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2026-010486-0

Recording District 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

The recording of this notice finalizes the Special Land Use Permit for a restaurant/eating place serving beer and wine that has been duly approved by the Municipality of Anchorage 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 Special Land Use Permit approval as set forth in the Municipal zoning file 2026-0050. Under the provisions of the specified ordinance the subsequent development of the subject property shall be in accordance with the terms of the approved Special Land Use Permit or any subsequent amendments hereto.

LEGAL: Within Alpine View Estates Subdivision, Phase 3, Tract B-2C, per Plat 2014-38, Seward Meridian, S.M. Anchorage Recording District, Anchorage, Alaska. Generally located south of Timberline Drive, west of Tanner Circle, north of Glacier Creek, and east of Alyeska Highway at 2700 Alyeska Highway, Girdwood, Alaska.

PETITIONER: Brett Marengo

REQUEST: Special Land Use Permit for alcohol for a restaurant/eating place serving beer and wine for Brett Marengo dba Girdwood Brewing Company in the gC-10 (Girdwood Upper Alyeska Highway Commercial) District.

For Elizabeth Appleby
Director
Municipality of Anchorage
Planning Department

STATE OF ALASKA)
)
THIRD JUDICIAL DISTRICT)

THIS IS TO CERTIFY that on the 22ND day of APRIL, 2026 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 22ND day of APRIL, 2026 in this certificate first above written.

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

Paula Hatcher
Notary Public in and for Alaska
My Commission expires: 4-8-2028



MUNICIPALITY OF ANCHORAGE

M E M O R A N D U M

DATE: April 22, 2026
TO: Brett Marengo dba Girdwood Brewing Company
(JDW Counsel)
FROM: Elizabeth Appleby, Current Planning Manager
SUBJECT: **Notice of Zoning Action to be recorded**

As a condition of the Special Land Use Permit for Alcohol approval for Case 2026-0050, it is the petitioner's responsibility to file the attached Notice of Zoning Action, prepared by the Planning Department, with the State District Recorder's Office and to **provide this office with proof of filing.**

Request a conformed copy from the State Recorder's Office and return this copy via fax to 343-7927 or mail to the Municipality of Anchorage, P.O. Box 196650, Anchorage, Alaska, 99519-6650, or email to lori.blake@anchorageak.gov

The State of Alaska Recorder's Office is at 550 West 7th Avenue, Suite 108, located at the corner of 7th & "F" Street. Their open office hours are 8:00 a.m. to 3:30 p.m., Monday thru Friday. The phone number is 269-8876.

RECORDER'S OFFICE INFORMATION * COPY TO MUNICIPALITY OF ANCHORAGE *****

Serial Number _____ Date _____

