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Recording District 301 ANCHORAGE

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

DO NOT DETACH

MUNICIPALITY OF ANCHORAGE

MEMORANDUM

DATE: December 3, 2015  
TO: Biponh Morisath Luce dba Pho Lena East  
FROM: Erika McConnell, Division Manager, Current Planning Section  
SUBJECT: **Notice of Zoning Action to be Recorded**

**As a condition of your Administrative Site Plan Review approval for Case 2015-0116 it is the petitioner's responsibility to file the attached Notice of Zoning Action, prepared by the Planning Division, with the State District Recorder's Office and to provide this office with proof of filing.**

**Proof of filing may be in the form of a copy of your paid receipt, note information on the space provided below and fax to 343-7927 or return to the Municipality of Anchorage, P. O. Box 196650, Anchorage, Alaska, 99519-6650, or by calling this office at 343-7942 with the serial number and filing date.**

The State of Alaska Recorder's Office is at 550 West 7<sup>th</sup> Avenue Suite 1200, located at the corner of 7<sup>th</sup> & "F" Street. Their open office hours are 8:00 a.m. to 3:30 p.m., Monday thru Friday. The phone number is 269-8899.

**Please note that failure to file the Notice of Zoning Action and to provide proof of same to the Planning Department means the Zoning Conditional Use is not valid.**

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

Serial Number \_\_\_\_\_ Date \_\_\_\_\_

Receipt number if you have one. \_\_\_\_\_



**NOTE**

Send original recorded document to:

Municipality of Anchorage  
Current Planning Section  
Planning Division  
PO Box 196650  
Anchorage, AK 99519-6650

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**DO NOT DETACH**



**NOTICE OF ZONING ACTION**

The recording of this notice finalizes the Administrative Site Plan Review 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 Administrative Site Plan Review approval as set forth in the Municipal zoning file 2015-0116. Under the provisions of the specified ordinance the subsequent development of the subject property shall be in accordance with the terms of the approved Administrative Site Plan Review or any subsequent amendments hereto.

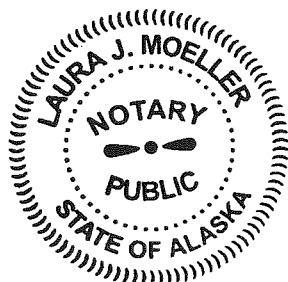
LEGAL: Tract B, Wonder Park Sub. Addition No. 8, S.M., Anchorage Recording District Anchorage, Alaska. Generally located west of Boniface Parkway, south of Caribou Avenue and north of Camelot Drive at 360 Boniface Pkwy. Ste. A22, Anchorage, Alaska  
PETITIONER: Biphonh Morisath Luce dba Pho Lena East  
REQUEST: Approval of an Administrative Site Plan Review for a restaurant/eating place serving beer and wine for Biphonh Morisath Luce dba Pho Lena East.

*Erika McConnell*  
\_\_\_\_\_  
Manager, Current Planning Section  
Planning Division, Community Development Dept.  
Municipality of Anchorage

STATE OF ALASKA                    )  
  )  
THIRD JUDICIAL DISTRICT        )

THIS IS TO CERTIFY that on the 2nd day of December, 2015 before me, the undersigned, a Notary Public in and for Alaska, personally appeared Erika McConnell, to me known to be the duly appointed Manager, of Current Planning Section, Planning Division 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 2nd day of December, 2015 in this certificate first above written.



*Laura J. Moeller*  
\_\_\_\_\_  
Notary Public in and for Alaska  
My Commission expires: 2/22/17

