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2025-032672-0

Recording Dist: 301 - Anchorage

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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 preliminary plat to subdivide eighteen (18) parcels into one tract with the vacation of Driftwood Street from East 69th Avenue south to a platted 20-foot alley and variances from AMC 21.08.050F.7, dead end alleys shall be prohibited and AMC 21.08.040A.1, Streets Dedication has been duly approved by the Platting Board 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 preliminary plat approval as set forth in the Municipal zoning file S12834 Under the provisions of the specified ordinance the subsequent development of the subject property shall be in accordance with the terms of the approved preliminary plat or any subsequent amendments hereto.

LEGAL: Cornerrock Subdivision, Tract 1, S.M., Anchorage Recording District, Anchorage, Alaska. Generally located east of Greenwood Street and Rosewood Street, south of East 69th Avenue and East 68th Avenue, west of Homer Drive, north of East 70th Avenue, Anchorage, Alaska
PETITIONER: Gayle Mathiesen, Cornerrock Properties
REQUEST: Request to subdivide eighteen (18) lots into one (1) new tract and request for Vacation of Right-of-Way and Subdivision Variance.
ATTACHMENT: Copy of the Municipality of Anchorage, Platting Board Resolution No. 2025-017

FS Elizabeth Appleby
Director
Municipality of Anchorage
Planning Department

STATE OF ALASKA)
))
THIRD JUDICIAL DISTRICT)

THIS IS TO CERTIFY that on the 31st day of October, 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 31st day of October, 2025 in this certificate first above written.

Notary Public
CLAUDIA FONSECA FARIAS
State of Alaska
My Commission Expires January 24, 2028

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



**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. 69TH 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.

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. 69th 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 14th 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

