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2025-018189-0

Recording Dist: 301 - Anchorage

7/9/2025 03:02 PM Pages: 1 of 3



C25-053

NOTE

Send original recorded document to:
Municipality of Anchorage
Current Planning Division
Planning Department
PO Box 196650
Anchorage, AK 99519-6650

Accommodation Recording Only
No title insurance involved No
examination made as to effect
of this document on the title to
the estate referenced herein

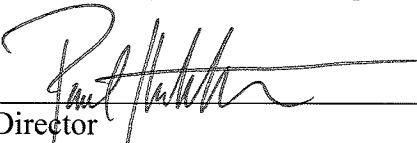
THIS COVER SHEET HAS BEEN ADDED TO THIS DOCUMENT TO PROVIDE SPACE FOR ANCHORAGE RECORDING DISTRICT DATA. THIS COVER SHEET APPEARS AS THE FIRST PAGE OF THE DOCUMENT IN THE OFFICIAL PUBLIC RECORD.

DO NOT DETACH

NOTICE OF ZONING ACTION

This notice announces that an administrative site plan review for three-story entitlement 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 2025-0035. 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: Lots 2 and 3, Alpine View Estates Phase 4 Subdivision (Plat 2024-51), S.M., Anchorage Recording District, Anchorage, Alaska. Generally located south of Alyeska Highway, west of Timberline Drive, north of Tanner Circle, and east of Egloff Drive, Girdwood, Alaska
PETITIONER: Spinell Homes, Inc.
REQUEST: Administrative Site Plan Review for 4-8 dwelling units per acre in the gR4 Zoning District in accordance with AMC 21.09.050A.5 Table 21.09-2 Table of Allowed Uses.
ATTACHMENT: Copy of the Municipality of Anchorage, Planning Department approved site plan

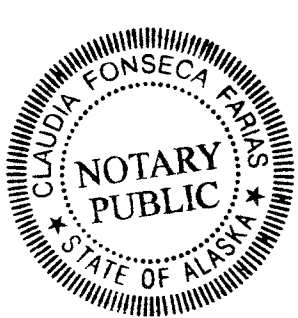


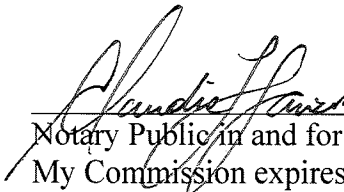
Director
Municipality of Anchorage
Planning Department

STATE OF ALASKA)
))
THIRD JUDICIAL DISTRICT)

THIS IS TO CERTIFY that on the 26th day of June, 2025 before me, the undersigned, a Notary Public in and for Alaska, personally appeared Paul Hatcher, 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 26th day of June, 2025 in this certificate first above written.





Notary Public in and for Alaska
My Commission expires: January 24, 2028



SITE PLAN DATA – ALPINE VIEW CHALETs

SITE REQUIREMENT	REQUIRED	PROVIDED LOT 2	PROVIDED LOT 3	ADDITIONAL NOTES
CURRENT ZONING	CR-4	CR-4	CR-4	
PROPOSED USE	-	SMELLING MULTIFAMILY	SMELLING MULTIFAMILY	LOT 2 - 7.3 DUA LOT 3 - 7.1 DUA
MINIMUM LOT AREA	12,500 F ²	35,753 F ²	30,469 F ²	
BUILDING FOOTPRINT	40% (MAX)	15.1%	19.5%	
PARKING	N/A	10 STALLS	12 STALLS	2 STALLS PER UNIT
PASSENGER LOADING	N/A	-	-	
ACCESSIBLE SPACES	N/A	-	-	
LOADING BERTH	N/A	-	-	
BUILDING HEIGHT	MAXIMUM HEIGHT 35 FT	24 FT	24 FT	SEE BUILDING PLANS
BUILDING SETBACKS	FRONT - 20 FT	29.7 FT	29.9 FT	SEE ADDITIONAL NOTES BELOW
	REAR - 10 FT	27 FT	52 FT	SEE ADDITIONAL NOTES BELOW
	SIDE - 5 OR 10 FT	5 FT & 25 FT	10 FT & 25 FT	SEE ADDITIONAL NOTES BELOW
HARDSCAPE AREA	N/A	15,467 F ²	14,978 F ²	
SNOW STORAGE	1,506 F ² & 1,956 F ²	4,035 F ²	1,468 F ²	20% OF HARDSCAPE AREA FOR SNOWWOOD
PARKING LOT EXTERIOR LANDSCAPING	N/A	-	-	
OPEN SPACE	N/A	-	-	
LANDSCAPING	20% NATURAL VEGETATION	N/A	N/A	INCLUDED IN 40% PERMEABLE
	40% TOTAL PERMEABLE	44%	43%	
RESIDENTIAL STORAGE	10 F ² PER UNIT	YES	YES	STORAGE PROVIDED ON DECKS

ADDITIONAL SETBACK NOTES

- LOT 2 REAR YARD SETBACK MEASURED TO THE EDGE OF THE PUBLIC USE EASEMENT.

LANDSCAPING NOTES

- SEE THE LANDSCAPING PLAN FOR ADDITIONAL LANDSCAPING INFORMATION.

UNIT KEY

- SIMPLE "A" - UNITS 2, 3, 4, 5, 7, 9 & 10 (22 FT TALL)
- MODERN SIDE ENTRY - UNITS 1, 6, 8 & 11 (24 FT TALL)

DRIVEWAY LENGTHS

- LENGTH OF DRIVEWAY IS MEASURED FROM EDGE OF TRAVELED WAY.
- UNITS 1-7 (24 FT LONG).
- UNIT 8 (26 FT LONG).
- UNITS 9 & 10 (27 FT LONG).
- UNIT 11 (42 FT LONG).

LEGEND

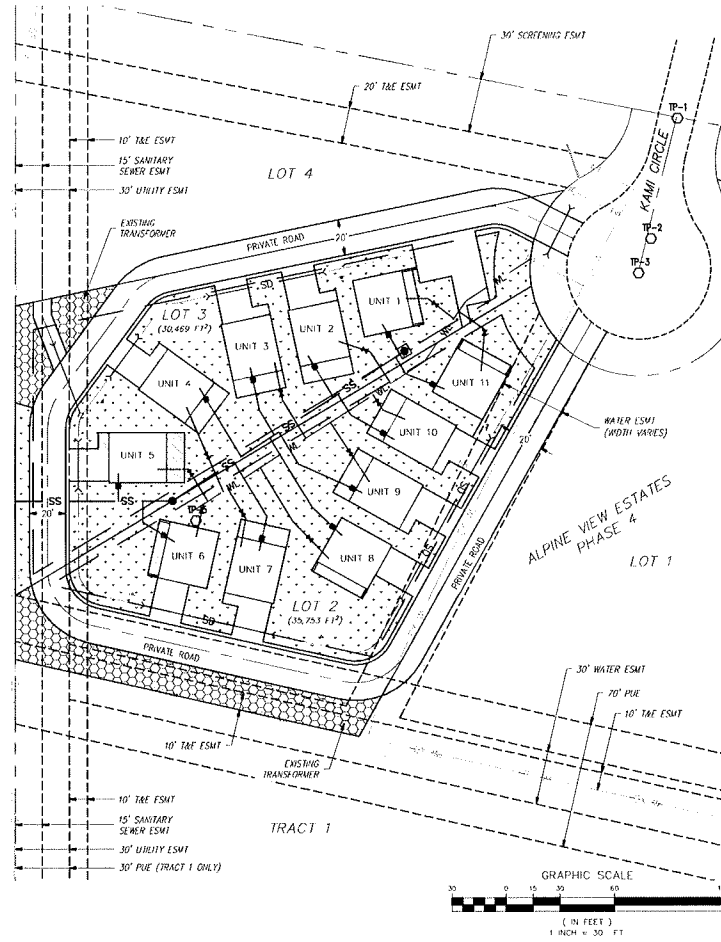


APPROVED

DATE 6/25/2025

BY *Claudia Harris*
MUNICIPALITY OF ANCHORAGE
PLANNING DEPARTMENT

GLACIER VIEW
ESTATES
TRACT 1



AWWU PLAN SET NO. 1458



RECORD DRAWING
1. DATA PROVIDED
2. DATA TRANSFERRED
3. DATA TRANSFERRED

DATE: _____
SCALE: 1" = 30'

ALPINE VIEW ESTATES
SUBDIVISION LOTS 2 & 3
SITE PLAN

NO.	DATE	DESCRIPTION	BY	CHK
1	06/25/2025	ISSUED FOR PERMIT	CLH	CLH
2	06/25/2025	REVISIONS	CLH	CLH
3	06/25/2025	REVISIONS	CLH	CLH
4	06/25/2025	REVISIONS	CLH	CLH
5	06/25/2025	REVISIONS	CLH	CLH

AWWU Private Systems Number PS25-001
Master Fill & Grade Permit Number C25-1063
Master Fill & Grade Permit Number C25-1064

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