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2014-032633-0

Recording District 301 Anchorage

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NOTE

Send original recorded document to:

Municipality of Anchorage
Current Planning Section
Planning Division
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 modification of the Alyeska Resort Area Master Plan has been duly approved by the Planning and Zoning Commission of the Municipal Planning Division 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 Alyeska Resort Area Master Plan approval as set forth in the Municipal zoning file 2014-0081. Under the provisions of the specified ordinance the subsequent development of the subject property shall be in accordance with the terms of the approved master plan modification or any subsequent amendments hereto.

LEGAL: Alyeska Subdivision Prince Addition, Tract D, S.M., Anchorage Recording District, Girdwood, Alaska. Generally located north of Northface Road and Tram Circle, east and west of Arlberg Avenue.

PETITIONER: Tract D, LLC

REQUEST: Amendment to Area Master Plan for the Alyeska Resort Area to add additional dwelling units to Tract D and to transfer commercial square footage between tracts

ATTACHMENT: Copy of the Municipality of Anchorage, Planning and Zoning Commission Resolution No. 2014-036

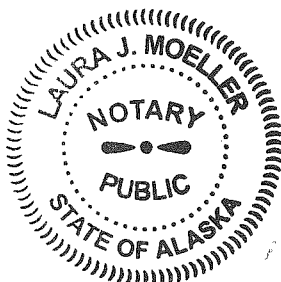
for Erika McConnell

Director
Municipality of Anchorage
Community Development Department

STATE OF ALASKA)
)
THIRD JUDICIAL DISTRICT)

THIS IS TO CERTIFY that on the 22nd day of July, 2014 before me, the undersigned, a Notary Public in and for Alaska, personally appeared Erika McConnell, to me known to be the duly appointed representative of the Director of the Community Development 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 22nd day of July, 2014 in this certificate first above written.



Laura J Moeller

Notary Public in and for Alaska
My Commission expires: 2/22/17



MUNICIPALITY OF ANCHORAGE
PLANNING AND ZONING COMMISSION RESOLUTION NO. 2014-036

A RESOLUTION GRANTING APPROVAL OF MODIFICATION OF THE ALYESKA RESORT AREA MASTER PLAN IN THE GRST-2 DISTRICT, IN CONFORMANCE WITH AMC 21.09.030E., CONSISTING OF APPROXIMATELY 386.91 ACRES, LOCATED IN GIRDMOOD, ALASKA.

(Case 2014-0081; Parcel ID Nos. 075-011-08, -09, -10, -11, -12, -13, -14, -15; 075-041-29, -34, -35, -36, -37, -38, -39, -40, -41, -42, -43, -44, -45, -46, -47, -48, -49, -50, -51, -52, -53, -54, -55, -56, -57, -58; 076-015-35; 076-022-21, -22, -23)

WHEREAS, a request was received from Tract D, LLC., for modification of the Alyeska Resort Area Master Plan in the GRST-2 District in conformance with AMC 21.09.030E., consisting of approximately 386.91 acres, located in Girdwood, Alaska; and

WHEREAS, public hearing notices were published, posted, and mailed, and a public hearing was held before the Planning and Zoning Commission on June 9, 2014.

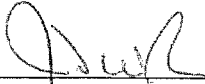
NOW, THEREFORE, BE IT RESOLVED by the Anchorage Planning and Zoning Commission that:

- A. The Commission makes the following findings of fact:
 - 1. The Commission finds that the modification to the Alyeska Resort Area Master Plan meets the intent and requirements of AMC 21.09.030E.
 - 2. The Girdwood Board of Supervisors voted unanimously to approve the modification.
- B. The Commission approves the Area Master Plan modification subject to the following conditions:
 - 1. A notice of zoning action and a copy of the approved resolution shall be filed with the State of Alaska Recorder's Office. Proof of such shall be provided the Planning Division.

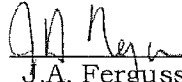
PASSED AND APPROVED by the Anchorage Planning and Zoning Commission this 9th day of June, 2014.



ADOPTED by the Anchorage Planning and Zoning Commission this 14th day of July, 2014. This written decision/resolution of the Planning and Zoning Commission is final and any party may appeal it within twenty (20) days to the Board of Adjustment pursuant to Anchorage Municipal Code 21.30.030.



Jerry T. Weaver, Jr.
Secretary



J.A. Fergusson
Chair

(Case 2014-0081; Parcel ID Nos. 075-011-08, -09, -10, -11, -12, -13, -14, -15; 075-041-29, -34, -35, -36, -37, -38, -39, -40, -41, -42, -43, -44, -45, -46, -47, -48, -49, -50, -51, -52, -53, -54, -55, -56, -57, -58; 076-015-35; 076-022-21, -22, -23)

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