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**2021-057186-0**

Recording Dist: 301 - Anchorage

10/21/2021 01:03 PM Pages: 1 of 4



**NOTE**

Send original recorded document to:

Municipality of Anchorage  
Current Planning Division  
Planning Department  
PO Box 196650  
Anchorage, AK 99519-6650

**THIS COVER SHEET HAS BEEN ADDED TO THIS  
DOCUMENT TO PROVIDE SPACE FOR ANCHORAGE  
RECORDING DISTRICT DATA. THIS COVER SHEET  
APPEARS AS THE FIRST PAGE OF THE DOCUMENT IN  
THE OFFICIAL PUBLIC RECORD.**

**DO NOT DETACH**

## NOTICE OF ZONING ACTION

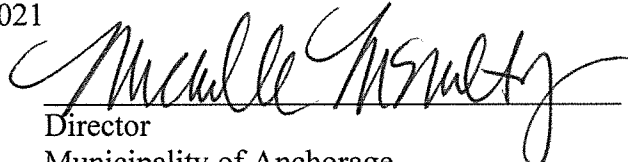
This notice announces that an administrative review of a minor amendment to an approved conditional use has been duly approved by the Director of the Municipal Planning Department providing for the development of the herein described property in accordance with the provisions of the Anchorage Municipal Code of Ordinances and the terms and conditions of the minor amendment approval as set forth in the Municipal zoning file 2020-0012. Under the provisions of the specified ordinance the subsequent development of the subject property shall be in accordance with the terms of the approved minor amendment or any subsequent amendments hereto.

LEGAL: Alpine View Estates, Phase 3, Tract B-2C (Plat 2014-38), S.M., Anchorage Recording District, Anchorage, Alaska. Generally located south of Alyeska Highway, north of Tanner Circle and west of Timberline Drive at 2700 Alyeska Highway, Girdwood, Alaska

PETITIONER: Girdwood Brewing Company, LLC

REQUEST: Amendment to Conditional Use (PZC Resolution No. 2016-025) for Girdwood Brewing Company, LLC.

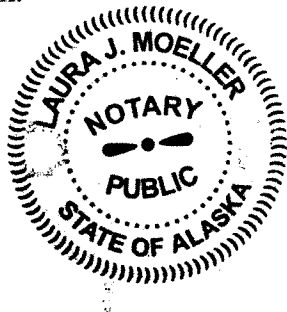
ATTACHMENT: Copy of the Municipality of Anchorage, Planning Department decision dated September 13, 2021

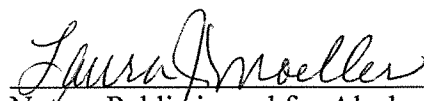
  
\_\_\_\_\_  
Director  
Municipality of Anchorage  
Planning Department

STATE OF ALASKA                    )  
  )  
THIRD JUDICIAL DISTRICT        )

THIS IS TO CERTIFY that on the 21<sup>st</sup> day of OCTOBER, 2021 before me, the undersigned, a Notary Public in and for Alaska, personally appeared Michelle McNulty, to me known to be the Director of the Planning Department and acknowledged to me that she had in her official capacity aforesaid executed the forgoing instrument as an act and deed of the Municipality of Anchorage for the uses and purposes therein stated.

WITNESS my hand and notarial seal on the 21<sup>st</sup> day of OCTOBER, 2021 in this certificate first above written.



  
\_\_\_\_\_  
Notary Public in and for Alaska  
My Commission expires: FEB. 22, 2025



# MUNICIPALITY OF ANCHORAGE



Planning Department  
Current Planning Division

Phone: 907-343-7942  
Fax: 907-343-7927

*Mayor Dave Bronson*

September 13, 2021

Rory Marenco  
Girdwood Brewing Company, LLC  
PO Box 58  
Girdwood, Alaska 99587

RE: Administrative Review of a Minor Amendment to an  
Approved Conditional Use (2020-0012)

Legal Description:	Alpine View Estates, Phase 3, Tract B-2C
Address:	2700 Alyeska Highway, AK 99587
Tax Parcel Nos.:	075-263-44
Zoning:	GC-10 (Upper Alyeska Highway Commercial) District
Area:	1.065 acres
Grid:	SE4815

Dear Mr. Marenco,

The proposed changes to the Girdwood Brewing Company conditional use for general manufacturing in the GC-10 (PZC Case 2020-0012) have been found to meet the standards for a minor amendment, in accordance with AMC 21.03.180E.2.b.

The improvements consist of reorienting the pedestrian pathway and the parking to improve safety and site circulation. These changes are permitted by AMC 21.03.180E.2.ii. and iv.

All construction and improvements related to this approval shall be substantially in compliance with the application, narrative, and the plans on file with the Planning Department.

Sincerely,

Michelle J. McNulty, AICP  
Planning Director

Mailing Address: P.O. Box 196650 Anchorage, Alaska 99519-6650 <http://www.muni.org>



# CERTIFICATE OF ZONING COMPLIANCE

MUNICIPALITY OF ANCHORAGE  
COMMUNITY DEVELOPMENT DEPARTMENT  
DEVELOPMENT SERVICES DIVISION

THIS CERTIFICATE IS ISSUED PURSUANT TO THE REQUIREMENTS OF THE ANCHORAGE MUNICIPAL CODE, TITLE 21 CERTIFYING THAT, AT THE TIME OF ISSUANCE, THIS STRUCTURE, OR PORTION THEREOF, WAS IN COMPLIANCE WITH THE VARIOUS ORDINANCES OF THE MUNICIPALITY REGULATING LAND USE FOR THE FOLLOWING:

Building Permit Number: C20-1041

Building Address: 2700 ALYESKA  
Construction Type: Commercial ChangeUse  
Description of Use: A-2 ASSEMBLY, RESTAURANTS, BARS, BANQUET HALLS  
Building Owner Name: CABANA TIM  
Owner Address: PO BOX 201, GIRDWOOD, AK 995870201

THIS CERTIFICATE IS ISSUED BASED SOLELY ON THE REQUIREMENTS OF A LAND USE PERMIT. THIS CERTIFICATE DOES NOT CERTIFY COMPLIANCE WITH AMC TITLE 23.

Prepared By: Gretehen J Stulker Date: 10/21/2021  
Authorized Official: Gretehen J Stulker Date: 10/21/21

