

**MUNICIPALITY OF ANCHORAGE  
PLATTING BOARD  
RESOLUTION NUMBER 2025-017  
ANCHORAGE RECORDING DISTRICT**

**A RESOLUTION APPROVING A PRELIMINARY PLAT TO SUBDIVIDE EIGHTEEN PARCELS INTO ONE TRACT, FOR CORNERROCK SUBDIVISION, TRACT 1 (CASE S12834), WITH VACATION AMC 21.03.230, THE VACATION OF DRIFTWOOD STREET FROM E. 69<sup>TH</sup> AVENUE SOUTH TO A PLATTED 20-FOOT ALLEY, VARIANCES FROM AMC 21.08.050F.7, DEAD END ALLEYS SHALL BE PROHIBITED, AND AMC 21.08.040A.1 DEDICATION STREETS.**

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WHEREAS, a petition has been received from Gayle Mathiesen, Cornerrock Properties, LLC, to subdivide eighteen parcels into one tract, for Cornerrock Subdivision, Tract 1 (Case S12834), and

WHEREAS, notices were published, posted and mailed and a public hearing was held July 2, 2025.

NOW, THEREFORE, BE IT RESOLVED by the Platting Board that:

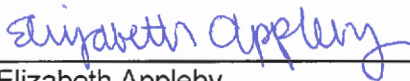
- A. The Platting Board makes the following findings of fact:
1. This preliminary plat meets the subdivision design and improvement standards required by AMC 21.08., *Subdivision Standard*
  2. The vacation request meets the approval criteria as required by AMC 21.03.230, *Vacation of Driftwood Street from E. 69th Avenue south to a platted 20-foot alley.*
  3. The variance request meets the approval criteria as required by AMC 21.03.240, *Variances for the variance from AMC 21.08.050F.7. Streets – Alleys, to not require the dedication of a cul-de-sac at the western end of the 20-foot alley along the southern property boundary.*
  4. The variance request does not meet the approval criteria as required by AMC 21.03.240, *Variances for the variance from AMC 21.08.040A. Streets Dedication, to not dedicate 15 feet of Greenwood Street.*
- B. The Platting Board approves the vacation from AMC 21.03.230, *Vacation of Driftwood Street from E. 69<sup>th</sup> Avenue south to a platted 20-foot alley.* Subject to the following condition:
1. Recording a suitable plat within 60 months of approval and any approved time extensions.
- C. Approval of the requested variance from AMC 21.08.050F.7. *Streets - Alleys, to not dedicate or construct a cul-de-sac at the western end of the 20-foot alley along the southern property boundary.* Subject to the following condition:
1. Recording a suitable plat within 60 months of approval and any approved time

extensions.


- D. Denial of the requested variance from AMC 21.08.040A. *Streets Dedication*, to not dedicate 15 feet of Greenwood Street.
- E. The Platting Board APPROVES of the plat for 60 months subject to the following conditions:
  - 1. Resolve utility easements.
  - 2. Dedicate 15 feet of right-of-way for O'Brien Street along the eastern subdivision frontage boundary.

PASSED AND APPROVED by the Anchorage Platting Board the 2nd day of July 2025.

ADOPTED by the Anchorage Platting Board on this 14<sup>th</sup> day of August, 2025.



Elizabeth Appleby  
Secretary



Skyler Quinn  
Chair

Case S12834

Return to: Municipality of Anchorage  
Planning Department  
P.O. Box 196650  
Anchorage, AK 99519-6650