

**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 a major site plan review for a six (6) unit development (3 duplexes) has been duly approved by the Planning and Zoning Commission 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 site plan approval as set forth in the Municipal zoning file 2023-0128. Under the provisions of the specified ordinance the subsequent development of the subject property shall be in accordance with the terms of the approved site plan or any subsequent amendments hereto.

LEGAL: Lot 5, Block 3, W. G. Pippel Subdivision (Plat P-164A), S.M., Anchorage Recording District, Anchorage, Alaska. Generally located north of Farm Avenue, east of End Street, south of Davis Street and west of Center Street

PETITIONER: Shane Thom

REQUEST: Major Site Plan Review for a six (6) unit development (3 duplexes) in the CE-RO SL (Chugiak-Eagle River Residential Office) District with Special Limitations.

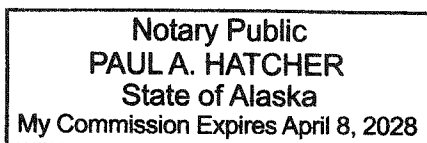
ATTACHMENT: Copy of the approved site plan

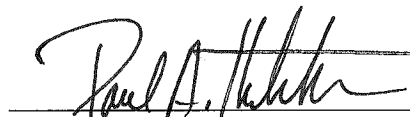
  
\_\_\_\_\_  
Director  
Municipality of Anchorage  
Planning Department

STATE OF ALASKA                    )  
  )  
THIRD JUDICIAL DISTRICT        )

THIS IS TO CERTIFY that on the 11<sup>th</sup> day of JUNE, 2024 before me, the undersigned, a Notary Public in and for Alaska, personally appeared Dave Whitfield, to me known to be the duly appointed representative of the Director of the Planning Department and acknowledged to me that he had in his 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 11<sup>th</sup> day of JUNE, 2024 in this certificate first above written.



  
\_\_\_\_\_  
Notary Public in and for Alaska  
My Commission expires: 4-8-2028



