

**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

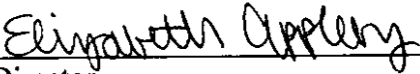
This notice announces that an administrative site plan review for a pressure reducing valve (PRV) facility has been duly approved by the Director of the Municipal Planning Department providing for the development of the herein described property in accordance with the provisions of the Anchorage Municipal Code of Ordinances and the terms and conditions of the site plan approval as set forth in the Municipal zoning file 2024-0115. 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: Fragment Lot 1, Mountain View Development Subdivision Tract 1A-1 (Plat 2016-99), S.M., Anchorage Recording District, Anchorage, Alaska. Generally located east of Mountain View Drive, south of Commercial Drive, west and north of Glenn Highway at 3044 Mountain View Drive, Anchorage, Alaska

PETITIONER: Anchorage Water & Wastewater Utility

REQUEST: Administrative Site Plan Review for the AWWU/Glenn Square Pressure Reducing Valve (PRV) Facility Project.

ATTACHMENT: Copy of the Municipality of Anchorage, Planning Department approved site plans

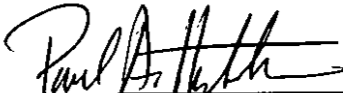
  
\_\_\_\_\_  
Director  
Municipality of Anchorage  
Planning Department

STATE OF ALASKA                    )  
  )  
THIRD JUDICIAL DISTRICT        )

THIS IS TO CERTIFY that on the 11<sup>th</sup> day of March, 2025 before me, the undersigned, a Notary Public in and for Alaska, personally appeared Elizabeth Appleby, to me known to be the duly appointed representative of 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.

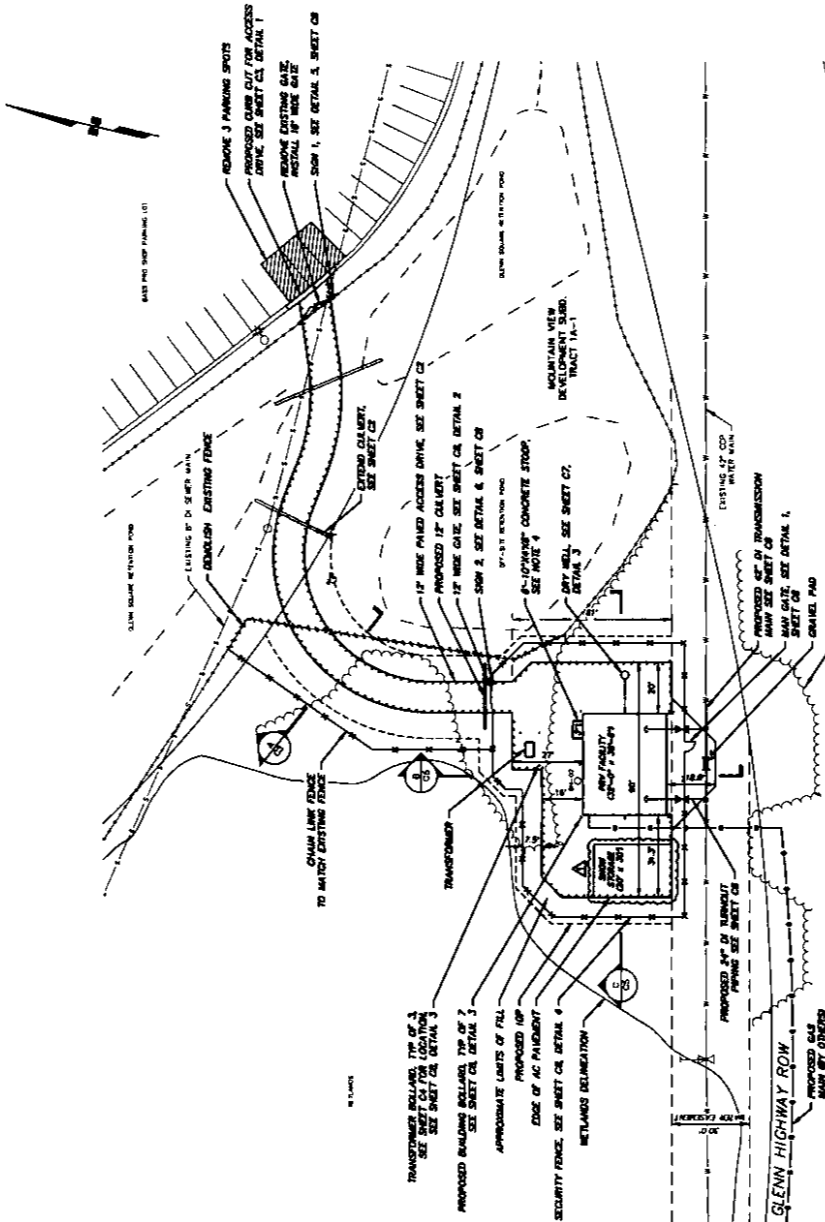
WITNESS my hand and notarial seal on the 11<sup>th</sup> day of March, 2025 in this certificate first above written.

Notary Public  
**PAULA. HATCHER**  
State of Alaska  
My Commission Expires April 8, 2028

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

APPROVED  
DATE 5/11/2025

BY *[Signature]*  
MUNICIPALITY OF ANCHORAGE  
PLANNING DEPARTMENT



- NOTES:
- SEE DRAWING PLAN ON SHEET C4 FOR CHANGES AND PAYMENT LIMITS.
  - SEE SHEET C3 FOR SITE NOTICES.
  - TYPICAL AND REEF ALL DISTURBED AREAS.
  - CONCRETE LANDINGS SHALL BE SLOPED AWAY FROM DOOR AT 2%.
  - PREPARE A SUMMARY LIST OF EXISTING VEGETATION ADJACENT TO DISTURBED AREAS AS NECESSARY TO MAINTAIN LEAST BUTTERFLY HABITAT. THIS LIST SHALL BE SUBMITTED TO THE CITY ENGINEER AND THE ANCHORAGE MUNICIPALITY PLANNING DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.

MUNICIPALITY OF ANCHORAGE  
WATER & WASTEWATER UTILITY  
GLENN SQUARE PWS FACILITY



THIS DOCUMENT AND THE INFORMATION CONTAINED HEREIN IS THE PROPERTY OF THE MUNICIPALITY OF ANCHORAGE. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY AUTHORIZED BY THE MUNICIPALITY OF ANCHORAGE.

RECORD DRAWING  
DATE: 5/11/2025  
DRAWN BY: [Name]  
CHECKED BY: [Name]  
DATE: [Date]

NO.	DATE	BY	DESCRIPTION
1	5/11/2025	[Name]	ISSUED FOR PERMITTING
2			
3			
4			
5			
6			
7			





