

MUNICIPALITY OF ANCHORAGE

MEMORANDUM

DATE: July 10, 2013
TO: Michelle Ritter, DOWL HKM
FROM: Erika McConnell, Current Planning Section Manager
SUBJECT: **Notice of Zoning Action to be Recorded**

As a condition of your site plan for a temporary use approval for Case 2013-070 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 343-7943 with the serial number and filing date.

The State of Alaska Recorder's Office is at 550 West 7th Avenue Suite 1200, 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 269-8899.

Please note that failure to file the Notice of Zoning Action and to provide proof of same to the Current Planning Section means the approval of the site plan for temporary use is not valid.

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

Serial Number 2013-014200-0 Date 8/5/13

Receipt number if your have one. _____

CC

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2013-044200-0

Recording District 301 Anchorage
08/05/2013 02:55 PM Page 1 of 5



NOTE

Send original recorded document to:
Municipality of Anchorage
Current Planning Section
Planning Division
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 site plan for temporary uses has been duly approved by the Planning & Zoning Commission 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 amendment approval as set forth in the Municipal zoning file 2013-070. 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: U-Med Professional Park Subdivision, Tract 1, S.M., Anchorage Recording District, Anchorage, Alaska. Generally located south of Providence Drive, west of Laurel Street, north of East 38th Avenue and east of Lake Otis Parkway.

PETITIONER: University of Alaska, Anchorage

REQUEST: Temporary Use Site Plan Review

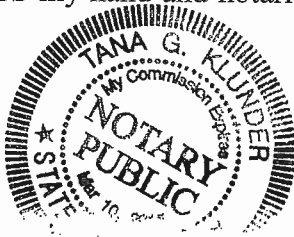
ATTACHMENT: Copy of Municipality of Anchorage Planning Department resolution number 2013-025.

Erika McConnell
for Director
Municipality of Anchorage
Community Development Department

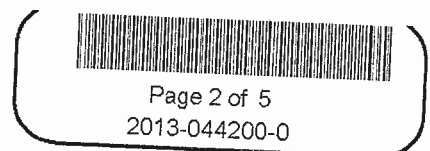
STATE OF ALASKA)
)
THIRD JUDICIAL DISTRICT)

THIS IS TO CERTIFY that on the 10th day of July, 2013 before me, the undersigned, a Notary Public in and for Alaska, personally appeared Erika McConnell, to me known to be the duly appointed representative of the Director of the Community Development 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 10th day of July, 2013 in this certificate first above written.



Tana G. Klunder
Notary Public in and for Alaska
My Commission expires: Mar. 10, 2015



MUNICIPALITY OF ANCHORAGE
PLANNING AND ZONING COMMISSION RESOLUTION NO. 2013-025

A RESOLUTION GRANTING APPROVAL OF A SITE PLAN FOR TEMPORARY USES IN ACCORDANCE WITH AO 2003-142, WITHIN U-MED PROFESSIONAL PARK SUBDIVISION, TRACT 1, GENERALLY LOCATED SOUTH OF PROVIDENCE DRIVE, WEST OF LAUREL STREET, NORTH OF EAST 38TH AVENUE, AND EAST OF LAKE OTIS PARKWAY, IN ANCHORAGE.

(Case 2013-070)

WHEREAS, a petition has been received from the University of Alaska Anchorage requesting approval of a site plan for temporary uses in accordance with AO 2003-142, within U-MED Professional Park Subdivision, Tract 1, generally located south of Providence Drive, west of Laurel Street, north of East 38th Avenue, and east of Lake Otis Parkway, in Anchorage; and

WHEREAS, ninety-three public hearing notices were mailed, and a public hearing was held on the June 3, 2013.

NOW, THEREFORE BE IT RESOLVED, by the Municipal Planning and Zoning Commission that:

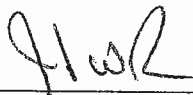
- A. The Commission makes the following findings of fact:
1. The petition site contains approximately seven acres and is zoned B-3 SL per AO 2003-142. The special limitations require a public hearing site plan review prior to the issuance of a grading and excavation permit.
 2. The site plan is consistent with AMC 21.50.200 *General standards for site plan approval*.
- B. The Commission approves a site plan for a temporary use per AMC 21.50.200 and AO 2003-142, subject to the following conditions:
1. A notice of zoning action shall be filed with the State of Alaska Recorder's Office. Proof of such shall be submitted to the Planning Division.
 2. All construction and improvements related to this approval shall be substantially in compliance with the questionnaire, narrative, and with Appendix B: Temporary Uses Site Plan, drawn by DOWL HKM, dated March 27, 2013.
 3. This approval expires on July 29, 2016.



4. The staging area and crew parking area hours of operation will be from 6:00am to 7:00pm, Monday through Saturday, with no work or use on Sundays and holidays.
5. The maintenance yard hours of operation will be from 6:00am to 7:00pm, Monday through Saturday, with no work or use on Sundays and holidays, except in the case of an emergency.
6. All noise from operations shall comply with Chapter 15.70 Noise Control of the Anchorage Municipal Code.
7. No fill or gravel stockpiling is permitted.
8. Barbed wire and concertina wire is prohibited on or inside of the chain link fence.

PASSED AND APPROVED by the Municipal Planning and Zoning Commission the 3rd day of June 2013.

ADOPTED by the Anchorage Municipal Planning and Zoning Commission this 10th day of June, 2013. This written decision/resolution of the Planning and Zoning Commission is final and any party may appeal it within twenty (20) days to the Board of Adjustment pursuant to Anchorage Municipal Code 21.30.030.



Jerry T. Weaver, Jr.
Secretary

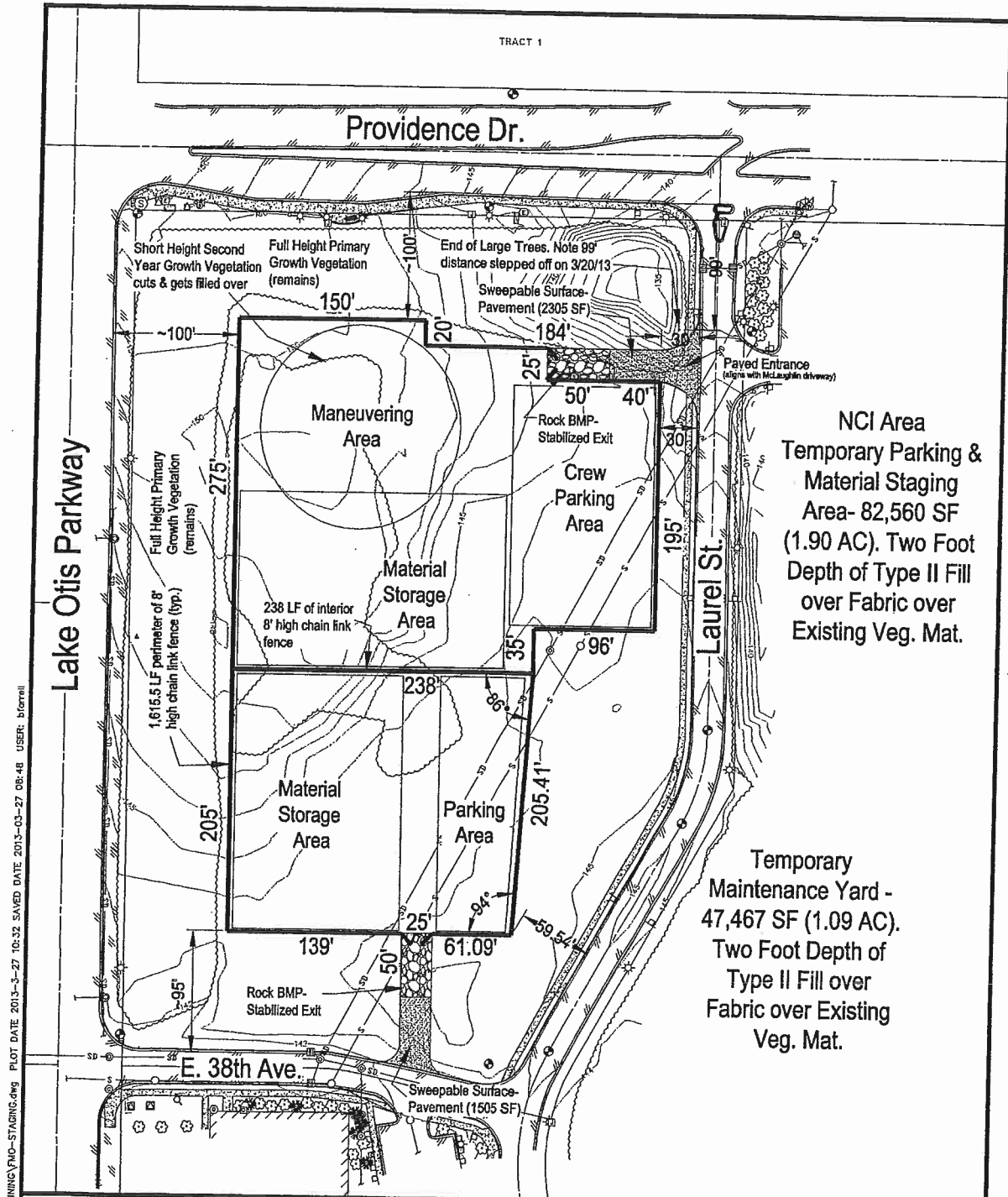



Connie Yoshimura
Chair

(Case 2013-070)

fm





NCI Area
 Temporary Parking &
 Material Staging
 Area- 82,560 SF
 (1.90 AC). Two Foot
 Depth of Type II Fill
 over Fabric over
 Existing Veg. Mat.

Temporary
 Maintenance Yard -
 47,467 SF (1.09 AC).
 Two Foot Depth of
 Type II Fill over
 Fabric over Existing
 Veg. Mat.

F:\Projects\061123\PLANNING\110-STAGING.dwg PLOT DATE 2013-3-27 10:32 SAVED DATE 2013-03-27 08:48 USER: bformel

DOWL HKM
 4041 B Street
 907-582-2000
 Anchorage, Alaska 99503
 www.dowlhkm.com

TEMPORARY USE SITE PLAN

PROJECT	61123
DATE	03/27/2013

APPENDIX B

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