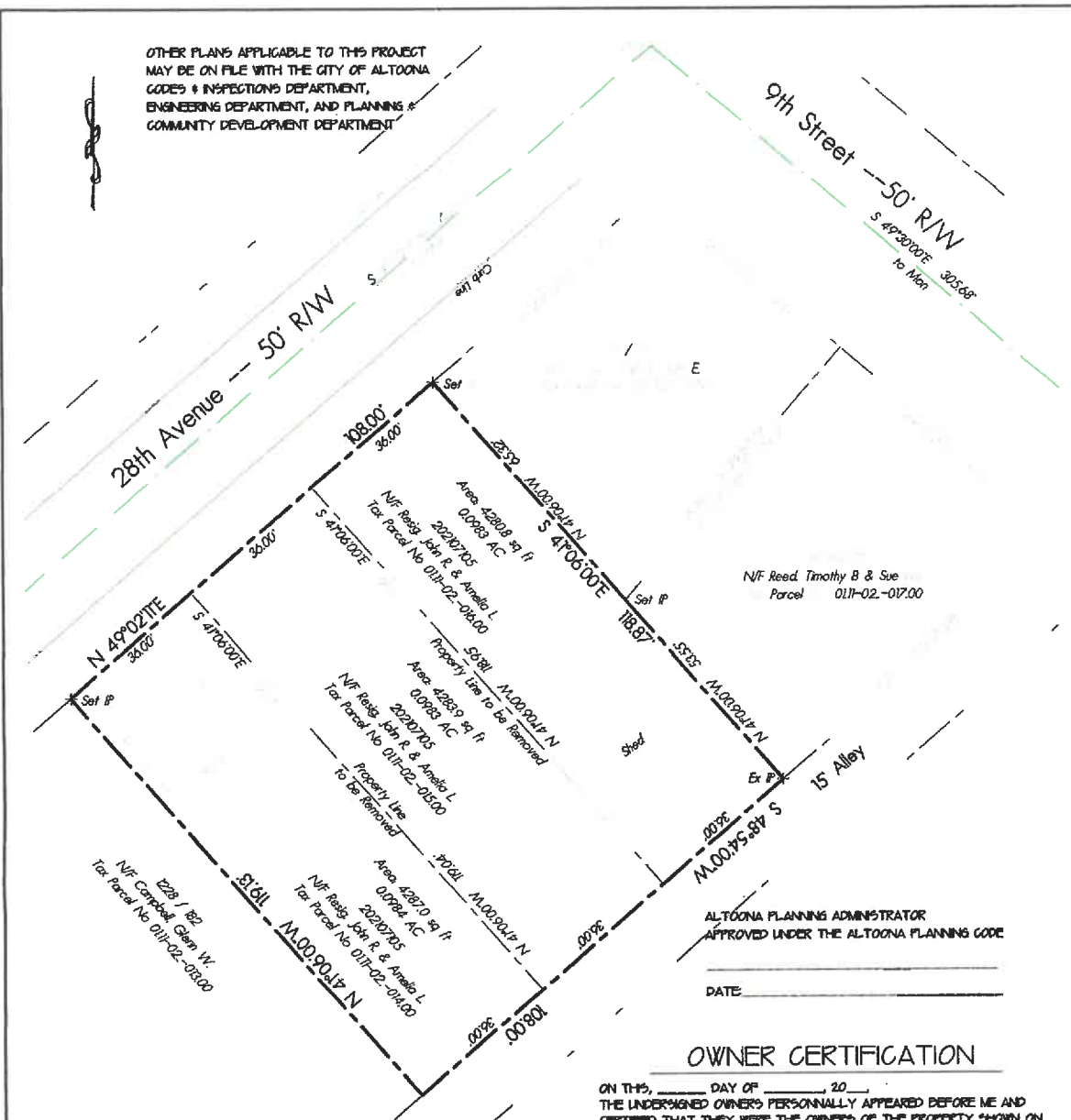
Approved Under the Altoona Planning Code

DATE _____

NARRATIVE

This project involves the lot consolidation of two contiguous parcels owned by William A. Frank, Jr., located in the Charles Maynard Colony, PLS, PE, Altoona. The combined 0.1377 acre parcel is subdivided or sold separately in any way without the approval of the City of Altoona. The parcels are located in Block 52, between 23rd Street and 24th Street, and 2316-2318 10th Ave. See DB 333, P 390 for title. Both parcels lie between 23rd Street and 24th Street.

OTHER PLANS APPLICABLE TO THIS PROJECT
MAY BE ON FILE WITH THE CITY OF ALTOONA
CODES & INSPECTIONS DEPARTMENT,
ENGINEERING DEPARTMENT, AND PLANNING &
COMMUNITY DEVELOPMENT DEPARTMENT



GENERAL UTILITY & ACT 287 INFORMATION

CONTRACTOR SHALL NOTIFY THE PA ONE CALL SYSTEM NOT LESS THAN THREE (3) DAYS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL PLACE THE CALL AND REFERENCE THE SERIAL NUMBER GIVEN, AND PROVIDE AN APPROXIMATE DATE AND TIME THAT EXCAVATION WILL OCCUR. THE ONE CALL SYSTEM WILL AGAIN NOTIFY THE PUBLIC UTILITIES IN THE AREA. PUBLIC UTILITIES WILL THEN COORDINATE DIRECTLY WITH THE CONTRACTOR FOR ACTUAL FIELD LOCATIONS. PHONE # 1-800-242-0778

ELECTRIC: GPU ENERGY
405 WEST PLANK ROAD
ALTOONA PA 16601
(814) 944-4706

PHONE: VERIZON
ALTOONA PA 16601
1-800-660-2225

GAS: DOMINION PEOPLES
101 EAST BELLWOOD AVENUE
ALTOONA PA 16601

CABLE: ATLANTIC BROADBAND
2200 DEALE AVENUE
ALTOONA PA 16601
1-800-336-4600

WATER/SEWER: ALTOONA CITY AUTHORITY
20 GREENWOOD ROAD
ALTOONA, PA 16602
(814) 944-2222

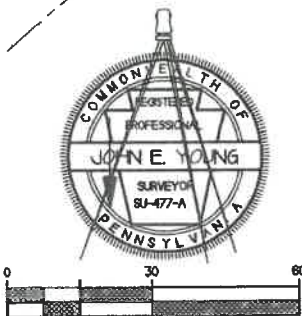
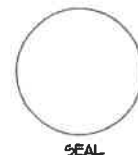
Combined 3 Lots --- 1285170 102950 Ad

ZONING: RESIDENTIAL - SUBURBAN

BUILDING SETBACKS:

FRONT: 20 FEET
SIDE: 10 FEET
REAR: 30 FEET

COMMISSION EXPIRES



Young
Engineers &
SURVEYORS

YOUNG & ASSOCIATES

Civil & Environmental Engineering,
Land Development & Planning,
Surveying, Construction Management

80 SUMMIT DRIVE HOLLIDAYSBURG, PA 16648
Phone: (814) 662-3328 (814) 634-8885

Lot Consolidation Plan
of
N/F John R. & Amelia L. Resig Property
905-909 28th Avenue
City of Altoona, Blair County

Tax Parcel No. 0111-02-014.00 Instrument No 202107105

Tax Parcel No. 0111-02-015.00 Instrument No 202107105

Tax Parcel No. 0111-02-016.00 Instrument No 202107105

DRAWN BY: TDB

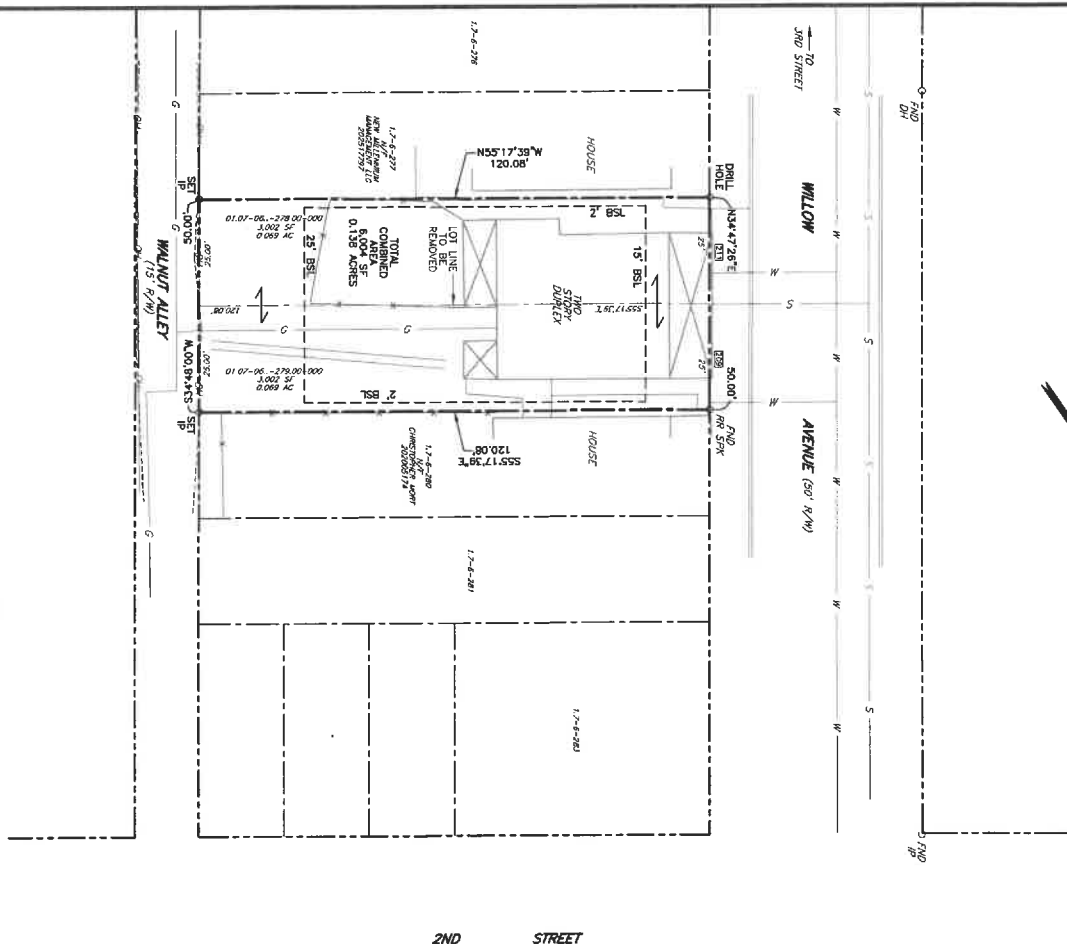
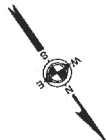
DATE: January 12, 2022

CHECKED BY: JEY

REVISION NO:

JOB NAME: Resig

SHEET: 1 OF: 1



LEGEND
PROPERTY LINE
SETBACK LINE
BUILDING SETBACK LINE (BSL)
LOT LINE TO BE REMOVED
EDGE OF WOODLAW
CONCRETE
EXISTING UTILITIES
WATER LINE
ADDRESS

2ND STREET

GENERAL NOTES:

1. PROPERTIES ARE CURRENTLY OWNED BY NEW MILLENNIUM MANAGEMENT, LLC OF 578 WEST ALBION LANE, SOUTH ALTOONA, UTAH, AS RECORDED IN BLAIR COUNTY INSTRUMENT NUMBER 202317797 AND ARE INDEXED AS TAX PARCEL NUMBERS 0107-06-278-00-000 AND 0107-06-278-00-000
2. SITE ADDRESS 209 & 211 WILLOW AVENUE, ALTOONA, PA
3. THE PURPOSE OF THIS PLAN IS TO MERGE THE ABOVE DESCRIBED LOTS INTO ONE CONTIGUOUS LOT CONTAINING A TOTAL OF 6,004 SQUARE FEET OR 0.138 ACRES.
4. SUBJECT PROPERTIES ARE CURRENTLY ZONED RH-C RESIDENTIAL NEIGHBORHOOD C.
5. BUILDING SETBACK RESTRICTIONS:
FRONT = 15'
SIDE = 2'
REAR = 25'
6. ACCORDING TO THE DIGITAL FLOOD INSURANCE RATE MAP FOR BLAIR COUNTY, NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN THE LIMITS OF THE 100 YEAR FLOOD BOUNDARY.
7. THE LOCATION OF UNDERGROUND UTILITIES ARE BASED ON EXISTING FIELD EVIDENCE AND RECORDED PLANS AND SHOULD BE CONSIDERED APPROXIMATE AND MUST BE FIELD VERIFIED PRIOR TO ANY FUTURE DEVELOPMENT.
8. THIS MAP IS CERTIFIED TO HAVE AN ERROR OF CLOSURE TO PRODUCE A DEGREE OF ACCURACY GREATER THAN 1/100 IN 20,000.000.

CERTIFICATION OF OWNERSHIP

STATE OF UTAH, COUNTY OF SALT LAKE, ON THIS, THE DAY OF JULY, 2023, BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF UTAH, THE UNDERSIGNED, WHO BEING DULY SWORN ACCORDING TO LAW DEPOSED AND SWEAR THAT HE/SHE IS THE OWNER OF THE PROPERTY SHOWN ON THIS PLAN, THAT THE SUBDIVISION PLAN THEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE UTAH SUBDIVISION ACT, AND THAT HE/SHE DESIRES THE SAME TO BE RECORDED AS SUCH ACCORDING TO LAW. WITNESSES MY HAND AND SEAL, THE DAY AND DATE ABOVE WRITTEN.

LANDOWNER OF PROPOSED DEVELOPMENT: NEW MILLENNIUM MANAGEMENT, LLC (STEPHEN OSTLER-MANAGER)

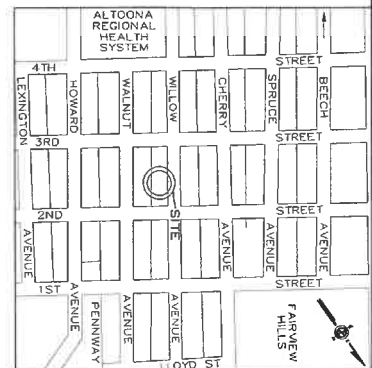
NOTARY PUBLIC

APPROVED BY THE
CITY OF ALTOONA

REVIEWED BY THE
BLAIR COUNTY
PLANNING COMMISSION

DATE: 2023

SIGNED



KELLER ENGINEERS, INC. EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER RIGHTS CONTAINED IN THESE PLANS AND DESIGNS. THEY ARE NOT TO BE REPRODUCED, CHANGED, ALTERED OR COPIED IN ANY FORM OR MANNER, NOR ARE THEY TO BE ASSIGNED WITHOUT WRITTEN PERMISSION AND CONSENT OF KELLER ENGINEERS, INC.

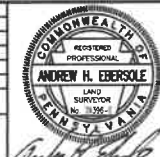
PROJECT NO.:	5129-1
FILE NAME:	5129-1 SUB.DWG
DATE:	8-26-26
DESIGNED BY:	X
DRAWN BY:	JSE
CHECKED BY:	AHE

PRELIMINARY / FINAL LOT CONSOLIDATION PLAN

FOR
NEW MILLENNIUM MANAGEMENT, LLC

CITY OF ALTOONA, BLAIR COUNTY
PENNSYLVANIA

DATE & INITIALS	REVISION DESCRIPTION
SCALE: 20' 0' 20'	1"=20'



420 Allegheny Street
Hollidaysburg, PA 16648
P:(814) 696-7430
www.keller-engineers.com



PENN CENTRAL BUILDING PARKING

PRELIMINARY/FINAL LAND DEVELOPMENT PLAN

CITY OF ALTOONA * BLAIR COUNTY * PENNSYLVANIA
SEPTEMBER 3, 2026



PennTerra
ENGINEERING, INC.

3075 ENTERPRISE DRIVE
STATE COLLEGE, PA 16801
PH: 814-231-8000
WWW.PENNTERRA.COM

COPYRIGHT 2009 BY THE ENGINEER
THE INFORMATION CONTAINED HEREIN IS THE PROPERTY OF PENNTERRA ENGINEERING, INC. AND IS TO BE USED ONLY FOR THE PROJECT AND MATTER SPECIFICALLY IDENTIFIED BY THE CONTRACT DOCUMENTS. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF THE BUSINESS DEVELOPMENT MANAGER, PENNTERRA ENGINEERING, INC. ALL RIGHTS RESERVED.

© PENNTERRA ENGINEERING 2009
ALL RIGHTS RESERVED

[illegible][illegible]

Property Line, Lot Line or Right of Way Line
Adjoining Property Line
Property Corner Found

Existing Building
Existing Outing

DEMOLITION FEATURES LEGEND

 Existing Building To Be Removed

 Existing Carport To Be Removed

 Existing Concrete Areas To Be Removed

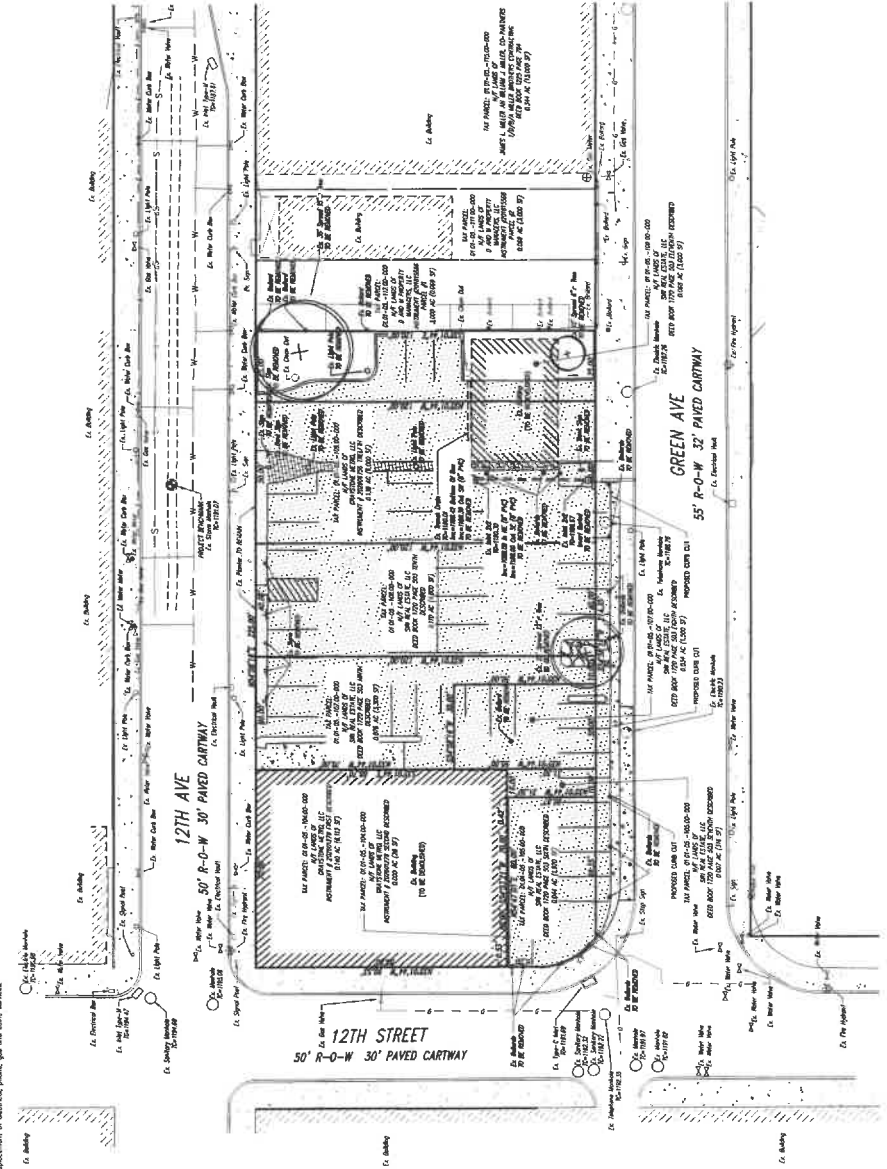
 Existing Pavement Areas To Be Removed

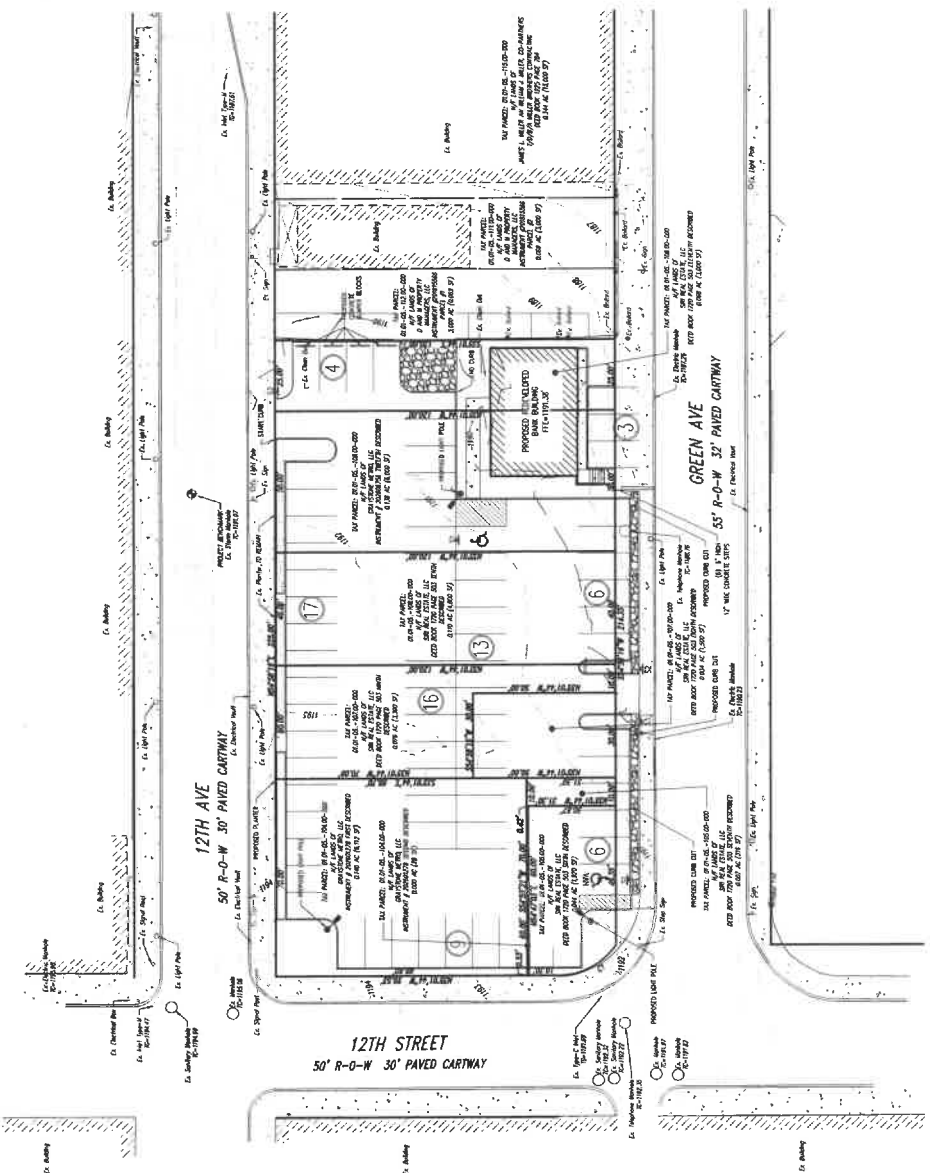
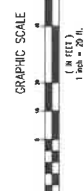
 Existing Gravel Areas To Be Removed

 Existing Landscaped Areas To Be Removed

☐ Existing Concrete Areas
☐ Existing Pavement Areas
☒ Existing Landscaped Areas
☐ Existing Contours w/ Elevation (1')
☐ Existing Contours w/ Elevation (5')
☐ Existing water/creeks Varies
☐ Existing Light Pole/Standards
☐ Existing Utility Meters
☐ Existing Signal
☐ Existing Street-Driv

EXISTING CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD DIRECTION	CHORD	DELTA
C1	23.99'	25.00'	13.01°	S 62° 31' 09" E	23.08'	54° 58' 51"

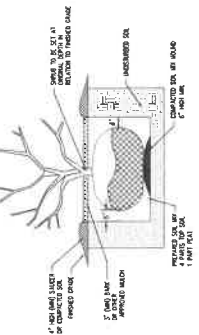




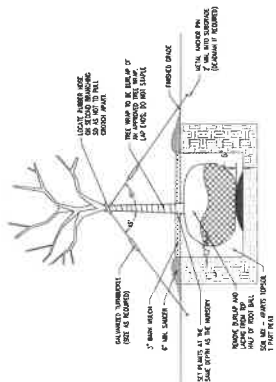


SYMBOL	REF. CITY	COMMON NAME	BOTANICAL NAME	SIZE
1	1-1	UNDERSTORY TREES		
2	2	UNDERSTORY TREES	ALCORNUS CHANODORS	1 1/2" CAL.
3	3	UNDERSTORY TREES	NYCTAGINUS	1 1/2" CAL.
4	4	UNDERSTORY TREES	NYCTAGINUS	1 1/2" CAL.
5	5	UNDERSTORY TREES	NYCTAGINUS	1 1/2" CAL.
6	6	UNDERSTORY TREES	NYCTAGINUS	1 1/2" CAL.
7	7	UNDERSTORY TREES	NYCTAGINUS	1 1/2" CAL.
8	8	UNDERSTORY TREES	NYCTAGINUS	1 1/2" CAL.
9	9	UNDERSTORY TREES	NYCTAGINUS	1 1/2" CAL.
10	10	UNDERSTORY TREES	NYCTAGINUS	1 1/2" CAL.

NOTE: ALL TREES AND SHRUBS SHALL BE PLANTED IN ACCORDANCE WITH THE CITY OF ALTONA STANDARDS.



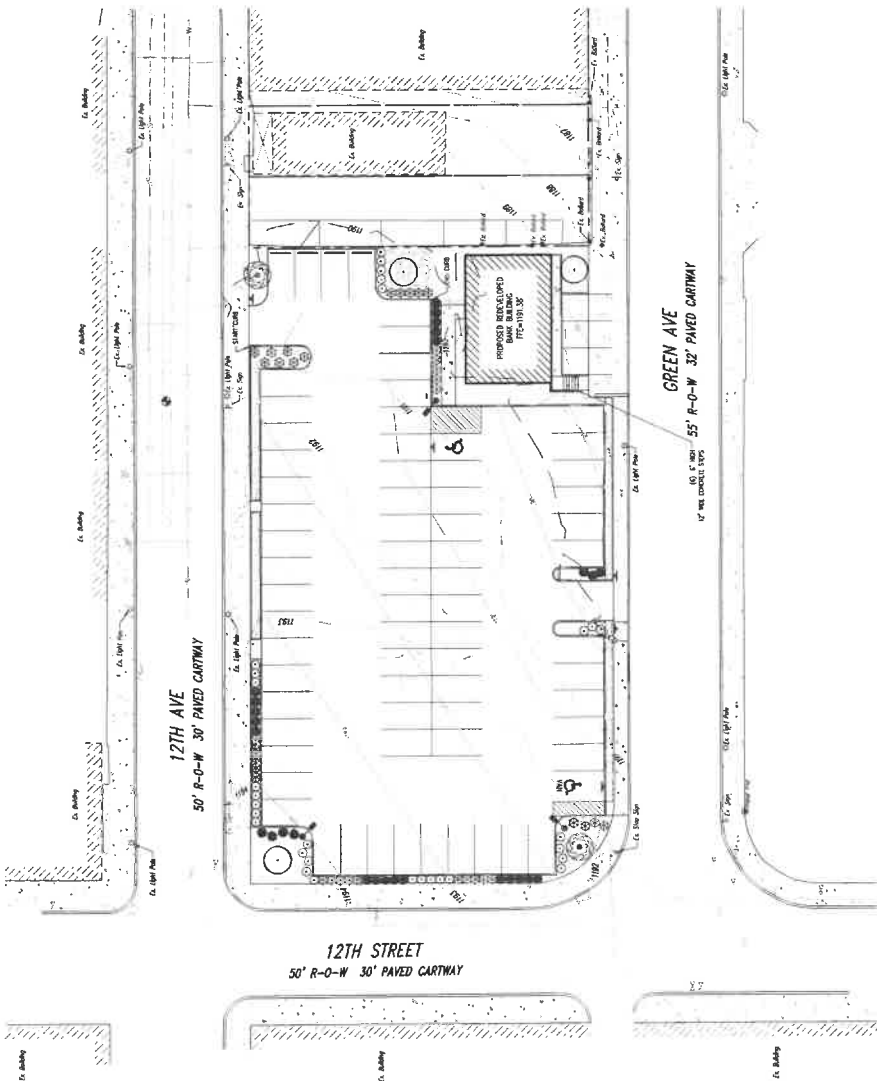
TYPICAL SHRUB PLANTING DETAIL
NOT TO SCALE



TYPICAL TREE PLANTING DETAIL
NOT TO SCALE

LANDSCAPE NOTES:

1. The plan is to be installed in accordance with the City of Altona standards.
2. The plan is to be installed in accordance with the City of Altona standards.
3. The plan is to be installed in accordance with the City of Altona standards.
4. The plan is to be installed in accordance with the City of Altona standards.
5. The plan is to be installed in accordance with the City of Altona standards.
6. The plan is to be installed in accordance with the City of Altona standards.
7. The plan is to be installed in accordance with the City of Altona standards.
8. The plan is to be installed in accordance with the City of Altona standards.
9. The plan is to be installed in accordance with the City of Altona standards.
10. The plan is to be installed in accordance with the City of Altona standards.



EXISTING FEATURES LEGEND

Existing Building	Existing Building
Existing Concrete Area	Existing Concrete Area
Existing Paved Area	Existing Paved Area
Existing Contoured Area	Existing Contoured Area
Existing Contour w/ Elevation (ft)	Existing Contour w/ Elevation (ft)
Existing Water Table	Existing Water Table
Existing Gas Valve	Existing Gas Valve
Existing Light Pole/Standard	Existing Light Pole/Standard
Existing Utility Pole	Existing Utility Pole
Existing Storm Sewer	Existing Storm Sewer
Existing Sewer	Existing Sewer
Existing Manhole	Existing Manhole
Existing Survey Stake w/ Number	Existing Survey Stake w/ Number

PROPOSED FEATURES LEGEND

Proposed Building	Proposed Building
Proposed Concrete Area	Proposed Concrete Area
Proposed Paved Area	Proposed Paved Area
Proposed Contoured Area	Proposed Contoured Area
Proposed Contour w/ Elevation (ft)	Proposed Contour w/ Elevation (ft)
Proposed Water Table	Proposed Water Table
Proposed Gas Valve	Proposed Gas Valve
Proposed Light Pole/Standard	Proposed Light Pole/Standard
Proposed Utility Pole	Proposed Utility Pole
Proposed Storm Sewer	Proposed Storm Sewer
Proposed Sewer	Proposed Sewer
Proposed Manhole	Proposed Manhole
Proposed Survey Stake w/ Number	Proposed Survey Stake w/ Number

SURVEY FEATURES LEGEND

Property Line	Property Line
Adjacent Property Line	Adjacent Property Line
Property Corner Found	Property Corner Found
Project Boundary	Project Boundary

GRAPHIC SCALE



PROJECT NO.
25172

DATE
SEPTEMBER 3, 2020

SHEET NO.
7

SCALE
1" = 20'

AFFIDAVIT

ON THIS 17th DAY OF September, 2026, BEFORE ME, A NOTARY PUBLIC IN THE COMMONWEALTH OF PENNSYLVANIA, personally appeared **Walter Williams**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged that he is the owner of the properties shown on this plan, that he executed this instrument for the purposes and consideration therein expressed, and desires the same to be recorded as such.

Walter Williams
WALTER WILLIAMS

NOTARY SEAL

IN WITNESS WHEREOF, I HEREBY SET MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES June 21, 2027

Commonwealth of Pennsylvania - Notary Seal
Walter Williams, Notary Public
My commission expires June 21, 2027
Commission number 1439715
Member - Pennsylvania Association of Notaries

ALTOONA PLANNING ADMINISTRATOR
Approval of a No-Impact Subdivision Plan

DATE: _____

REVIEWED BY THE BLAIR COUNTY PLANNING COMMISSION

DATE: _____

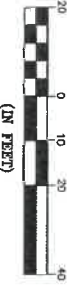
NOTES:

1. THE PURPOSE OF THIS PLAN IS TO SHOW A PROPOSED SUBDIVISION AND LOT CONSOLIDATION PLAN OF TAX PARCELS 01-08-10-129-00-000 (4,950.00 S.F.) & 01-08-10-130-00-000 (4,950.00 S.F.), CREATING ONE CONTIGUOUS LOT CONTAINING 9,900.00 S.F. THE PROPERTIES ARE SERVED WITH PUBLIC WATER MAIN, GAS, AND SEWER. THE SEWERS ARE SHOWN WITH RESPECT TO TAX RECORDS AND RECORDED DEED INFORMATION.
2. BEAVER BASIN ON PA SOUTH ZONE - NAD83 - STATE PLANE GRID COORDINATES SHOWN HEREON MAY OR MAY NOT BE ENCUMBERED BY ONE OR MORE EASEMENTS, SERVITUDES, OR LIENS THAT COULD BE REVEALED BY A COMPLETE TITLE REPORT. THE SURVEYOR RESPONSIBLE FOR THIS PLAN IS NOT RESPONSIBLE WITH A COMPLETE TITLE REPORT PRIOR TO COMPLETION OF THIS SURVEY.
3. SITE ADDRESS: 315 HUDSON AVENUE, ALTOONA, PA 16802 (PARCEL ID: 01-08-10-129-00-000)
4. SITE ADDRESS: 315 HUDSON AVENUE, ALTOONA, PA 16802 (PARCEL ID: 01-08-10-130-00-000)

LEGEND

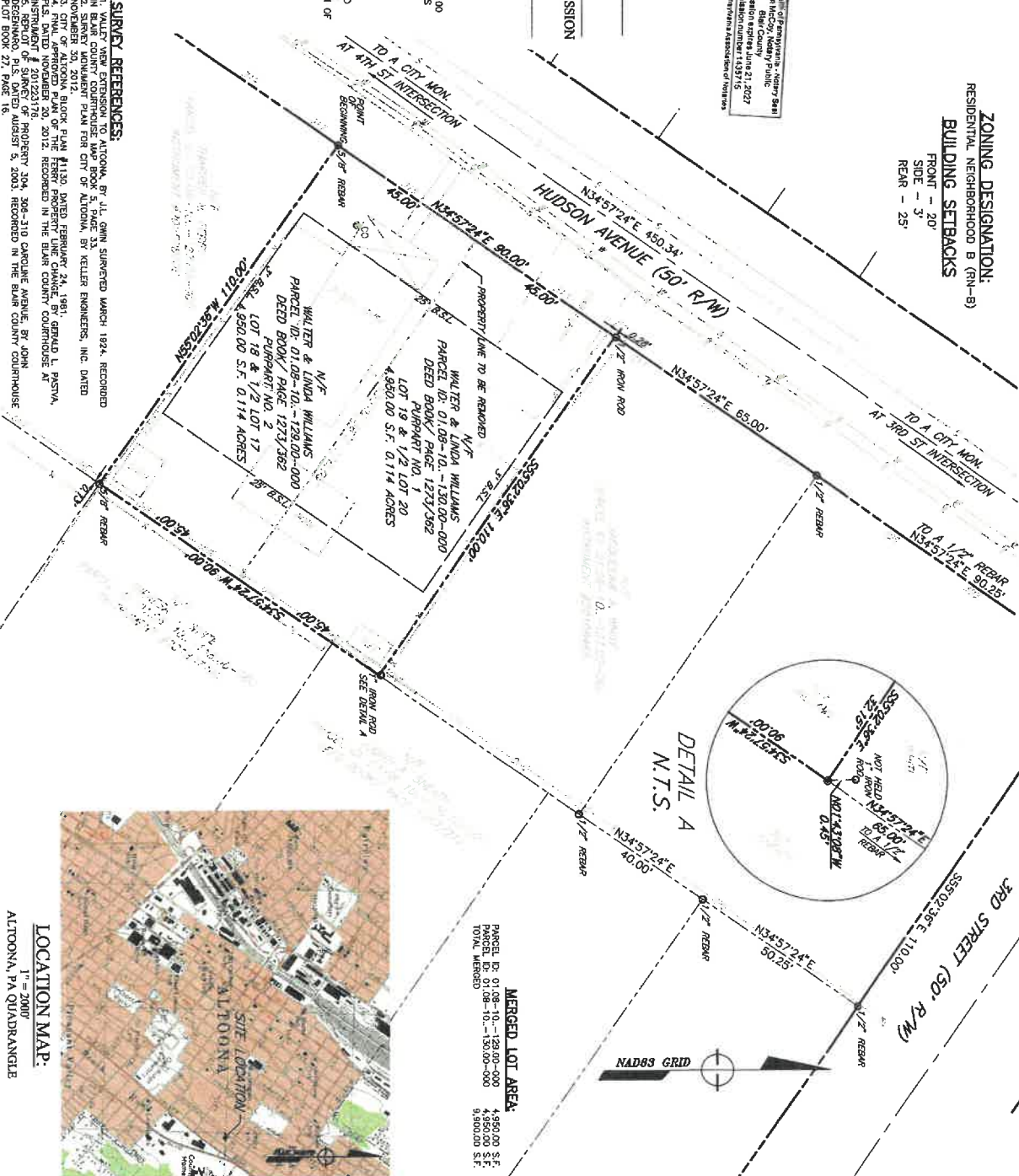
- FOUND PROPERTY CORNER (AS NOTED)
- SET REBAR W/ CAP
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- BUILDING SETBACK LINE (B.S.L.)
- SANITARY SEWER LINE
- WATER LINE
- OVERHEAD ELECTRIC LINE
- GAS LINE
- SANITARY SEWER CLEANOUT
- EXISTING SANITARY SEWER MANHOLE
- EXISTING UTILITY POLE
- EXISTING GAS TAP
- EXISTING ELECTRIC METER

GRAPHIC SCALE



ZONING DESIGNATION:

RESIDENTIAL NEIGHBORHOOD B (RN-B)
BUILDING SETBACKS
FRONT - 20'
SIDE - 3'
REAR - 25'



MERGED LOT AREA:
PARCEL ID: 01-08-10-129-00-000 4,950.00 S.F.
PARCEL ID: 01-08-10-130-00-000 4,950.00 S.F.
TOTAL MERGED 9,900.00 S.F.



LOCATION MAP:
1" = 200'
ALTOONA, PA QUADRANGLE

SURVEY REFERENCES:

1. VALLEY VIEW EXTENSION TO ALTOONA, BY J.L. GINN, SURVEYED MARCH 1924, RECORDED IN BLAIR COUNTY COURTHOUSE MAP BOOK 3, PAGE 33.
2. ALTOONA CITY PLAN FOR CITY OF ALTOONA, BY KELLER ENGINEERS, INC. DATED NOVEMBER 30, 2012.
3. CITY OF ALTOONA, BLOCK PLAN #1120, DATED FEBRUARY 24, 1981.
4. FINAL APPROVED PLAN OF THE REAR PROPERTY LINE CHANGE, BY GERALD L. PASTVA, INSTRUMENT # 201223172, 2012, RECORDED IN THE BLAIR COUNTY COURTHOUSE AT PLOT BOOK 21, PAGE 16.
5. RE-PLAT OF SURVEY OF PROPERTY 204, 206-310 CAROLINE AVENUE, BY JOHN DEBENVO, P.L.S. DATED AUGUST 5, 2003, RECORDED IN THE BLAIR COUNTY COURTHOUSE AT PLOT BOOK 21, PAGE 16.

NO IMPACT SUBDIVISION/ LOT MERGER PLAN

BLAIR COUNTY TAX PARCELS
01-08-10-129-00-000 & 01-08-10-130-00-000

PREPARED FOR
WALTER WILLIAMS
SITELINE

BLAIR COUNTY, PENNSYLVANIA



**STIEFLER
MCGRAW**
ENGINEERS, SURVEYORS, ARCHITECTS

1731 N. Junata Street
Holtzclausburg, PA 16648
Phone: 814.696.6280 Fax: 814.696.6240

DATE: 9/17/2026
REVISION: 1
SHEET: 1
OF 1

LAND OWNER: Francis M. Caracciolo
ADDRESS: 1414 Tyler Avenue, Altoona Pa
TAX PARCEL: 01-04-19-028-03-000
ZONING: RM-A, Residential
RECORD INSTRUMENT: DB 1338 PG 508

LAND USE: Residential
WATER: Public AWA
SEPTIC: Public-ASA

ALTOONA PLANNING ADMINISTRATOR
Approval of No Impact Subdivision Plan

BLAIR COUNTY PLANNING COMMISSION
Reviewed by the Blair County Planning Commission on
this the _____ day of _____ 2026

Chairman _____
Secretary _____

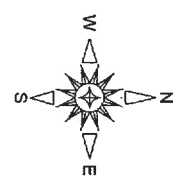
BLAIR COUNTY RECORDERS OFFICE
Recorded in the recorder's office for the recording of deeds, plans, etc.
in said county in map the number _____ day of _____ given under my
hand and seal this _____ day of _____ 2026
Recorder _____

NOTE:
The subdivision must record this subdivision with the recorder of deeds
office at the Blair County Courthouse within ninety (90) days from the
date of the last signatures by the governing body processing final approval,
as per the Pennsylvania Municipalities Planning Code, Act 201 of 1968 as
amended Section 515

KIMBERLY SURVEYING
1873 BEAVER VALLEY RD
FLINTON PA 16640
KIMBERLYSURVEYING@YAHOO.COM
814-697-4278/814-935-8396

- NOTE:
1. Property is zoned Suburban-Residential
 2. The proposed subdivision is shown on the map.
 3. The purpose of this lot consolidation plan is to combine lot and vacated alley shown after alley is vacated
 4. Northern half of unopened alley vacated July 11th, 2000
 5. Final Degelman Survey
 6. The proposed subdivision is shown on a SRTM ROW, 20FT Corridor
 7. Area A is to be half of an unopened alley

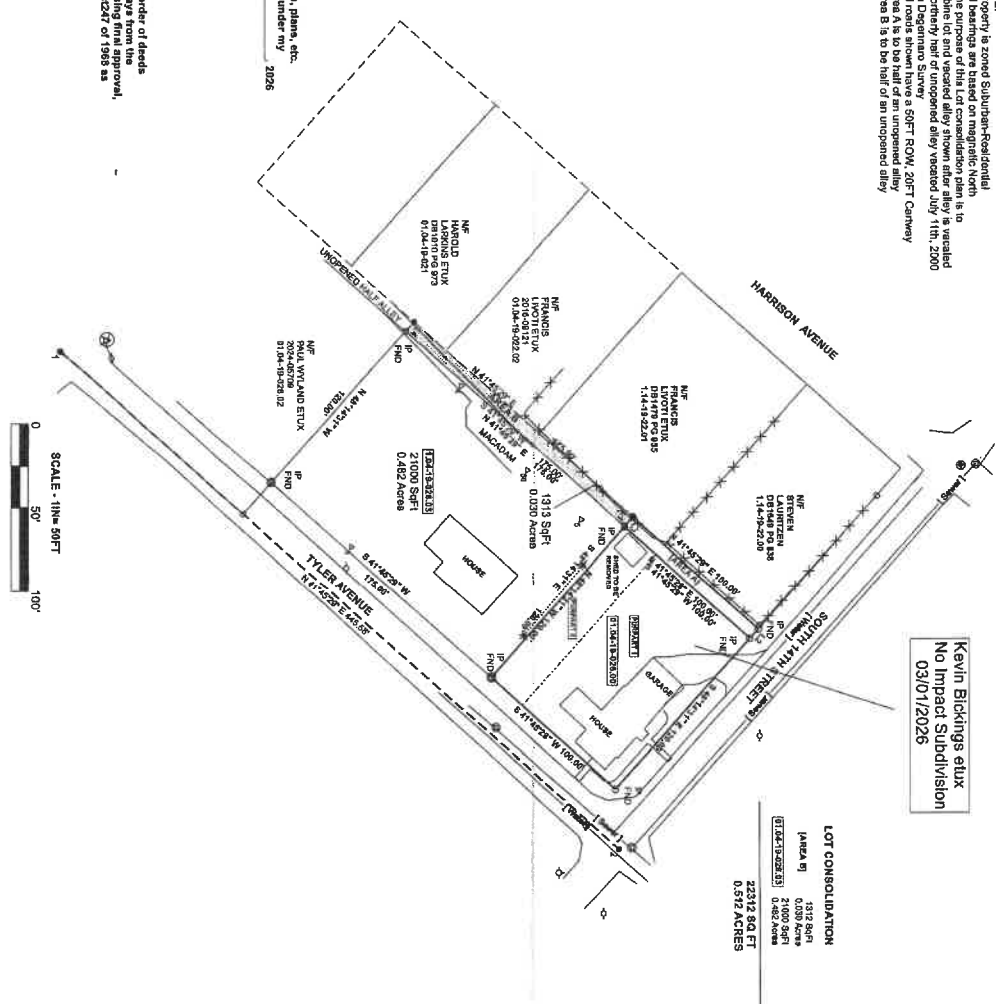
LINE	BEARING	DISTANCE
L1	N46°43'1"W	7.50'
L2	S48°14'31"E	7.50'
L3	S48°14'31"E	7.50'
L4	N46°43'1"W	7.50'



- LEGEND
- △ Traverses
 - City Monument
 - Railer
 - Center
 - Power Pole
 - Storm Manhole
 - Water Meter
 - Ditch/Stream
 - Street Hydrant
 - Pole
 - Set Back
 - Gravel Area

Kevin Bickings et ux
No Impact Subdivision
03/01/2026

LOT CONSOLIDATION
1510 SQ FT
1454 sq ft
0.030 Acres
0.042 Acres
22312 SQ FT
0.512 ACRES



LOCATION MAP



CERTIFICATION OF OWNERSHIP BLOCK
for Francis M. Caracciolo

On this _____ day of _____, 2026
before me the undersigned officer, personally appeared
Francis M. Caracciolo

who, being duly sworn according to law, depose and say
that he is the owner and equitable owner of the
property herein described and that he knows the
contents of the foregoing and the truth of the
same be recorded as such, according to law.

NOTARY PUBLIC _____
MY COMMISSION EXPIRES _____
OWNERS _____

NO IMPACT SUBDIVISION
PROPOSED PARCEL CONSOLIDATION
VACATED ALLEY AND 1 PARCEL
FRANCIS M. CARACCILO PROPERTY
1414 TYLER AVENUE
ALTOONA CITY, BLAIR COUNTY, PA
DATED 08/01/2026

