

CLERK'S OFFICE

APPROVED

4-22-03

Submitted by:

Chair of the Assembly at
the Request of the Mayor
Planning Department

Prepared by:

For reading:

April 22, 2003

Anchorage, Alaska

AR 2003-102

A RESOLUTION OF THE ANCHORAGE MUNICIPAL ASSEMBLY APPROVING
A MINOR AMENDMENT TO AN EXISTING CONDITIONAL USE FOR AN
ALCOHOLIC BEVERAGES CONDITIONAL USE IN THE TRANSITION (T)
DISTRICT FOR HOST INTERNATIONAL INC. (DBA FRONTIER LOUNGE), A
BEVERAGE DISPENSARY-TOURISM USE TO TRANSFER ITS LOCATION
WITHIN THE TED STEVENS ANCHORAGE INTERNATIONAL AIRPORT,
SOUTH TERMINAL, CONCOURSE 'B', PER AMC 21.40.240 D.5, LOCATED ON
THE WEST ONE-HALF, SECTION 34, TOWNSHIP 13 NORTH, RANGE 4 WEST,
S.M., AK; GENERALLY LOCATED AT THE WEST END OF WEST
INTERNATIONAL AIRPORT ROAD.

(Frontier Lounge) (Case 2003-056)

THE ANCHORAGE ASSEMBLY RESOLVES:

Section 1. The existing conditional use permit for Host International Inc.(dba Frontier Lounge), a beverage dispensary tourism license located within the Ted Stevens Anchorage International Airport, South Terminal, Concourse 'B,' located on the West one-half, Section 34, Township 13 North, Range 4 West, S.M., AK, is hereby amended and approved subject to the following conditions:

- 1 A Notice of Zoning Action shall be filed with the District Recorder Office within 120 days of the Assembly's approval of the minor amendment for a transfer of location to the final conditional use approval for a beverage dispensary use in the Transition District.
2. All uses shall conform to the plans and narrative submitted with this conditional use application as follows:
 - a. Frontier Lounge Tenant Improvement for Anchorage International Airport, Concourse 'B,' Face Sheet G1; prepared by Rohde Associates Architects; dated January 21, 2003.
 - b. Frontier Lounge Tenant Improvement for Anchorage International Airport, Concourse 'B,' 2nd Floor Plan, Sheet G2; prepared by Rohde Associates Architects; dated January 21, 2003.

1 c. Frontier Lounge Tenant Improvement for Anchorage International
2 Airport, Concourse 'B,' Lounge Floor Plan Sheet A1.1; prepared by
3 Rohde Associates Architects; dated January 21, 2003.

4
5 d. Frontier Lounge Tenant Improvement for Anchorage International
6 Airport, Concourse 'B,' Interior Elevation Sheet A3.11; prepared by
7 Rohde Associates Architects; dated January 21, 2003.

8
9 3. This conditional use approval is for an Alcoholic Beverages Conditional Use in
10 the "T" District for a Beverage Dispensary - Tourism Use per AMC 21,40.240
11 D.5 for approximately 674 SF lounge area within the Ted Stevens International
12 Airport, Domestic Terminal, Concourse 'B' located in the West One-Half of
13 Section 34, T13N, R4W, S.M., AK. The lounge area proposes a bar, beer
14 cooler, and storage room. Plans indicate 13 tables with non-fixed seating for 34.

15
16 4. On-premise sale of alcohol beverages seven (7) days a week, Monday through
17 Sunday, 10:00 AM to 2:00 AM. Liquor sales represent 80% compared to 20%
18 food sales.

19
20 5. Upon demand the applicant shall demonstrate compliance with a Liquor Server
21 Awareness Training Program approved by the State of Alaska Alcoholic
22 Beverage Control Board, such as or similar to the program for Techniques in
23 Alcohol Management (T.A.M.).

24
25 6. The use of the property by any person for the permitted purposes shall comply
26 with all current and future Federal, State and local laws and regulations
27 including, but not limited to, laws and regulations pertaining to the sale,
28 dispensing, service and consumption of alcoholic beverages and the storage,
29 preparation, sale, service and consumption of food. The owner of the property,
30 the licensee under the Alcoholic Beverage Control license and their officers,
31 agents and employees shall not knowingly permit or negligently fail to prevent
32 the occurrence of illegal activity on the property.

33
34 7. A copy of the conditions imposed by the Assembly in connection with this
35 conditional use approval shall be maintained on the premise at a location visible
36 to the public.

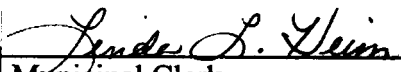
37
38 **Section 3.** Failure to comply with the conditions of this conditional use permit shall
39 constitute grounds for its modification or revocation.

40
41 **Section 4.** This resolution shall become effective immediately upon passage and
42 approval by the Anchorage Assembly.
43

1 PASSED AND APPROVED by the Anchorage Assembly this 22nd
2 day of April 2003.
3
4
5
6

ATTEST:

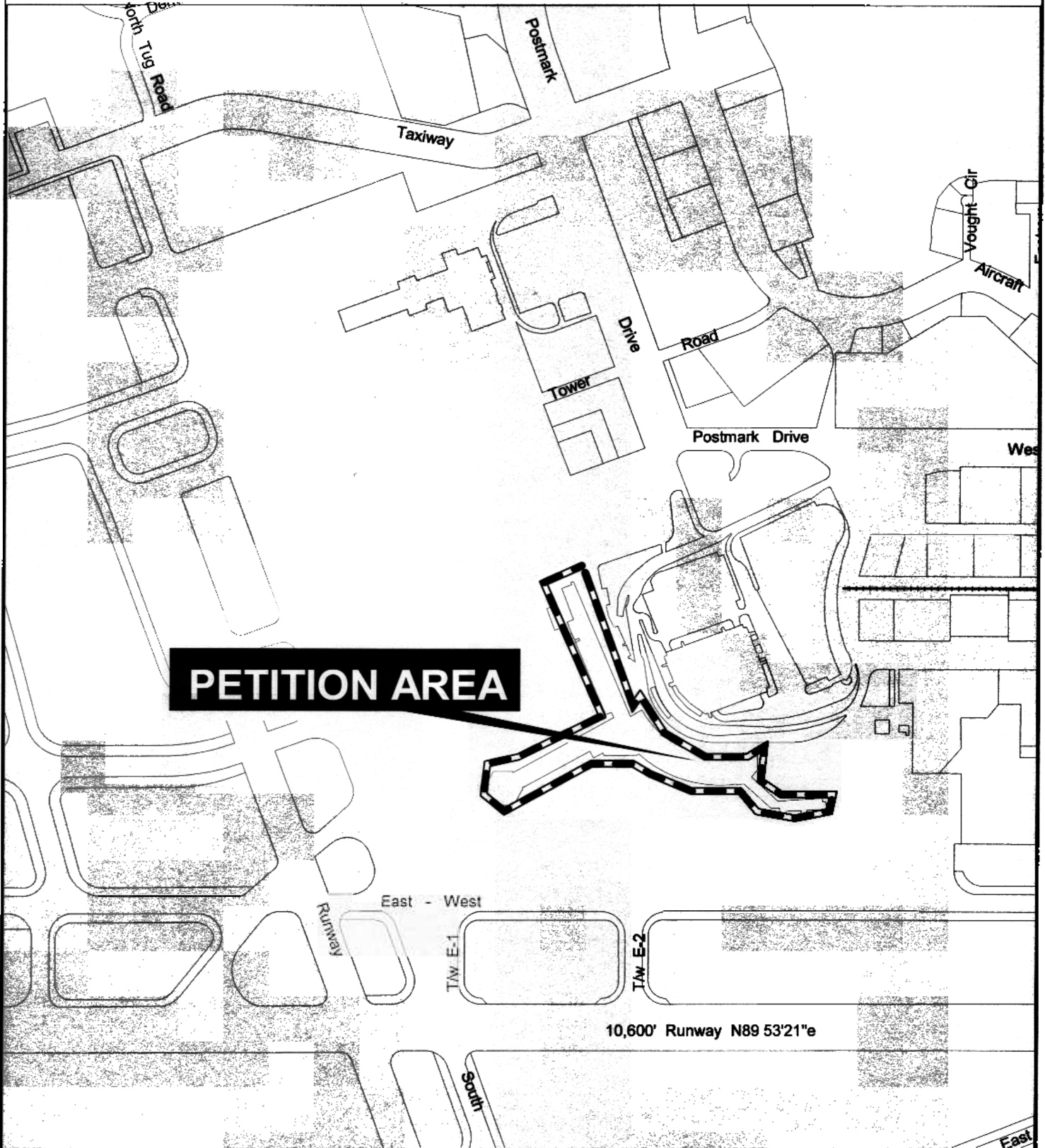

Chair


Municipal Clerk

(2003-056)
(010-381-12)

CONDITIONAL USE-LIQUOR

2003-056








PETITION AREA

Municipality of Anchorage
Planning Department



Date: FEBRUARY 20, 2003

-  Single Family Detached
-  Single Family Attached, Duplex
-  Mobile home
-  Multi - Family 3 & 4 Plex
-  Multi - Family 5+



Source: Housing Stock based on 1998 Land Use Inventory
Planning Department, MOA



MUNICIPALITY OF ANCHORAGE ASSEMBLY MEMORANDUM

No. AM 342-2003

Meeting Date: April 22, 2003

From: Mayor

Subject: AR 2003- 102 Minor Amendment to an Existing Alcoholic
Beverages Conditional Use for a Beverage
Dispensary Tourism Use in the Transition District
for Host International, Inc. dba Frontier Lounge per
AMC 21.40.240 D. 5.

1 Host International, Inc. has a concession agreement with the Ted Stevens International
2 Airport and leases floor space in the South Terminal for the Frontier Lounge. Due to
3 remodeling and additions to the South Terminal, the Airport required the Frontier Lounge
4 to relocate from its previous lease space to accommodate the Transportation Safety
5 Administration.

6
7 The purpose of this application is to amend the existing conditional use for the Frontier
8 Lounge to transfer the existing license and to correct the lease location and premises floor
9 plan located in the South Terminal, Concourse 'B'. The existing conditional use/license
10 was at the beginning of the South Terminal. The lounge will now be located at the west
11 end of the departure ramp on the south side as one enters the 6-sided hexagon departure
12 pod (Room SB2601). Tenant improvements will occupy approximately 674 square feet
13 and include a full bar and storage room.

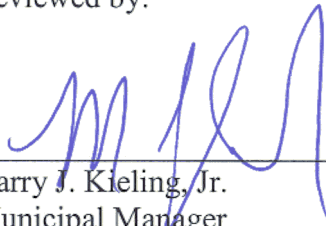
14
15 The following businesses serve alcoholic beverages within 2,000-feet of the petition site.
16 There are a total of three beverage dispensary licenses in the domestic terminal: Upper one,
17 Cheers and the Frontier Lounge, and one beverage dispensary license in the International
18 Airport Terminal, the: International Airport Lounge.

19
20 There are no delinquent Personal Property Taxes and or Real Property Taxes owing. No
21 comments were received from the Department of Health and Human Services at the time
22 the report was prepared. The Anchorage Police Department reports no incidents for the
23 past two years.

24
25 This conditional use for alcoholic beverages in the Transition District for the existing
26 Beverage Dispensary Tourism use generally meets the required standards of Title 21 and
27 Title 10.

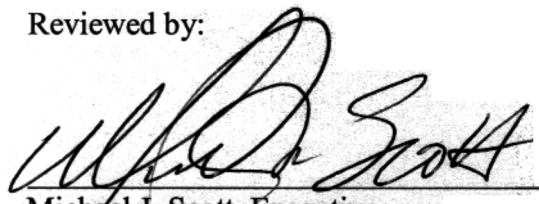
28
29 The Administration has no objection to the request.
30
31

Reviewed by:

A blue ink signature of Harry J. Kieling, Jr. written over a horizontal line.

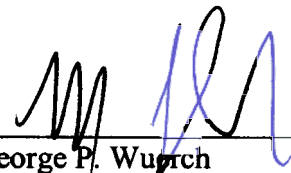
Harry J. Kieling, Jr.
Municipal Manager

Reviewed by:

A blue ink signature of Michael J. Scott written over a horizontal line.

Michael J. Scott, Executive
Director Office of Planning,
Development and Public Works

Respectfully submitted,

A blue ink signature of George P. Wurch written over a horizontal line.

George P. Wurch
Mayor

Prepared by:

A blue ink signature of Susan R. Fison written over a horizontal line.

Susan R. Fison, Director
Planning Department

**PLANNING DEPARTMENT
STAFF ANALYSIS
CONDITIONAL USE – ALCOHOLIC BEVERAGE SALES**

DATE: April 22, 2003

CASE NO.: 2003-056

APPLICANT: Host International, Inc. dba Frontier Lounge

REPRESENTATIVE: Sherri Fessenden, General Manager

REQUEST: A Minor amendment to an Existing Conditional Use for an Alcoholic Beverages Conditional Use in the T (Transition) District for a Beverage Dispensary - Tourism Use/License per AMC 21.40.240 D.5 for a transfer of location within the Ted Stevens Anchorage International Airport South Terminal, Concourse 'B'.

LOCATION: West ½, Section 34, T13N, R4W, S.M., AK; generally located

STREET ADDRESS: 5000 W. International Airport Road – South Terminal

COMMUNITY COUNCIL: Sand Lake; Turnagain; Spenard

TAX PARCEL: 010-381-12/ Grid 1924

ATTACHMENTS

1. Location Map
2. Departmental Comments
3. Application
4. Posting Affidavit
5. Historical Information

RECOMMENDATION SUMMARY:

This conditional use generally meets the required standards of AMC Title 10 and Title 21, and State Statute 04.11.480 and 15 AAC 104.145.

SITE:

Acres: 2,233 acres (Airport)
Vegetation: Natural vegetation
Zoning: Transition ("T")
Topography: Flat

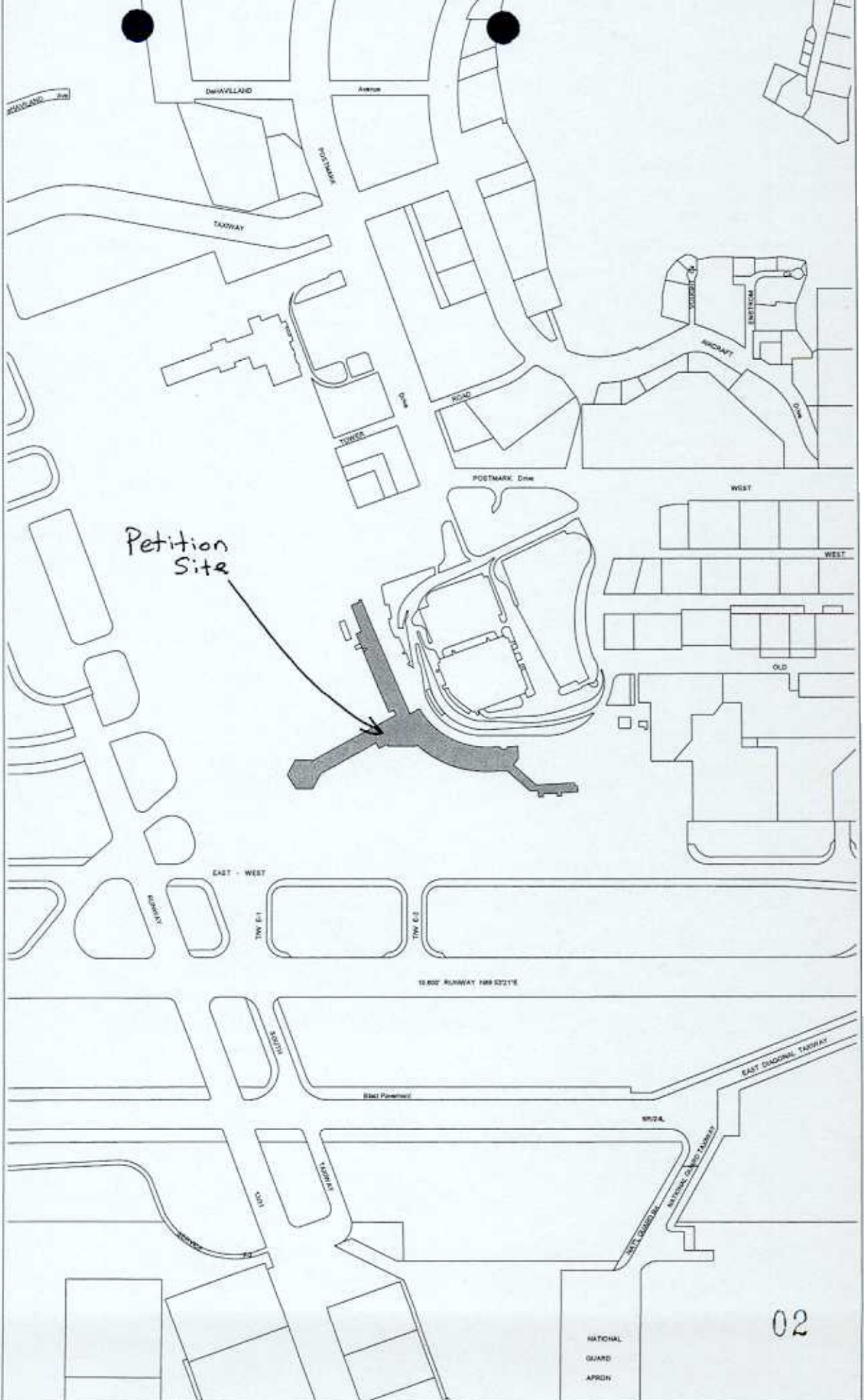
Map: Parcels



Scale 1:8000

Legend:

- Txt streetsano: Text
□ parcels



Alcohol Extract from List Report

Case Number: 2003-056

Description: 2000 ft liquor licenses (0 within a 1000 feet)

<u>Parcel</u> <u> </u> <u> </u> <u> </u> <u> </u>	<u>Parcel Owner Name</u> <u> </u>	<u>Parcel Owner Address</u>	<u>City</u> <u> </u> <u> </u>	<u>State</u> <u> </u>	<u>Zip</u> <u> </u> <u> </u>
Business Name	Applicant Name	Business Address	Lic. Number	Lic. Zone	Lic. Type
01027121000 International Airport Lounge	STATE OF ALASKA Crème de la Crème, Inc.	5600 Postmark Dr.	1798		Beverage Dispensary Tour
01038112000 Cheers	STATE OF ALASKA Host International, Inc.	Anchorage Int'l Airport	1953		Beverage Dispensary Dup
01038112000 Frontier Lounge	STATE OF ALASKA Host International, Inc.	Anchorage Int'l Airport	2598		Beverage Dispensary Tour
01038112000 Upper One	STATE OF ALASKA Host International, Inc.	Anchorage Int'l Airport	187		Beverage Dispensary

03

Alcohol Extract from List Report

Case Number: 2003-056

Description: 1 mile liquor licenses

<u>Parcel</u> <u>Business Name</u>	<u>Parcel Owner Name</u> Applicant Name	<u>Parcel Owner Address</u> Business Address	<u>City</u> <u>Lic. Number</u>	<u>State</u> <u>Lic. Zone</u>	<u>Zip</u> <u>Lic. Type</u>
01027121000 International Airport Lounge	STATE OF ALASKA Crème de la Crème, Inc.	5600 Postmark Dr.	1798		Beverage Dispensary Tour
01030111000 Westcoast International Inn	MOA International Inn, Inc	PO BOX 196650 3333 W. Int'l Airport	ANCHORAGE 67	AK T	99519 Beverage Dispensary Tour
01038112000 Cheers	STATE OF ALASKA Host International, Inc.	Anchorage Int'l Airport	1953		Beverage Dispensary Dup
01038112000 Frontier Lounge	STATE OF ALASKA Host International, Inc.	Anchorage Int'l Airport	2598		Beverage Dispensary Tour
01038112000 Upper One	STATE OF ALASKA Host International, Inc.	Anchorage Int'l Airport	1187		Beverage Dispensary
01101213000 Kulis ANG NCO Club	VIGIL JOHN A & BRENDA M Kulis ANG NCO Club, Inc.	6204 AIR GUARD ROAD 5005 Raspberry Rd	ANCHORAGE 603	AK R1	99502 Club

04

Existing Use: Ted Stevens International Airport
Soils: Public Sewer & Water

COMPREHENSIVE PLAN

Classification: Transportation Related
Density: N/A

SURROUNDING AREA

	NORTH	EAST	SOUTH	WEST
Zoning:	Unzoned	R-2A	R-1	Unzoned
Land Use:	Knik Arm	Residential	Residential	Knik Arm

SITE DESCRIPTION AND PROPOSAL:

The Airport occupies an area of 2,233 acres, and includes runways and air terminals and other assorted accessory uses and structures. The petitioner has a concession agreement from the Airport and leases floor space in the South Terminal for a bar/lounge. Due to additions to the South Terminal and remodeling of the space, the Airport required Frontier Lounge to relocate from its previous lease space.

According to municipal records and the petitioner's application, the beverage dispensary license being transferred pre-dates the conditional use permit regulation and the license has continually been renewed without protest or restriction.

The purpose of this application is a minor modification to an existing conditional use for the Frontier Airport Lounge Beverage Dispensary – Tourism license which permits the sale of alcoholic beverages transfer the existing license to a new location with the airport; and to correct the lease location and premises floor plan located in the South Terminal, Concourse 'B'. The existing location was at the beginning of the South Terminal, Concourse 'B', second floor departure ramp, and vacated to accommodate the Transportation Safety Administration. The proposed bar location will be at the end of departure ramp and on the left hand side as one enters the 6-sided hexagon departure pod (Room SB2601). Tenant improvements will occupy approximately 674 square feet and include a full bar, beer cooler, and storage room. Plans indicate 13 tables with seating for 34.

Daily operating hours are from 10:00 AM to 2:00 AM, 365 days a year. The sale of alcoholic beverages represent 80 % compared to 20% food sales. Television and recorded music is the only form of entertainment provided. Eight (8) to ten (10) employees have direct contact with alcohol and are trained in accordance with the Alcoholic Beverage Control Board's Liquor Server

Awareness Training Program. Non-alcoholic beverages are available, notices of penalties for driving intoxicated are posted, and patrons have access and assistance to public transportation. There is no entertainment defined as "indecent material" or "adult entertainment," no happy hours, games or contests that include consumption of alcoholic beverages, and no solicitation or encouragement of alcoholic beverage consumption. Sales to persons who are inebriated or underage are prohibited.

PUBLIC COMMENTS

Six hundred seventy (670) public hearing notices (PHNs) were mailed. At the time this report was written no PHNs were returned: no written comment has been received from any of the Community Council's.

FINDINGS

- A. *Furtheres the goals and policies of the Comprehensive Development Plan and conforms to the Comprehensive Development Plan in the manner required by Chapter 21.05.***

This site is identified on the *Anchorage 2020 Plan* Land Use Policy Map (p. 50) as part of the West Anchorage Planning Area, which sets the direction for the preferred form of long-term growth and development in the Anchorage Bowl. This concept will be implemented through the development of the Plan as noted in Land Use Policy #28. This plan has not begun to be developed

Several goals of the *Anchorage 2020 Plan* do address related issues such as recreational and economic opportunities. Ted Stevens Anchorage International Airport has long been recognized as the primary air transportation gateway to the Municipality and Alaska, and one of the most important economic generators for Southcentral Alaska. The airport is state-owned and -operated as it is a major employer and land use with potential for expansion.

- B. *Conforms to the standards for that use in this title and regulations promulgated under this title.***

This standard is met.

The Transition District zoning regulations allow alcoholic beverage sales through the conditional use permit process: AMC 21.40.240 D.5. *Uses involving alcoholic beverage sales and dispensing.*

- C. *Will be compatible with existing and planned land uses in the surrounding neighborhood and with the intent of its use district.***

This standard is met.

The Transition District is intended for areas undergoing change. It is intended that interim development shall proceed in accordance with the applicable comprehensive development plan for the property being developed. As development patterns start to emerge within these areas and the sophistication of their protection becomes more critical to the general public interest, it is anticipated that such lands within the T districts will be proposed for more restrictive zoning classifications. All airports within the Anchorage Bowl are zoned T District. The subject airport has always provided food and alcoholic beverages for its travelers. The Frontier Lounge is compatible with the T zone and existing uses in the Airport.

AMC 21.50.160.B asks that a list of all alcohol licenses located within a minimum of 1,000 feet of the proposed conditional use be provided. There are a total of three beverage dispensary licenses in the domestic airport owned and operated by Host International, Inc.: Upper One (Beverage Dispensary) License #1187, Cheers (Beverage Dispensary – Duplicate) License #1953 and Frontier Lounge (Beverage Dispensary Tourism) License #2598. There is a Beverage Dispensary Tourism license (#1798) in the International Airport Lounge at 5600 Postmark Drive.

Within 2,000 feet of the petition site is one other alcoholic beverage license: Kulis ANG NCO has a club license #603.

Alaska Statute 04.11.410, Restriction of location near churches and schools, restricts beverage dispensary and package store licenses from being located in a building the public entrance of which is within 200-feet of the public entrance of a church building, or from being located within 200-feet of school grounds. There are no church buildings or school grounds within 200 feet of the Airport.

D. *Will not have a permanent negative impact on the items listed below substantially greater than that anticipated from permitted development:*

1. Pedestrian and vehicular traffic circulation and safety.

This standard is met.

The Airport provides all required parking on site on airport grounds, and takes into consideration the three lounges. The amount of required parking was reviewed and determined as part of the on-going building permit additions currently underway at

the airport. There is parking in front and behind the hotel. The Traffic Department had no objection and no comment on this relocation.

The approved building permit addressed vehicular and pedestrian traffic circulation and safety. There are adequate entrances and exits for vehicles to and from adjacent streets and roadways. The parking area is well lit. The site plan incorporates pedestrian sidewalks along the along the roadways adjacent to the parking lot entrances, pedestrian walkways buffers between airport entrances and exists and the parking lot aisles.

2. The demand for and availability of public services and facilities.

This standard is met.

The relocation of this business serving alcohol at this location will not impact public services. Electrical, water and sewer, natural gas are available on site. Road infrastructure and public transit is already in place. The petition site is within ARDSA, Police and Fire service areas.

3. Noise, air, water, or other forms of environmental pollution.

This standard is met.

As a land use, a Beverage Dispensary conditional use and license will not cause or contribute to any environmental pollution. The public parking lots are paved, which control air pollution.

4. The maintenance of compatible and efficient development patterns and land use intensities.

This standard is met.

The zoning, land use and the general area land use will not change as a result of this minor modification for relocation within the same building of this conditional use permit for a beverage dispensary-tourism license.

Standards Chapter 10.50 Alcoholic Beverages

In the exercise of its powers and under AS 04.11.480 and 15 AAC 104.145 to protest issue, renewal and transfer or alcoholic beverage licenses within the Municipality of Anchorage, the Assembly shall consider

whether the proposed license meets each and every factor and standard set forth below

- A. Concentration and land use. Whether transfer of location or issue of the requested license will negatively impact the community through an increase in the concentration of uses involving the sale or service of alcoholic beverages within the area affected and will conform to the separate standards of AMC 21.50.020.**

This standard does not apply to tourism licenses.

Alaska Statutes for Title 4. Alcoholic Beverage Control includes an exemption clause from the regular license-to-population ratio limitations for tourism licenses.

There are no schools or churches within 1,000-feet of the petition site. There are three (3) other beverage dispensary licenses at the airport. Approving the relocation of this beverage dispensary-tourism license does not alter the number of licenses within a 2,000-foot radius of the petition site.

Beverage Dispensary Tourism	International Airport Lounge	5600 Postmark Drive, #1798
Beverage Dispensary Duplicate	Cheers	Anchorage Int'l Airport #1953
Beverage Dispensary Tourism	Frontier Lounge	Anchorage Int'l Airport #2598
Beverage Dispensary Tourism	Upper One	Anchorage Int'l Airport #1187

- B. Training. If application is made for issue, renewal or transfer of a beverage dispensary license, restaurant or eating place license, or package store license, whether the applicant can demonstrate prospective or continued compliance with a Liquor "Server Awareness Training Program approved by the State of Alaska alcoholic Beverage Control Board, such as or similar to the program for techniques in alcohol management (T.A.M.). Until such plan is approved, training by a licensee's employees in the T.A.M. shall constitute compliance with this ordinance.**

This standard is met.

The applicant states that all employees will be involved in the dispensing of alcoholic beverages and will be trained in accordance with the T.A.M. training and hold the appropriate certificates.

- C. Operations procedures.** If application is made for issue, renewal or transfer of a license, whether the applicant can demonstrate prospective or continued compliance with operations procedures for licensed premises set forth in Section 10.50.035 of this code.

This standard is not applicable

- D. Public safety.** When application is made for the renewal or transfer of location or transfer of ownership of a beverage dispensary license restaurant or eating place license, or package store license, the Assembly shall consider whether the operator can demonstrate the ability to maintain order and prevent unlawful conduct in a licensed premise. In determining the operator's demonstrated ability to maintain order and prevent unlawful conduct, the Assembly may consider police reports, testimony presented before the Assembly, written comments submitted prior to or during the public hearing, or other evidence deemed to be reliable and relevant to the purpose of this subsection. For purposes of this section and Section 10.50.035 "licensed premises" shall include any adjacent area under the control or management of the licensee.

This standard appears to be met.

According to the application the petitioner the interior of the licensed premises will be well lighted, as is the lobby and parking lot. No additional safety procedures are mentioned in the application. The Anchorage Police Department has no incidents within the past two years to report.

- E. Payment of taxes and debts.** When application is made for renewal of a license the assembly shall consider, pursuant to AS 4.11.330, whether the applicant is delinquent in payment of taxes owed to the Municipality. When application is made for transfer of ownership of a license the Assembly shall consider, pursuant to AS 4.11.360, whether the municipality has received either payment or adequate security, for the payment of any debts or taxes, including any estimated taxes for the current year, arising from the conduct of the licensed business. Adequate security for the payment of debts and taxes may be in the form of: 1) escrowed funds sufficient to pay the debts and taxes claimed and any escrow fees; 2) actual payment of debts and taxes claimed; or, 3) a guarantee agreement in accordance AMC 10.50.030. Any guarantee agreement shall be in writing, signed by the transferor, transferee and Municipality

This standard is met.

There are no delinquent Personal Property Taxes, Real Property Taxes or Downtown Improvement Special Tax Assessments owing at this time according to the Treasury Division.

- F. Public health.** If application is made for the renewal or transfer of location or transfer of ownership of a license, the Assembly shall consider whether the operator has engaged in a pattern of practices injurious to public health or safety such as providing alcohol to minors or intoxicated persons, committing serious violations of State law relevant to public health or safety, or other actions within the knowledge and control of the operator which place the public health or safety at risk. In determining if a pattern of practices injurious to public health or safety exists, the Assembly may consider criminal convictions, credible proof of illegal activity even if not prosecuted, police reports, testimony presented before the Assembly, written comments submitted prior to or during the public hearing, or other evidence deemed to be reliable and relevant to the purpose of this subsection.

At the time this report was prepared there were no comments received from the Department of Health and Human Services.

- G. Municipality of Anchorage Alcoholic Beverage Licensee Compliance Form.** In order to determine whether applicants seeking issue, renewal or transfer of alcoholic beverage licenses have complied with the provisions of this chapter, applicants shall, at the request of the Assembly, submit to the municipal clerk such information as is required on a municipal form prepared by the municipal clerk known as the Municipality of Anchorage Alcoholic Beverage Licensee Compliance Form. Upon request, operators shall also provide the municipal clerk with certificates from all current employees demonstrating that those employees have successfully completed a "Liquor Service Awareness Training Program" such as the program for techniques in alcohol management (T.A.M.) as approved by the State of Alaska Alcoholic Beverage Control Board.

This form was not requested of this applicant.

RECOMMENDATION:

This application for a minor amendment to an existing conditional use for alcoholic beverages in the T District for a beverage dispensary-tourism use and

license per AMC 21.40.240 D.5 for a transfer of location within the domestic terminal at the Ted Stevens Anchorage International Airport South Terminal, Concourse 'B' meets the required standards of AMC Title 10 and Title 21, and State Statute 04.11.480 and 15 AAC 104.145.

If after a public hearing on the matter, the Anchorage Assembly finds that the required standards have been met, staff recommends the following conditions of Approval:

- 1 A notice of Zoning Action shall be filed with the District Records Office within 120 days of the Assembly's approval of the minor amendment for a transfer of location to the final conditional use approval for a beverage dispensary use in the T District.
- 2 All uses shall conform to the plans and narrative submitted with this conditional use application.
 - a. Frontier Lounge Tenant Improvement for Anchorage International Airport, Concourse 'B', Face Sheet G1; prepared by Rohde Associates Architects; dated January 21, 2003.
 - b. Frontier Lounge Tenant Improvement for Anchorage International Airport, Concourse 'B', 2nd Floor Plan, Sheet G2; prepared by Rohde Associates Architects; dated January 21, 2003.
 - c. Frontier Lounge Tenant Improvement for Anchorage International Airport, Concourse 'B', Lounge Floor Plan Sheet A1.1; prepared by Rohde Associates Architects; dated January 21, 2003.
 - d. Frontier Lounge Tenant Improvement for Anchorage International Airport, Concourse 'B', Interior Elevation Sheet A3.11; prepared by Rohde Associates Architects; dated January 21, 2003.
3. This conditional use approval is for an Alcoholic Beverages Conditional Use in the T District for a Beverage Dispensary - Tourism Use per AMC 21,40.240 D.5 for approximately 674 SF lounge area within the Ted Stevens International Airport, Domestic Terminal, Concourse 'B' located on Section 34, T13N, R4W, West One-Half, S.M., AK. The lounge area proposes a bar, beer cooler, and storage Room. Plans indicate 13 tables with non-fixed seating for 34.
4. On-premise sale of alcohol beverages seven (7)-days a week, Monday thru Sunday, 10:00 AM to 2:00 AM. Liquor sales represent 80% compared to 20% food sales.

5. Upon demand the applicant shall demonstrate compliance with a liquor "Server Awareness Training Program approved by the State of Alaska alcoholic Beverage Control Board, such as or similar to the program for techniques in alcohol management (T.A.M.).
6. The use of the property by any person for the permitted purposes shall comply with all current and future federal, state and local laws and regulations including but not limited to laws and regulations pertaining to the sale, dispensing, service and consumption of alcoholic beverages and the storage, preparation, sale, service and consumption of food. The owner of the property, the licensee under the Alcoholic Beverage Control license and their officers, agents and employees shall not knowingly permit or negligently fail to prevent the occurrence of illegal activity on the property.
7. A copy of the conditions imposed by the Assembly in connection with this conditional use approval shall be maintained on the premise at a location visible to the public.

DEPARTMENTAL COMMENTS

Reviewing Agency Comment Summary Case No.: 2003-056

Agency	Comments Included in Packet	No Comments and/or Objections	No Response
Air Pollution Control			
Alaska DEC			
Alaska Division of Parks			
Alaska DOT/PF		X	
Anchorage Police Department		X	
AWWU		X	
Code Enforcement			
Development Services			
DHHS			
Environmental			
DHHS Social Services			
Federation of Community Councils			
Fire Prevention			
Flood Hazard		X	
Historic Properties			
ML&P			
On-Site Water & Wastewater			
Parks and Recreation			
Physical Planning			
Project Mgt & Engineering			
Right-of-Way		X	
School District			
Transit		X	
Treasury		X	
Traffic Department		X	



MUNICIPALITY OF ANCHORAGE
Traffic Department



RECEIVED

MAR 19 2003

**MUNICIPALITY OF ANCHORAGE
PLANNING & ZONING DIVISION**

MEMORANDUM

DATE: March 12, 2003
TO: Jerry T. Weaver, Platting Supervisor, Planning Department
THROUGH: Leland R. Coop, Associate Traffic Engineer
FROM: Mada Angell, Traffic Engineering Technician
SUBJECT: Comments, Assembly Public Hearing, April 22, 2003

03-054 Tudor Business Park, Conditional Use to permit a restaurant serving alcohol; Grid 1830

Traffic has no comment.

03-056 Anchorage International Airport-South Terminal; Conditional Use to permit a liquor license; Grid 1824

Traffic has no comment.

RECEIVED

MAR 18 2003

POLICE DEPARTMENT CHECK LIST
FOR INVESTIGATION OF LICENSED LIQUOR ESTABLISHMENTS

1. Significant Criminal History in Local Police Files? YES NO UNK
{Circle which applies}
2. Incidents occurring within two years prior to the date of the liquor license application.

Type of Incident	Number of Incidents
Unknown	

OLD BUSINESS NAME

Frontier Lounge

BUSINESS NAME

Host International, Inc.

NAME OF APPLICANT (S)

OLD LOCATION

5000 West International Airport Road

LOCATION

Host International, Inc.

CURRENT LICENSEE (S)

- ☐ New
☐ Package Store
☐ Renewal
☐ Transfer of Ownership
☒ Beverage Dispensary/Tourism
☐ Transfer of Location

THIS INFORMATION IS PROVIDED FOR EVALUATION BY THE ASSEMBLY IN CONSIDERATION OF APPLICATIONS FOR LICENSING.

03.07.03


for CHIEF OF POLICE

This establishment is not in APD jurisdiction.



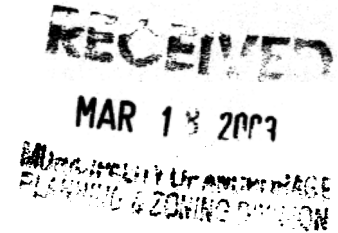
MUNICIPALITY OF ANCHORAGE

Office of Planning, Development, and Public Works
Development Services Department



MEMORANDUM

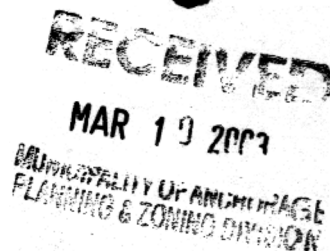
DATE: March 14, 2003
TO: Community Planning and Development
THRU: Jack L. Frost, Jr., Right of Way Supervisor *JL*
FROM: Lynn McGee, Senior Plan Reviewer *LM*
SUBJ: Request for Comments on Assembly case(s) for the Meeting of April 22, 2003.



Right of Way has reviewed the following case(s) due March 25, 2003.

03-054 Tudor Business Park, Lot 2A, grid 1830
(Conditional Use, Restaurant Serving Alcohol)
Right of Way Division has no comments at this time.
Review time 15 minutes.

03-056 Anchorage International Airport, South Terminal. Grid 1824
(Conditional Use, Liquor License)
Right of Way Division has no comments at this time.
Review time 15 minutes.



FLOOD HAZARD REVIEW SHEET for PLATS

Date: 03-10-03

Case: 2003-056

Flood Hazard Zone: C

Map Number: 0240

- ☐ Portions of this lot are located in the floodplain as determined by the Federal Emergency Management Agency.
- ☐ AMC 21.15.020 requires that the following note be placed on the plat:

"Portions of this subdivision are situated within the flood hazard district as it exists on the date hereof. The boundaries of the flood hazard district may be altered from time to time in accordance with the provisions of Section 21.60.020 (Anchorage Municipal Code). All construction activities and any land use within the flood hazard district shall conform to the requirements of Chapter 21.60 (Anchorage Municipal Code)."

A Flood Hazard permit is required for any construction in the floodplain.

have no comments on this case.

Reviewer: Jack Puff

Municipality Of Anchorage
ANCHORAGE WATER & WASTEWATER UTILITY

MEMORANDUM

RECEIVED

MAR 12 2003

MUNICIPALITY OF ANCHORAGE
PLANNING & ZONING DIVISION

DATE: March 12, 2003
TO: Zoning and Platting Division, DCPD
FROM: Hallie Stewart, Engineering Technician
SUBJECT: PLANNING & ZONING Commission Public Hearing of April 22, 2003
AGENCY COMMENTS DUE March 25, 2003

AWWU has reviewed the subject material and has the following comments.

03-056 Anchorage International Airport, South Terminal (conditional use)

1. AWWU has no comments on the conditional use request to transfer the location of a liquor license within the Airport Terminal.

If you have any questions, please call me at 343-8009 or the AWWU Planning Section at 564-2739.

STATE OF ALASKA

DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES

CENTRAL REGION - PLANNING

FRANK H. MURKOWSKI, GOVERNOR

4111 AVIATION AVENUE
P.O. BOX 196900
ANCHORAGE, ALASKA 99519-6900
(907) 269-0520 (FAX 269-0521)
(TTY 269-0473)

FALSE COPY

February 25, 2003

RE: MOA Zoning Comments

RECEIVED
FEB 26 2003
MUNICIPALITY OF ANCHORAGE
PLANNING & ZONING DIVISION

Mr. Jerry Weaver, Platting Officer
Department of Development & Planning
Municipality of Anchorage
P.O. Box 196650
Anchorage, Alaska 99519-6650

Dear Mr. Weaver:

The Alaska Department of Transportation and Public Facilities (ADOT&PF) has reviewed the following cases and has no comment:

2003-054 Tudor Business Park Subdivision/Conditional Use: alcohol

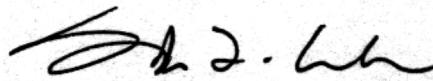
2003-055 Ordinance amending Title 21 AMC

2003-056 500 W. International Airport Rd-S. Terminal/Conditional Use: transfer alcohol license

2003-057 South Addition Block 24 1200L ST / Conditional Use: alcohol

Thank you for the opportunity to comment on these zoning cases. If you have any questions, please contact me at 269-0522.

Sincerely,



Sandra L. Cook
Area Planner

/eh

Pierce, Eileen A

2003-052e

From: Staff, Alton R.
Sent: Tuesday, February 25, 2003 4:51 PM
To: Ayres, Patty R.; Pierce, Eileen A
Cc: Taylor, Gary A.
Subject: Zoning Review

Public Transportation has no comment on zoning cases 2003-054 through 059.

Thank you for the opportunity to review.

Alton Staff, Operations Supervisor




MUNICIPALITY OF ANCHORAGE


MEMORANDUM

2003-056
Treasury
RECEIVED
FEB 24 2003
MUNICIPALITY OF ANCHORAGE
PLANNING & ZONING DIVISION

DATE: February 21, 2003

TO: Eileen Pierce, Zoning & Platting

FROM: Daisy VanNortwick, Revenue Officer 

THRU: Michael Mullane, Principal Administrative Officer 

Subject: Liquor License Conditional Use Application

Attached application for transfer of location for Frontier Lounge has been reviewed and find no reason to protest it.

APPLICATION

Application for Conditional Use Retail Sale Alcoholic Beverages

Municipality of Anchorage
Planning Department
PO Box 196650
Anchorage, AK 99519-6650

Please fill in the information asked for below.

PETITIONER*	PETITIONER REPRESENTATIVE (IF ANY)
Name (last name first) Host International Inc.	Name (last name first)
Mailing Address 6600 Rockledge Drive Bethesda, MD 20817	Mailing Address
Contact Phone: Day: 907 243-4331 Night: 907 227-3460	Contact Phone: Day: Night:
FAX: 907 243-8636	FAX:
E-mail: Sherri.Fessenden@hmshost.com	E-mail:

*Report additional petitioners or disclose other co-owners on supplemental form. Failure to divulge other beneficial interest owners may delay processing of this application.

PROPERTY INFORMATION	010 381 12
Property Tax # (000-000-00-000):	
Site Street Address: 5000 W International Airport Road - South Terminal	
Property Owner (if not the Petitioner): State of Alaska	
Current legal description: (use additional sheet in necessary)	
Anchorage International Airport - South Terminal	
WEST ONE-HALF (1/2) of Section thirty-four (34), TOWNSHIP THIRTEEN NORTH (13N), RANGE FOUR WEST (4W), SEWARD MERIDIAN, Anchorage Recording District.	
Zoning: T	Acreage: 4831 Grid #

ALCOHOLIC BEVERAGE CONTROL BOARD LICENSE PROPOSED		
<input type="checkbox"/> Beverage Dispensary	<input type="checkbox"/> Private Club	<input type="checkbox"/> Restaurant, exempt
<input checked="" type="checkbox"/> Beverage Dispensary-Tourism	<input type="checkbox"/> Public Convenience	<input type="checkbox"/> Theater
<input type="checkbox"/> Brew Pub	<input type="checkbox"/> Recreational	<input type="checkbox"/> Other (Please explain):
<input type="checkbox"/> Package Store	<input type="checkbox"/> Restaurant	
Is the proposed license: <input type="checkbox"/> New <input checked="" type="checkbox"/> Transfer of location: ABC license number: 2598		
Transfer license location: Anchorage International Airport		
Transfer licensed premises doing business as: Frontier Lounge		

I hereby certify that (I am)/(I have been authorized to act for) owner of the property described above and that I petition for a retail sale of alcoholic beverages conditional use permit in conformance with Title 21 of the Anchorage Municipal Code of Ordinances. I understand that payment of the application fee is nonrefundable and is to cover the costs associated with processing this application, and that it does not assure approval of the conditional use. I also understand that assigned hearing dates are tentative and may have to be postponed by Planning Department, Municipal Clerk, or the Assembly for administrative reasons.

Date 2.12.03	Signature (Agents must provide written proof of authorization) <i>Sherri Fessenden</i>
------------------------	---

Accepted by:	Poster & Affidavit:	Fee:	Case Number 2003-056
--------------	---------------------	------	--------------------------------

COMPREHENSIVE PLAN INFORMATIONAnchorage 2020 Urban/Rural Services: ☒ Urban ☐ RuralAnchorage 2020 West Anchorage Planning Area: ☒ Inside ☐ Outside

Anchorage 2020 Major Urban Elements: Site is within or abuts:

- ☐ Major Employment Center
 ☐ Redevelopment/Mixed Use Area
 ☐ Town Center
☐ Neighborhood Commercial Center
 ☐ Industrial Center
☐ Transit - Supportive Development Corridor

Eagle River-Chugiak-Peters Creek Land Use Classification:

- ☐ Commercial
 ☐ Industrial
 ☐ Parks/opens space
 ☐ Public Land Institutions
☐ Marginal land
 ☐ Alpine/Slope Affected
 ☐ Special Study
☐ Residential at _____ dwelling units per acre

Girdwood- Tumagain Arm

- ☐ Commercial
 ☐ Industrial
 ☐ Parks/opens space
 ☐ Public Land Institutions
☐ Marginal land
 ☐ Alpine/Slope Affected
 ☐ Special Study
☐ Residential at _____ dwelling units per acre

ENVIRONMENTAL INFORMATION (All or portion site affected) **Existing Building**

- Wetland Classification: ☐ None ☐ "C" ☐ "B" ☐ "A"
 Avalanche Zone: ☐ None ☐ Blue Zone ☐ Red Zone
 Floodplain: ☐ None ☐ 100 year ☐ 500 year
 Seismic Zone (Harding/Lawson): ☐ "1" ☐ "2" ☐ "3" ☐ "4" ☐ "5"

RECENT REGULATORY INFORMATION (Events that have occurred in last 5 years for all or portion site)

- ☐ Rezoning - Case Number:
☐ Preliminary Plat ☐ Final Plat - Case Number(s):
☐ Conditional Use - Case Number(s):
☐ Zoning variance - Case Number(s):
☐ Land Use Enforcement Action for
☐ Building or Land Use Permit for
☐ Wetland permit: ☐ Army Corp of Engineers ☐ Municipality of Anchorage

DOCUMENTATION

- Required:
 - ☒ Site plan to scale depicting: building footprints; parking areas; vehicle and pedestrian circulation; lighting; landscaping; signage; and licensed premises location.
 - ☒ Building plans to scale depicting: floor plans indicating the location of sales and service areas; building elevations (photographs are acceptable).
 - ☐ Photographs of premises from each street frontage that include and show relationship to adjacent structures and the premises visible street address number.
 - ☒ Narrative: explaining the project; construction, operation schedule, and open for business target date.
 - ☐ Copy of a zoning map showing the proposed location.
 - ☒ Copy of completed Alcoholic Beverage Control Board liquor license application form including all drawings and attachments, if filed with ABC Board.
 Optional:
 - ☐ Traffic impact analysis
 - ☐ Economic impact analysis
 - ☐ Noise impact analysis

PROPERTY OWNER AUTHORIZATION* (if petitioner is not property owner)

(I)(WE) hereby grant permission to and acknowledge that person shown as the petitioner on this application is applying for a conditional use permit for the retail sales of alcoholic beverages on a property under (MY)(OUR) ownership and that as part of the conditional use permit process the Assembly may apply conditions which will be (MY)(OUR) responsibility to satisfy.

Date

Signature

*Report additional petitioners or disclose other co-owners on supplemental form. Failure to divulge other beneficial interest owners may delay processing of this application.

FACILITY OPERATIONAL INFORMATION

What is the proposed or existing business name (Provide both if name is changing):

Frontier Lounge

What is the gross leaseable floor space in square feet?

674

What is the facility occupant capacity?

34

What is the number of fixed seats(booth and non movable seats)?

0

What is the number non-fixed seats(movable chairs, stools, etc.)?

34

What will be the normal business hours of operation?

10:00 am - 2:00 am

What will be the business hours that alcoholic beverages will be sold or dispensed?

10:00 am - 2:00 am

What do you estimate the ratio of food sales to alcohol beverage sales will be?

80 % Alcoholic beverage sales**20 % Food sales**

Type of entertainment proposed: (Mark all that apply)

☒ Recorded music ☐ Live music ☐ Floor shows ☐ Patron dancing ☐ Sporting events ☐ Other ☐ None

Do you propose entertainment or environmental conditions in the facility that will meet the definition of "indecent material" or "adult entertainment" as set forth by AMC 8.05.420 Minors-Disseminating indecent material or AMC 10.40.050 Adult oriented establishment? ☐ Yes ☒ No

DISTANCE FROM CHURCHES, DAY CARE, AND SCHOOLS

Locate and provide the names and address of all churches, day care, and public or private schools within 200 feet of the site property lines

Name

Address

NONE

PACKAGE STORES

Provide the projected percentage of alcoholic product inventory in the store where the retail unit price is:

% less than \$5.00

% \$5.00 to \$10.00

% \$10.00 to \$25.00

% greater than \$25.00

CONDITIONAL USE STANDARDS

The Assembly may only approve the conditional use if it finds that **all** of the following 4 standards are satisfied. Each standard must have a response in as much detail as it takes to explain how your project satisfies the standard. The burden of proof rests with you. Use additional paper if needed.

Explain how the proposed conditional use furthers the goals and policies of the comprehensive development plan and conforms to the comprehensive development plan in the manner required by AMC 21.05.

Although the comprehensive development plan does not address the sale of alcoholic beverages, a beverage dispensary tourism license is an appropriate ancillary use to the predominant purpose of this property - tourism and providing service to the traveling public.

Explain how the proposed conditional use conforms to the standards for that use in this title and regulations promulgated under this title.

The beverage dispensary license being transferred pre-dates the conditional use permit regulation. However, the renewal of this license has been approved on all occasions without protest or restrictions.

Explain how the proposed conditional use will be compatible with existing and planned land uses in the surrounding neighborhood and with the intent of its use district.

This is the relocation of tenant space at the same location within the same building. This use has been and will continue to be compatible with existing and planned land uses in the surrounding neighborhood.

Explain how the proposed conditional use will not have a permanent negative impact on the items listed below substantially greater than that anticipated from permitted development:

1. Pedestrian and vehicular traffic circulation and safety.

The relocated facility is adjunct to the main services at the airport not a destination, therefore it does not increase or impact traffic, circulation or safety.

2. The demand for and availability of public services and facilities.

*** See attachment I**

3. Noise, air, water or other forms of environmental pollution.

As a tenant relocation within the same building there will be no external impact.

4. The maintenance of compatible and efficient development patterns and land use intensities.

Relocation of this facility within the existing terminal will have no impact on development patterns or land use.

STANDARDS CHAPTER 10.50 ALCOHOLIC BEVERAGES

In the exercise of its powers and under AS 04.11.480 and 15 AAC 104.145 to protest issue, renewal and transfer of alcoholic beverage licenses within the Municipality of Anchorage, the Assembly shall consider whether the proposed license meets each and every factor and standard set forth below.

Concentration and land use. Whether transfer of location or issue of the requested license will negatively impact the community through an increase in the concentration of uses involving the sale or service of alcoholic beverages within the area affected and will conform to the separate standards of AMC 21.50.020.

How many active liquor licenses are located on the same property as your proposed license? **2**

Within 1,000 feet of your site are how many active liquor licenses? **2**

How would you rate this area's license concentration on a scale of 1 to 5 with 5 = high **1**

How many active liquor licenses are within the boundaries of the local community council? **15**

In your opinion, is this quantity of licenses a negative impact on the local community? **NO**

Training. If application is made for issue, renewal or transfer of a beverage dispensary license, restaurant or eating place license, or package store license, whether the applicant can demonstrate prospective or continued compliance with a Liquor "Server Awareness Training Program approved by the State of Alaska Alcoholic Beverage Control Board, such as or similar to the program for techniques in alcohol management (T.A.M.). Until such plan is approved, training by a licensee's employees in the T.A.M. shall constitute compliance with this ordinance.

How many employees in direct contact with alcohol will be trained in accordance with the Alcoholic Beverage Control Board's Liquor Server Awareness Training Program?

ALL ASSOCIATES - Approximately 8 - 10

Operations procedures. If application is made for issue, renewal, or transfer of a license, whether the applicant can demonstrate prospective or continued compliance with operations procedures for licensed premises set forth in Section 10.50.035 of this code.

- | | | |
|---|--|---|
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | Happy hours? |
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | Games or contests that include consumption of alcoholic beverages? |
| <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No | Patron access and assistance to public transportation? |
| <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No | Notice of penalties for driving while intoxicated posted or will be posted? |
| <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No | Non-alcoholic drinks available to patrons? |
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | Solicitation or encouragement of alcoholic beverage consumption? |

Public safety. When application is made for the renewal or transfer of location or transfer of ownership of a beverage dispensary license restaurant or eating place license, or package store license, the Assembly shall consider whether the operator can demonstrate the ability to maintain order and prevent unlawful conduct in a licensed premises. In determining the operator's demonstrated ability to maintain order and prevent unlawful conduct, the Assembly may consider police reports, testimony presented before the Assembly, written comments submitted prior to or during the public hearing, or other evidence deemed to be reliable and relevant to the purpose of this subsection. For purposes of this section and Section 10.50.035 "licensed premises" shall include any adjacent area under the control or management of the licensee.

What are the proposed precautions to maintain order and prevent unlawful conduct at the licensed premises?
inside facility:

*** See Attachment**

outside facility:

In addition to the safeguards listed above, the location of this facility is past the Airport Security screening and the building has the constant presence of a dedicated police force.

Payment of taxes and debts. When application is made for renewal of a license the assembly shall consider, pursuant to AS 4.11.330, whether the applicant is delinquent in payment of taxes owed to the Municipality. When application is made for transfer of ownership of a license the Assembly shall consider, pursuant to AS 4.11.360, whether the municipality has received either payment or adequate security, for the payment of any debts or taxes, including any estimated taxes for the current year, arising from the conduct of the licensed business. Adequate security" for the payment of debts and taxes may be in the form of: 1) escrowed funds sufficient to Pay the debts and taxes claimed and any escrow fees; 2) actual payment of debts and taxes claimed; or, 3) a guarantee agreement in accordance AMC 10.50.030. Any guarantee agreement shall be in writing. signed by the transferor, transferee and Municipality

☒ Yes ☐ No *Are real estate and business property taxes current?*
☐ Yes ☒ No *Are there any other debts owed to the Municipality of Anchorage?*

Public health. If application is made for the renewal or transfer of location or transfer of ownership of a license, the Assembly shall consider whether the operator has engaged in a pattern of practices injurious to public health or safety, such as providing alcohol to minors or intoxicated persons, committing serious violations of State law relevant to public health or safety, or other actions within the knowledge and control of the operator which place the public health or safety at risk. In determining if a pattern of practices injurious to public health or safety exists, the Assembly may consider criminal convictions, credible proof of illegal activity even if not prosecuted, police reports, testimony presented before the Assembly, written comments submitted prior to or during the public hearing, or other evidence deemed to be reliable and relevant to the purpose of this subsection.

☒ Yes ☐ No *As the applicant and operator can you comply? If no explain*

Additional space if needed.

Host International Inc. d.b.a. Frontier Lounge relocation - Anchorage International Airport, South Terminal.

This project is a tenant improvement of 674 square feet in the South Terminal of the Ted Stevens Anchorage International Airport for use as a cocktail lounge. This lounge is a relocation of the Frontier Lounge, license #2598, previously located in the South Terminal of the Ted Stevens Anchorage International Airport. The previous lounge location was relinquished to accommodate the Transportation Safety Administration. The estimated project completion date is 04/07/03.

Approximately 70% of all flights at the Anchorage Airport take off and land utilizing the B Concourse gates. The lounge will be the only facility in the B Concourse serving alcoholic beverages.

The lounge will employ approximately 8-10 T.A.M. certified associates and will be operate 7 days a week from 10am to 2am.

Attachment #1

The relocation of this facility within the airport terminal building positively impacts the demand for public services and facilities. The original location was relinquished to make space for the Transportation Safety Administration and their required security equipment. The new location will be the only facility serving alcoholic beverages beyond the security checkpoint in the busiest concourse at the airport.

This application is for:

☐ Seasonal - Two 6-month periods in each year of the biennial period beginning _____ and ending _____
☒ Full 2-year period _____ Mo/Day _____ Mo/Day

Type of Application: ☐ Transfer of Ownership ☒ Relocation ☐ Establishment Name

SECTION A. LICENSE INFORMATION: Must be completed for all types of applications.			FEEs
Current License #: 2598	License Type: Liquor	Filing Fee: \$100.00	
License Year 2003 / 2005	Local Governing Body: (City, Borough or Unorganized) Greater Anchorage Borough	Total Submitted: \$ 100.00	
Statute Reference Sec. 04.11.04	Applicant's/transferee's name as it should appear on the license: Host International, Inc.	Community Council Name(s) & Mailing Address (If applicable)	
Bus. Tel. # 901/243-4331	Applicant's/transferee's mailing address: 6600 Rockledge Drive, Sept. 9F19TA01	Sand Lake	
Fax #:	Doing Business As (Business Name) Frontier Lounge	3626 Casper Street	
Federal EIN: 52-1242334	Street Address or Location of Business Anchorage International Airport	City Anchorage	Turnagain
Email Address rae.cooper@hmshost.com	2434 Foraker Drive		
			Anchorage, AK 99502
			Anchorage, AK 99517

SECTION B. PREMISES TO BE LICENSED. Must be completed for Relocation applications.

Name to be used on public sign or advertising: Frontier Lounge	<input type="checkbox"/> Premises is GREATER than 50 miles from the boundaries of an incorporated city, borough, or unified municipality. <input checked="" type="checkbox"/> Premises is LESS than 50 miles from the boundaries of an incorporated city, borough, or unified municipality. <input type="checkbox"/> Not applicable <input checked="" type="checkbox"/> Plans submitted to Fire Marshall (required for new & proposed buildings) <input checked="" type="checkbox"/> Diagram of premises attached
Closest school grounds: Northwood Elementary 2.2 Miles 4807 Northwood Ave, AK	
Closest church: Faith Christian Community Church 2.2 Miles 4240 Wisconsin Ave, AK	
Distance measured under <input type="checkbox"/> AS 04.11.410 OR <input type="checkbox"/> Local ordinance No.	
Premises to be licensed is: <input checked="" type="checkbox"/> Existing facility <input type="checkbox"/> New building <input type="checkbox"/> Proposed building	

SECTION C. TRANSFER INFORMATION.

<input checked="" type="checkbox"/> Regular Transfer	Name and Mailing Address of Current Licensee Host International, Inc. 6600 Rockledge Drive Bethesda, MD 20817
<input type="checkbox"/> Transfer with security interest: Any instrument executed under AS 04.11.670 for purposes of applying AS 04.11.360(4)(b) in a later involuntary transfer, must be filed with this Application (15 AAC 104.107). Real or personal property conveyed with this transfer must be described. Provide security interest documents.	Business Name (dba) BEFORE transfer Frontier Lounge
<input type="checkbox"/> Involuntary Transfer. Attach documents which evidence default under AS 04.11.670.	Street Address or Location BEFORE transfer 5000 W. International Airport Road

SECTION D. Individual, corporate officer, director, limited liability organization member, manager or partner background.

Does any individual, corporate officer, director, or limited liability organization member, manager or partner named in this application have any direct or indirect interest in any other alcoholic beverage business licensed in Alaska or any other state?

☐ Yes ☐ No If Yes, complete the following. Attach additional sheets if necessary.

Name	Name of Business	Type of License	Business Street Address	State
Host International, Inc.	holds numerous licenses throughout the United States.	Interests are of the corporation only.		

Has any individual, corporate officer, director, limited liability organization member, manager or partner named in this application been convicted of a felony, a violation of AS 04, or been convicted as a licensee or manager of licensed premises in another state of the liquor laws of that state?

☐ Yes ☒ No If Yes, attach written explanation

Office use only

License Number _____ Date Approved _____ Director's Signature _____

34

Liquor License Transfer

(907) 269-0350
Fax: (907) 272-9412

This application is for:

☐ Seasonal - Two 6-month periods in each year of the biennial period beginning _____ and ending _____
☒ Full 2-year period _____ Mo/Day _____ Mo/Day

Type of Application: ☐ Transfer of Ownership ☒ Relocation ☐ Establishment Name

Corporations must be registered with the Alaska Department of Community and Economic Development. (DCED)

Name of Corporation: Host International, Inc.		Telephone Number: 240-694-4389		Fax Number: 240-694-4616	
Corporate Mailing Address: 6600 Rockledge Dr., Dept. 9F19TA01		City: Bethesda		State: MD	
				Zip Code: 20817	
Name, mailing address & telephone number of registered agent: States Corporation Company-AK 801 West 10th Street, #300, Juneau, AK 99801		Date of Incorporation or Certificate of Authority: 12/11/81		State of Incorporation: Delaware	
Is the corporation in compliance with the reporting requirements of Title 10 of the Alaska Statutes? <input type="checkbox"/> Yes <input type="checkbox"/> No If no, attach written explanation.					
Corporate Officers (Must include President, Secretary and Treasurer, and Vice-President if applicable)					
Name	Title	✓ if Director	Home Address & Telephone Number	Date of Birth	Work Tel. #
Please see attached list.					
Corporate Directors & Stockholders with a 10% or more interest. Attach additional sheets if necessary.					
Name	Home Address	Telephone #	Percentage (%) of shares		
Please see attached list.					
Note: On a separate sheet provide information on ownership of other organized entities that are shareholders of the licensee.					
Declaration					
<ul style="list-style-type: none">I declare under penalty of perjury that I have examined this application, including the accompanying schedules and statements, and to the best of my knowledge and belief it is true, correct and complete, and this application is not in violation of any security interest or other contracted obligations.The undersigned certifies on behalf of the corporation, it is understood that a misrepresentation of fact is cause for rejection of this application or revocation of any license issued.I further certify that I have read and am familiar with Title 4 of the Alaska statutes and its regulations, and that in accordance with AS 04.11.450, no person other than the licensee(s) has any direct or indirect financial interest in the licensed business.I agree to provide all information required by the Alcoholic Beverage Control Board in support of this application.					
SIGNATURE OF CURRENT LICENSEE(S)			SIGNATURE OF TRANSFEREE(S)		
Signature <i>Laura A. Babin</i>			Signature <i>Laura A. Babin</i>		
Name & Title (Please Print) Laura A. Babin, Secretary			Name & Title (Please Print) Laura A. Babin, Secretary		
Subscribed and sworn to before this <u>27th</u> day of <u>January</u> , 2003			Subscribed and sworn to before this <u>27th</u> day of <u>January</u> , 2003		
Notary public in and for the State of XXXXX Maryland <i>Brenda Swanson</i>			Notary public in and for the State of XXXXX Maryland <i>Brenda Swanson</i>		
My Commission expires: BRENDA SWANSON NOTARY PUBLIC STATE OF MARYLAND My Commission Expires January 1, 2007			My Commission expires: BRENDA SWANSON NOTARY PUBLIC STATE OF MARYLAND My Commission Expires January 1, 2007		

**HOST INTERNATIONAL, INC.
PRINCIPAL OFFICERS LIST**

PRESIDENT

Joe Patrick Martin
3000 S. Randolph Road
Apt. #247
Arlington, VA 22206

Social Security: 450-84-8517
DOB: 10-19-46
DL: T66-00-9011 VA

TREASURER

Giorgio Luigi Spagliardi
12606 Timber Grove Road
Reisterstown, MD 21136

Social Security: 087-44-0563
DOB: 12/18/43
DL: S124-279-560-959

VICE PRESIDENT/TAXES

Bernard Nathaniel Brown
3926 Lumo Circle
Randallstown, MD 21133

Social Security: 219-68-3616
DOB: 04/11/57
DL: B650850622283C

SECRETARY

Laura Anna Babin
3710 Falling Green Way
Mt. Airy, MD 21771

Social Security: 578-72-0284
DOB: 04/08/64
DL: B150488067275

DIRECTORS

Bernard Nathaniel Brown (above)

Laura Anna Babin (above)

Charles E. Powers
383 Broadleaf Court
Millersville, MD 21108

Social Security: 217-46-4590
DOB: 12/14/46
DL: P620115189949C



**Ted Stevens
Anchorage
International Airport**

P.O. Box 196960
Anchorage, Alaska 99519-6960

January 25, 2003

**Re: Advance Right of Entry
Reference ADA-30172**

**Sherri Fessenden
General Manager,
Host International Inc. Inc.
P.O. Box 190231
Anchorage, Alaska**

Dear Ms. Fessenden:

Pending execution of Supplement No. 10 to Host International Inc. Concession Agreement ADA-30271, Host International Inc. is hereby authorized by the State of Alaska, Department of Transportation and Public Facilities, Ted Stevens Anchorage International Airport (Airport), to enter into and use the Premises described below subject to the following conditions:

- 1. This Advance Right of Entry (Agreement) is effective February 1, 2003. The term of this Agreement continues in effect until execution of Supplement No. 10 to Host International Inc. Concession Agreement ADA-30172 between the State and HMS Host.**
- 2. Host International Inc. is authorized to use the following Premises (Premises) in the South Terminal of Ted Stevens Anchorage International Airport, until Supplement No. 10 is executed:**

The Concessionaire shall construct and occupy Room SB2601, shown on exhibit "B", which consists of approximately 775 square feet of space, located in the South Terminal. This location will serve both alcohol and limited food items to the passengers that have cleared security.

After construction has been completed, an As-Built of the new space will be submitted by Host International Inc. to the State. The actual square footage may differ from the "approximate square footage" mentioned above. Billing will be adjusted to reflect the "actual square footage" reported by the Engineering Department after installation.

Host International Inc. accepts the Premises in an as-is condition and without warranty unless otherwise specified during negotiations.



For use of the entire premises, facilities, services, rights, and privileges granted under the Host International Inc. Concession Agreement ADA-30172, the Concessionaire agrees to pay the State the GREATER of the following:

Host International Inc. currently pays an annual guarantee of six hundred and ninety three thousand dollars (\$726,365.94) for each agreement year, prorated monthly.

OR

15% of the Concessionaire's gross sales of alcoholic beverages authorized under the Agreement.

10% of Concessionaire's sales of food and nonalcoholic beverages authorized under this agreement except 5% of Concessionaire's gross sales of food and nonalcoholic beverages authorized under the Agreement in the North Terminal employee lunchroom and the South Terminal employee lounge.

15% of the full amount of any gross profit earned by the Concessionaire in the exchange of foreign currency authorized under the Agreement.

15% of total gross sales from juke box (es).

4. Host International Inc. assumes full control and sole responsibility for its activities and personnel on the Airport pursuant to Concession Agreement ADA-30271. Host International Inc. will coordinate its activities on the Airport with the State and will abide by all rules, decisions, and directions of the State regarding use of the Airport by Host International Inc. and HMS Host's personnel, agents, contractors, and guests. Host International Inc. will comply with all statutes, regulations or ordinances of federal, State of Alaska, or local governments that apply to or affect Host International Inc. or HMS Host's operations under this Agreement.

Before any demolition, construction, alteration, improvement, sign installation, or repair on the Premises, Host International Inc. will first obtain written approval of the State in the form of an approved Airport Building Permit. Such approval shall not be unreasonably withheld.

Host International Inc. will, at its sole expense, maintain the Premises, improvements, fixtures, equipment, and signs on the Premises, in good repair and appearance, and in a safe and serviceable condition at all times. Host



International Inc. will, at its sole expense, immediately repair any damage to the Airport due to HMS Host's

operations. All repairs must be of the same quality, design, and class as the original work in the terminal, including maintenance of equipment, all architectural finishes, and electrical and plumbing fixtures.

4. Indemnification:

a. The Concessionaire shall indemnify, defend, and hold the State, its agents, and employees harmless from and against any and all liability, loss, suit, obligation, claim, judgement, fine, demand, damage, penalty, property damage or personal injury of whatever kind, including sums paid in settlements of claims, attorney fees, consultant fees, expert fees, or costs incurred arising directly or indirectly from or connected with this Agreement, the Concessionaire's use and occupation of the Premises, the Concessionaire's operation and employees, customers, or subleases.

b. If any mechanics' liens or other liens or orders for the payment of money shall be filed against the Premises, or any portion thereof, by reason of or rising out of any labor or material furnished or alleged to have been furnished or to be furnished to or for the Concessionaire, or for or by reason of any change, alteration or addition or the cost or expense thereof, or any contract relating thereto, or against the State as owner thereof, the Concessionaires shall within thirty (30) days cause the same to be canceled and discharged of record, by bond or otherwise at the election and expense of the Concessionaire, and shall also defend on behalf of the State, at the Concessionaire's sole cost and expenses, and vacation, suit or proceeding which may be brought thereon or for the enforcement of such lien, liens or orders.

c. Without limiting the foregoing, this indemnification obligation includes payment of all cost of any investigation of site conditions, or any cleanup, abatement, remediation, removal or restorative work required by the Agreement, or by any federal, State, or local government agency with appropriate jurisdiction because of hazardous substances or present in the soil or groundwater on or under the Premises or other affected properties.

d. Notwithstanding the other paragraphs of this Article, if a portion of the legal cause of the loss or obligation is due to the State's negligence or willful misconduct, the loss or obligation is to be apportioned between the Concessionaire and the State according to comparative fault. The



Concessionaire and the State are to seek in good faith to agree to an apportionment of the loss or obligation without or independent of litigation.

6. At no expense to the State, Host International Inc. will obtain and maintain, and keep in force during the term of this Agreement adequate and appropriate insurance coverage protecting both the State and Host International Inc. on an occurrence policy form covering all operations by or on behalf of Host International Inc. for the risks posed by HMS Host's use of the Premises and activities at the Airport, as follows:
- a. Commercial General Liability, including Premises, all operations, property damage, products (if applicable), and personal injury and death, broad-form contractual, with a per-occurrence limit of not less than \$1,000,000 combined single limit.
 - b. Worker's Compensation Insurance at the statutory levels.
 - c. Comprehensive Automobile Liability insurance covering all owned, hired, and non-owned vehicles with coverage limits not less than \$1,000,000 per occurrence.
 - d. Liquor legal liability insurance for not less than \$1,000,000 combined single limit coverage.

Host International Inc. will provide and maintain with the State proof of insurance coverage in the form of an insurance policy or a certificate of insurance coverage, together with proof that the premiums are paid. All insurance required by this covenant must:

- a. name the State as an additional insured, consistent with the terms of Operating Agreement ADA-30172;
- b. provide that the State be notified at least thirty (30) days prior to any termination, cancellation, or material change in the insurance coverage; and
- c. include a waiver of subrogation by which the insurer waives all rights of subrogation against the State for payments made under the policy.

The requirement of insurance coverage will not relieve Host International Inc. of any other obligation under this Agreement. If specific limits and coverages are shown, those limits and coverages are the minimum acceptable under this section and may not limit HMS Host's responsibility to indemnify the State.



Host International Inc. covenants and agrees that discrimination on the grounds of race, color, religion, national origin, ancestry, age, or sex will not be permitted against

any patron, employee, applicant for employment, or other person or groups of persons in any manner prohibited by federal or State of Alaska law. Host International Inc. recognizes the right of the State to take any action necessary to enforce this covenant, including actions required pursuant to any federal or State of Alaska law.

Host International Inc. agrees that it will undertake an affirmative action program as required by 14 CFR Part 152, Subpart E, to ensure that no person will be excluded from participating in any employment activity covered by 14 CFR, Part 152, Subpart E, on the grounds of race, creed, color, national origin, or sex.

Host International Inc. agrees that no person may be excluded on these grounds from participating in or receiving the services or benefits of any program or activity covered by the subpart. Host International Inc. further agrees that it will require its sub organizations to provide assurance to the State to same effect that they will also undertake affirmative action programs and require assurances from their sub organizations as required by 14 CFR, Part 152, Subpart E.

If you concur with the foregoing conditions of this Agreement, sign both copies in the concurrence block below. Please FAX a signed copy to our office at (907) 266-2458, and return one signed original by mail.

Sincerely,

Thomas Kullb For John Barsalou

John T. Barsalou
Chief of Leasing
and Property Management

CONCURRENCE ON BEHALF OF HOST INTERNATIONAL INC.

BY: _____

TITLE: _____

DATE: _____

Enclosure: Exhibit A – Space Identification

cc

**Tenant Improvements for:
Anchorage International Airport
Concourse 'B'**

DRAWING INDEX

ARCHITECTURAL
RHOADE & ASSOCIATES, INC.
1100 WEST 19TH STREET, SUITE 100, WEST WOOD
LA 80017
LA 12 ARCHITECT AND DESIGN
LA 13 ELECTRICAL DESIGN PLAN
LA 14 MECHANICAL DESIGN
LA 15 MECHANICAL DESIGN

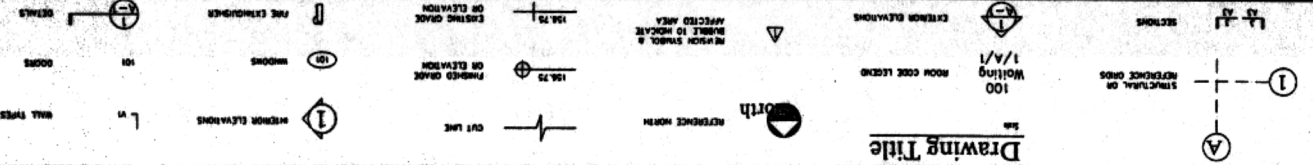
MECHANICAL
RHOADE & ASSOCIATES, INC.
1100 WEST 19TH STREET, SUITE 100, WEST WOOD
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LA 13 ELECTRICAL DESIGN PLAN
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ELECTRICAL
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LA 13 ELECTRICAL DESIGN PLAN
LA 14 MECHANICAL DESIGN
LA 15 MECHANICAL DESIGN

GENERAL NOTES

[illegible]

SYMBOLS



ABBREVIATIONS

10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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PROJECT NARRATIVE

the same of men charged by the general instruction [sic] that they should not be admitted to the same [sic] until they had been examined by the court and found to be fit to be admitted to the same [sic].

BUILDING CODE ANALYSIS

APPROVED	SIGNATURE	DATE
PROJECT MANAGER	(PRINT NAME)	MM/DD/YYYY
OWNER	(PRINT NAME)	MM/DD/YYYY
DESIGNER	(PRINT NAME)	MM/DD/YYYY
DATE	MM/DD/YYYY	

PROJECT DATA

ADDRESS: 5000 WEST INTERNATIONAL AIRPORT ROAD
ANCHORAGE, ALASKA

Frontier Lounge
Anchorage International Airport
HMS Host
5000 West International Airport

[illegible]



G2			
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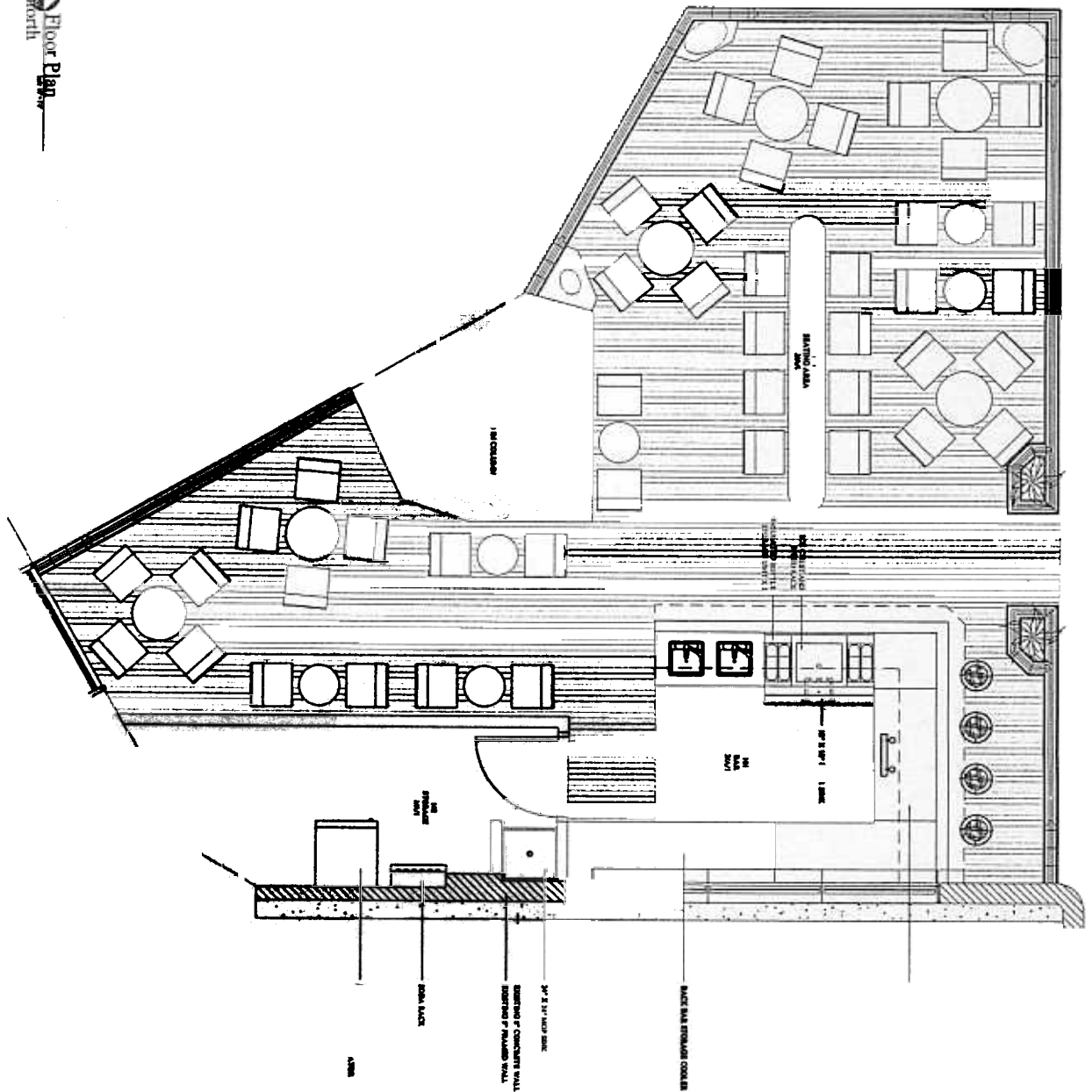
Frontier Lounge

Anchorage International Airport
HMS Host

5000 West International Airport Road

Anchorage, Alaska





Finish Schedule

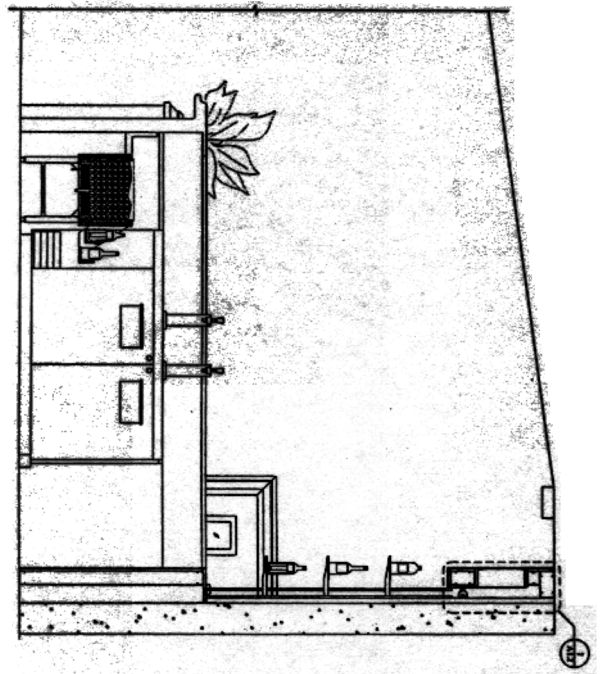
Room	Finish
1. Lobby	1. Paint
2. Rest Area	2. Carpet
3. Kitchen	3. Countertop
4. Bar	4. Bar Top
5. Restroom	5. Tile
6. Office	6. Carpet
7. Conference Room	7. Carpet
8. Reception	8. Carpet
9. Waiting Area	9. Carpet
10. Restroom	10. Tile
11. Office	11. Carpet
12. Conference Room	12. Carpet
13. Reception	13. Carpet
14. Waiting Area	14. Carpet
15. Restroom	15. Tile
16. Office	16. Carpet
17. Conference Room	17. Carpet
18. Reception	18. Carpet
19. Waiting Area	19. Carpet
20. Restroom	20. Tile
21. Office	21. Carpet
22. Conference Room	22. Carpet
23. Reception	23. Carpet
24. Waiting Area	24. Carpet
25. Restroom	25. Tile
26. Office	26. Carpet
27. Conference Room	27. Carpet
28. Reception	28. Carpet
29. Waiting Area	29. Carpet
30. Restroom	30. Tile

1. Lobby	1. Paint
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13. Reception	13. Carpet
14. Waiting Area	14. Carpet
15. Restroom	15. Tile
16. Office	16. Carpet
17. Conference Room	17. Carpet
18. Reception	18. Carpet
19. Waiting Area	19. Carpet
20. Restroom	20. Tile
21. Office	21. Carpet
22. Conference Room	22. Carpet
23. Reception	23. Carpet
24. Waiting Area	24. Carpet
25. Restroom	25. Tile
26. Office	26. Carpet
27. Conference Room	27. Carpet
28. Reception	28. Carpet
29. Waiting Area	29. Carpet
30. Restroom	30. Tile

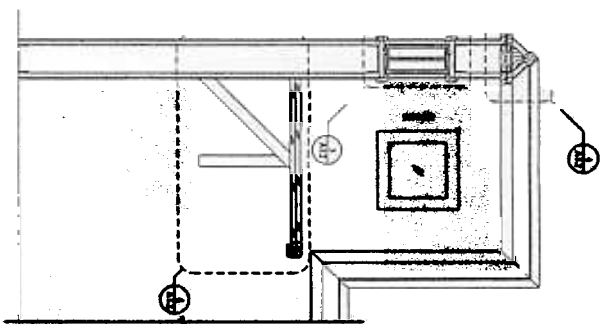
Frontier Lounge
Anchorage International Airport
HMS Host
5000 West International Airport Road

Anchorage, Alaska

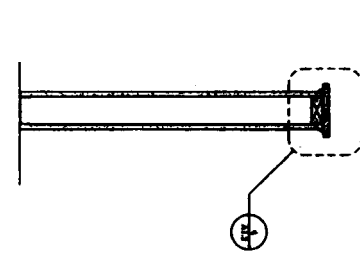
Rohde
ARCHITECTS
13115 Old Glenn Hwy, Suite 207 Eagle River, AK 99577
907-577-1111



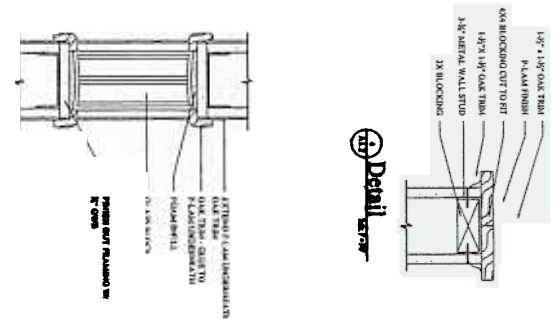
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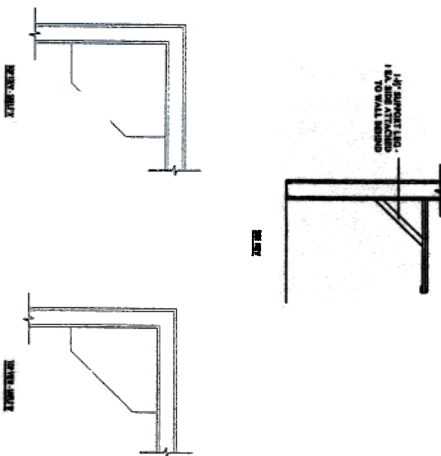
1B Corner Section



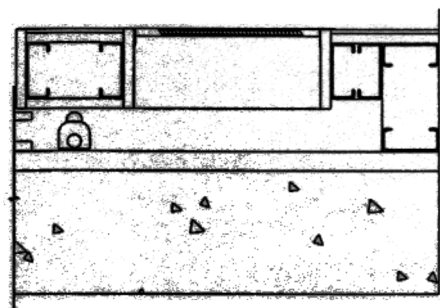
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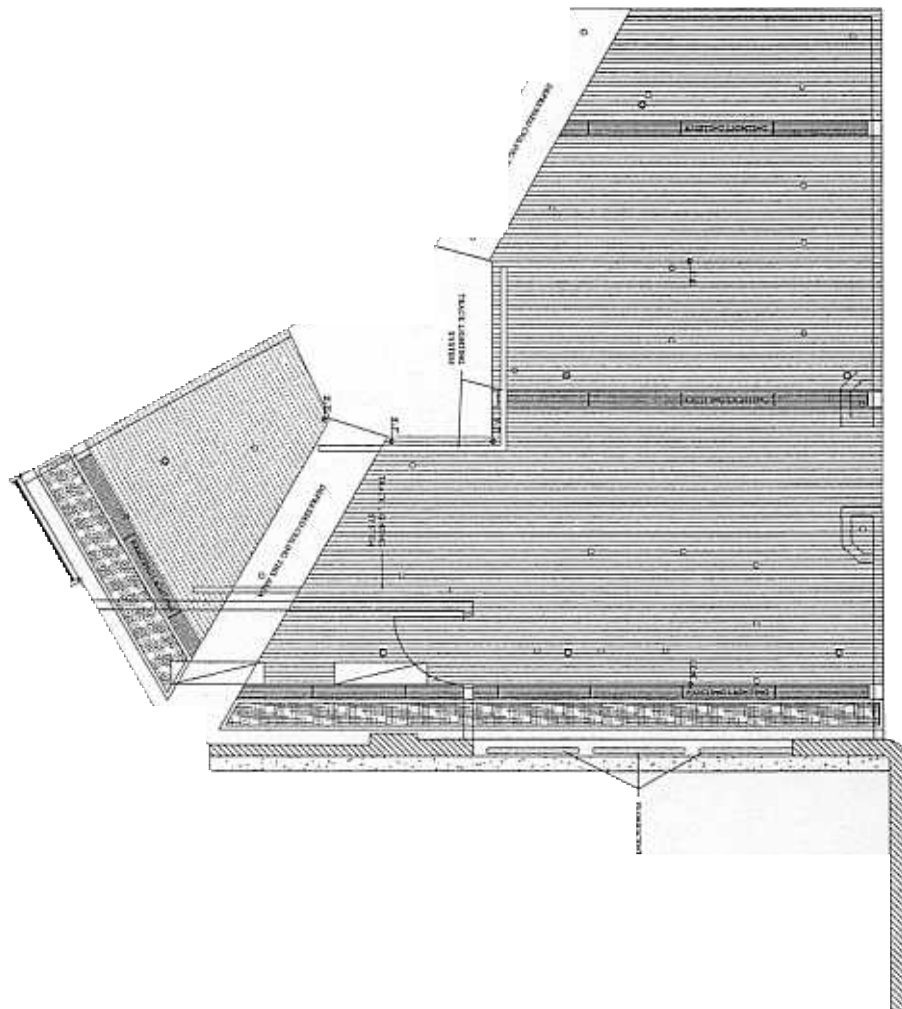
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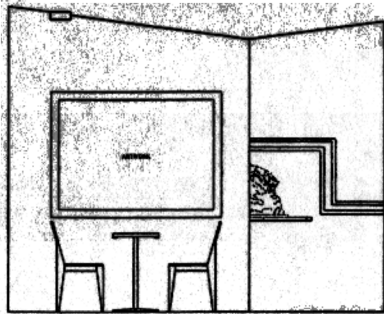


1E Detail

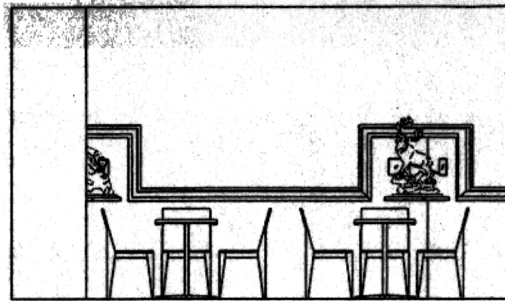


1F Section

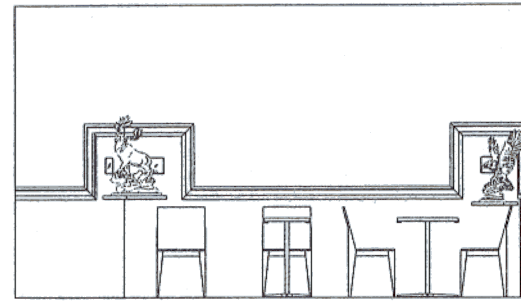




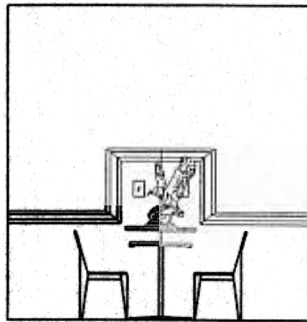
1.1 Elevation - South
S&W-10



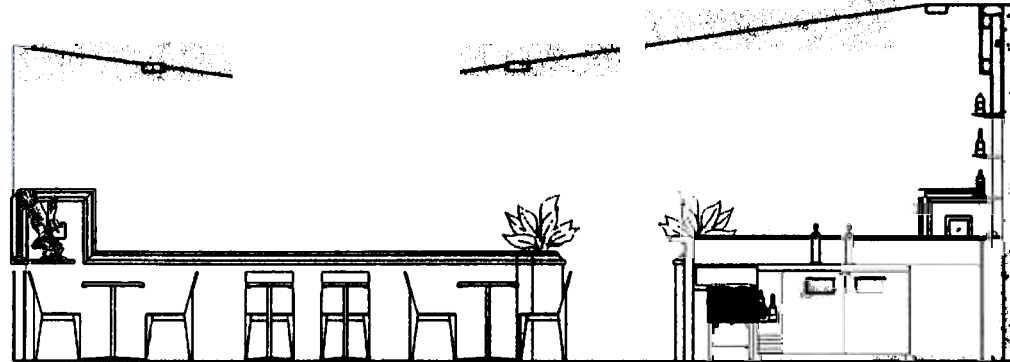
1.1 Elevation - SouthWest
S&W-10



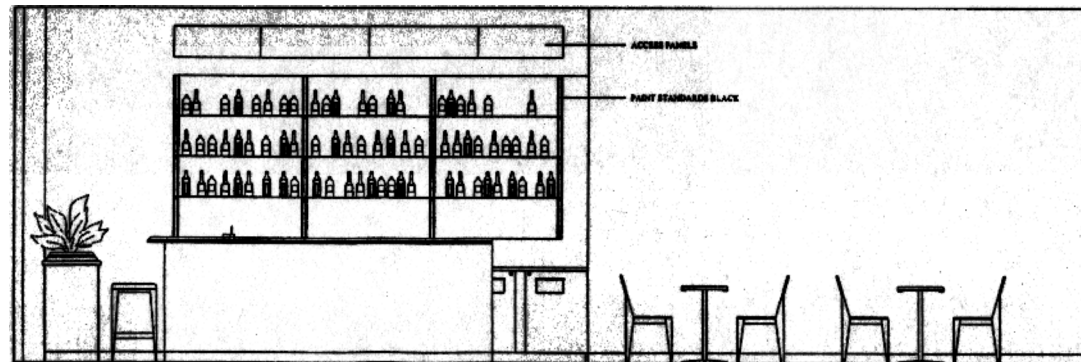
1.1 Elevation - West
S&W-10



1.1 Elevation - NorthWest
S&W-10



1.1 Elevation - North
S&W-10



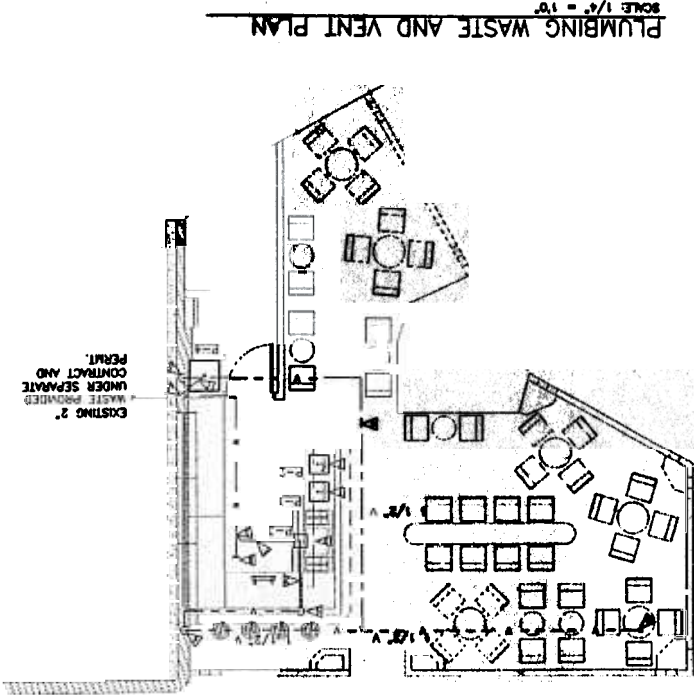
1.1 Elevation - East
S&W-10

NO.	REVISION	DATE

JOB NO.	0221
DATE	January 21st, 2000
DESIGN	CD
REVIEW	CD

SHEET TITLE	INTERIOR ELEVATIONS
-------------	---------------------

SHEET NO.	A3.1
-----------	------



SINK	TRUNK	WASTE	VENT	HW	CW	DESCRIPTION
P-1	SINK	2	1 1/2	1/2	1/2	JUST BAR SINK SINKS15-A0R WITH AMERICAN STANDARD 2770.712 ON EQUAL.
P-2	SINK	2	1 1/2	1/2	1/2	JUST BAR SINK SINKS15-A0R WITH AMERICAN STANDARD 2770.712 ON EQUAL.
P-2	FLOOR SINK	2	1 1/2	---	---	JOSAM SUPER-FLO 8" TOP 48.308 FOR 2" WASTE WITH 24" X 24" WITH 10" DRAINAGE SIMILAR TO AMERICAN STANDARD SERVICE SINK FACET WITH TOP 8244.112 OR EQUAL.
P-1	HOP SINK	2	1 1/2	1/2	1/2	HOP SINK FLOOR MOUNTED 24" X 24" WITH 10" DRAINAGE SIMILAR TO AMERICAN STANDARD SERVICE SINK FACET WITH TOP 8244.112 OR EQUAL.

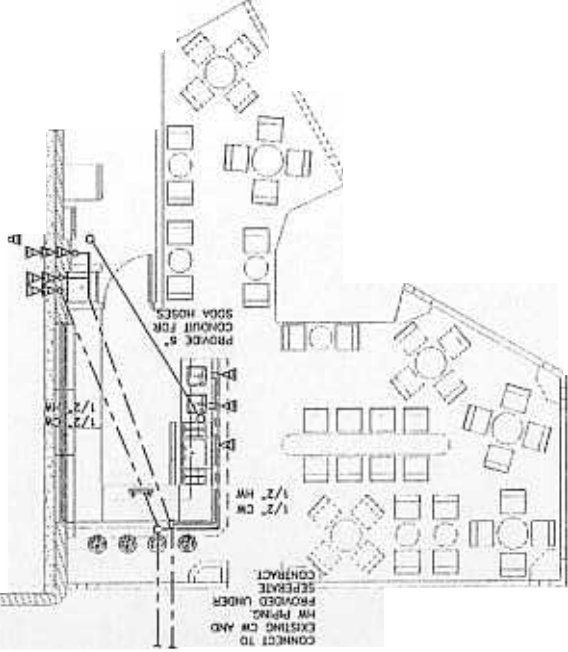
PIPING SPECIFICATIONS

NOT WATER & COOL WATER
TYPE 1" HARD DRAINING COPPER TUBING.
THROUGHT SOLDER OR LEAD FREE SOLDER 95/5
BEARING SOLDER. INSULATE PIPING WITH
VAPOR BARRIER.
WASTE & VENT PIPING:
SEWER PIPE SHALL BE POLYPROPYLENE
PIPE ASTM D4101. SIMILAR TO PEK
ENTRIFIED MECHANICAL JOINED CHEMICAL
WASTE PIPING.
VENT PIPE SHALL COPPER ASTM B308 (DNV).
END OF LINE CLEAN OUT, ACCESSIBLE FROM LOCKER ROOM BELOW.
ROUTE DRAINS FROM ICE BUCKETS TO FLOOR SINK
P-3. DRAIN SHALL NOT BE SMALLER THAN DRAIN
ON UNIT OR 1". PROVIDE MINIMUM 1" AIR GAP TO
FLOOR SINK.
PROVIDE 12" AIR CHAMBERS LINE SIZE.
ROUTE PIPING IN POINT WALL HW AND CW STACKED.
ROUTE CW TO SODA DISPENSER EXPOSED AND PROVIDE BACKFLOW
PREVENTION. WATTS 98D OR EQUAL.
1/2" CW UP.
1/2" HW UP.

SHEET NOTES

CONNECT TO EXISTING 2" WASTE
1 1/2" VENT BELOW FLOOR
1 1/2" VENT DOWN
1 1/2" VENT DOWN
1 1/2" VENT 10' ABOVE FINISHED FLOOR
ROUTE 2" DRAIN FROM BAR SINKS TO FLOOR SINK P-3.
PROVIDE 1" AIR GAP. TOTAL DEVELOPED LENGTH SHALL NOT
EXCEED 15 FEET.
CONNECT TO EXISTING 3" VENT/4" VENT THROUGH ROOF.
END OF LINE CLEAN OUT, ACCESSIBLE FROM LOCKER ROOM BELOW.
ROUTE DRAINS FROM ICE BUCKETS TO FLOOR SINK
P-3. DRAIN SHALL NOT BE SMALLER THAN DRAIN
ON UNIT OR 1". PROVIDE MINIMUM 1" AIR GAP TO
FLOOR SINK.
PROVIDE 12" AIR CHAMBERS LINE SIZE.
ROUTE PIPING IN POINT WALL HW AND CW STACKED.
ROUTE CW TO SODA DISPENSER EXPOSED AND PROVIDE BACKFLOW
PREVENTION. WATTS 98D OR EQUAL.
1/2" CW UP.
1/2" HW UP.

PLUMBING PIPING PLAN SCALE 1/4" = 1'-0"



NO. 10	DATE	1/2/80
NO. 11	DATE	1/2/80
NO. 12	DATE	1/2/80
NO. 13	DATE	1/2/80
NO. 14	DATE	1/2/80
NO. 15	DATE	1/2/80
NO. 16	DATE	1/2/80
NO. 17	DATE	1/2/80
NO. 18	DATE	1/2/80
NO. 19	DATE	1/2/80
NO. 20	DATE	1/2/80

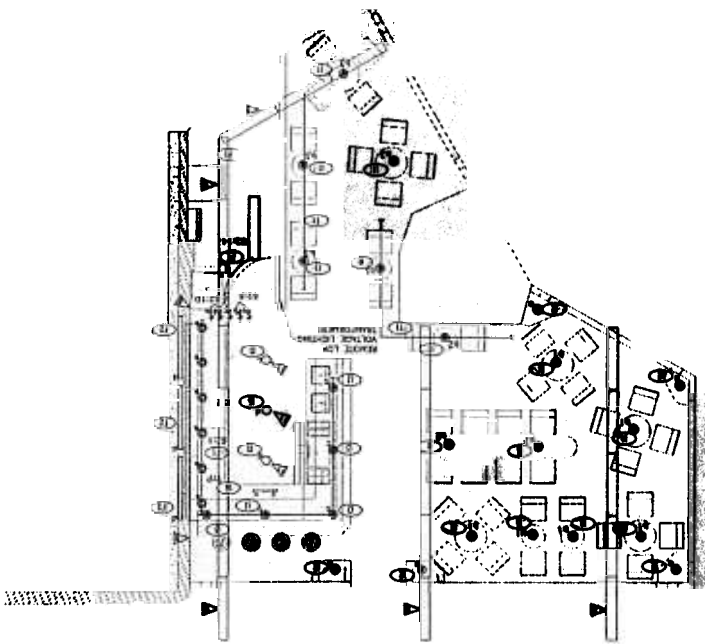
Frontier Lounge
Anchorage Interanational Airport
HMS HOST
5000 West International Airport Road
Anchorage, Alaska



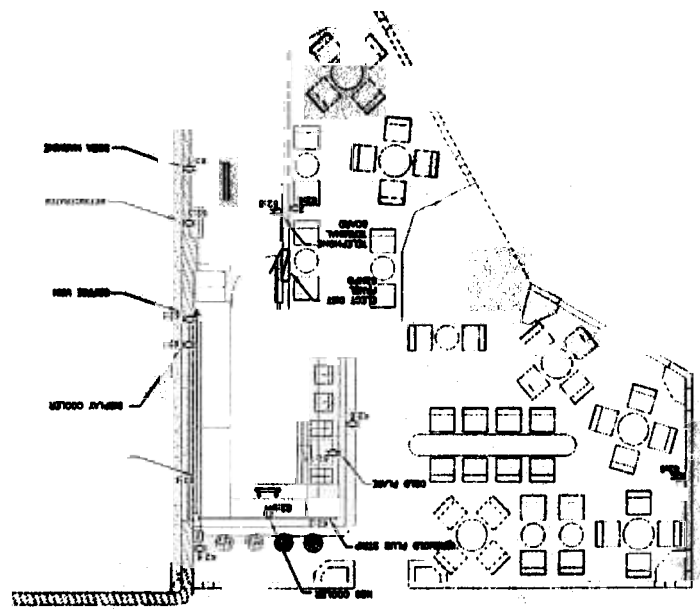
ITEM NO.	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
1	10' x 10' x 8' ALUMINUM FRAME GLASS DOOR	1	EA	1200.00	1200.00
2	10' x 10' x 8' ALUMINUM FRAME GLASS WINDOW	1	EA	1200.00	1200.00
3	10' x 10' x 8' ALUMINUM FRAME GLASS WINDOW	1	EA	1200.00	1200.00
4	10' x 10' x 8' ALUMINUM FRAME GLASS WINDOW	1	EA	1200.00	1200.00
5	10' x 10' x 8' ALUMINUM FRAME GLASS WINDOW	1	EA	1200.00	1200.00
6	10' x 10' x 8' ALUMINUM FRAME GLASS WINDOW	1	EA	1200.00	1200.00
7	10' x 10' x 8' ALUMINUM FRAME GLASS WINDOW	1	EA	1200.00	1200.00
8	10' x 10' x 8' ALUMINUM FRAME GLASS WINDOW	1	EA	1200.00	1200.00
9	10' x 10' x 8' ALUMINUM FRAME GLASS WINDOW	1	EA	1200.00	1200.00
10	10' x 10' x 8' ALUMINUM FRAME GLASS WINDOW	1	EA	1200.00	1200.00

ITEM NO.	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
1	10' x 10' x 8' ALUMINUM FRAME GLASS DOOR	1	EA	1200.00	1200.00
2	10' x 10' x 8' ALUMINUM FRAME GLASS WINDOW	1	EA	1200.00	1200.00
3	10' x 10' x 8' ALUMINUM FRAME GLASS WINDOW	1	EA	1200.00	1200.00
4	10' x 10' x 8' ALUMINUM FRAME GLASS WINDOW	1	EA	1200.00	1200.00
5	10' x 10' x 8' ALUMINUM FRAME GLASS WINDOW	1	EA	1200.00	1200.00
6	10' x 10' x 8' ALUMINUM FRAME GLASS WINDOW	1	EA	1200.00	1200.00
7	10' x 10' x 8' ALUMINUM FRAME GLASS WINDOW	1	EA	1200.00	1200.00
8	10' x 10' x 8' ALUMINUM FRAME GLASS WINDOW	1	EA	1200.00	1200.00
9	10' x 10' x 8' ALUMINUM FRAME GLASS WINDOW	1	EA	1200.00	1200.00
10	10' x 10' x 8' ALUMINUM FRAME GLASS WINDOW	1	EA	1200.00	1200.00

LIGHTING PLAN
SCALE 1/4" = 10'



POWER PLAN
SCALE 1/4" = 10'



NOTES:
1. INSTALLATION SHALL COMPLY WITH THE 2008 NATIONAL ELECTRICAL CODE WITH STATE AND LOCAL AMENDMENTS.
2. INSTALLATION SHALL COMPLY WITH THE 2008 NATIONAL ELECTRICAL CODE WITH STATE AND LOCAL AMENDMENTS.
3. EXISTING 100A FEEDER HAS BEEN PROVIDED BY PERSONS PROJECT FROM UP TO PANEL. BY PERSONS PROJECT FROM UP TO PANEL.
4. CONDUITS SHALL BE THREE/THREE 12MM 3/4" DIA.
5. ALL WIRING SHALL BE IN CONDUITS.
6. ALL WIRING SHALL BE IN CONDUITS.
7. COORDINATE ACTUAL LIGHTING LOCATIONS WITH ARCHITECTURAL PLANS.
8. PROVIDE 3/4" CONDUIT TO TELEPHONE TERMINAL BOARD FOR FUTURE CABLE JACK.
9. PROVIDE 1" CONDUIT WITH A 3/4" RING FROM OFFICE CABLE TO EXISTING COFFEE ROOM.
10. CEILING IS PRE-CAST. PROVIDE LIGHTING FIXTURE TO BEING CEILING FIVE RINGS IS HANGING.

- SYMBOL LEGEND
- POWER LINE FINDER
 - THREE LINE FINDER
 - REDUCED DOWN LIGHT
 - LIGHT FINDER RECESSED, SEE FUTURE SCHEDULE
 - LIGHT SCHED RECESSED, (Symbol)(Symbol)
 - 10A FLUORESCENT FINDER
 - LIGHT THREE LINE FINDER ON FIVE STOP (POWER FIVE)
 - 100A 10A FINDER RECESSED
 - PANEL, COFFEE, PANEL, AND COFFEE RECESSED
 - ELECTRICAL DISTRIBUTION PANEL
 - CABLE RECESSED
 - △ TELEPHONE AND DATA RECESSED, POWER JACKS AND 1 CABLE CABLE TO TELEPHONE TERMINAL BOARD.
 - CUSTOM

ITEM NO.	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
1	10' x 10' x 8' ALUMINUM FRAME GLASS DOOR	1	EA	1200.00	1200.00
2	10' x 10' x 8' ALUMINUM FRAME GLASS WINDOW	1	EA	1200.00	1200.00
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9	10' x 10' x 8' ALUMINUM FRAME GLASS WINDOW	1	EA	1200.00	1200.00
10	10' x 10' x 8' ALUMINUM FRAME GLASS WINDOW	1	EA	1200.00	1200.00

Frontiers Lounge
Anchorage International Airport
HMS HOST
5000 West International Airport Road
Anchorage, Alaska



POSTING AFFIDAVIT

HISTORICAL INFORMATION

ORIGINAL LIQUOR LICENSE DATA (BROWS)

LICENSE INFORMATION

License Number

2553
2555
2568
2583
2598

License Number

2598

License Type

Beverage Dispensary Tour

Conditions

Parcel ID

010-381-12-000

Action Type

R

License Years

02-03

Document

Number

AM 65-2002

Action Date

11/27/2001

Approval Date

01/15/2002

Protest Date

Rest. Desig.

Date

12/12/1995

APPLICANT INFORMATION

Name

Host International, Inc.

License Status

1

Address

6600 Rockledge Dr.

ERROR: Variable 'dbo_License_Active

BUSINESS INFORMATION

Name

Frontier Lounge

Phone 1

() -

Address

Anchorage Int'l Airport

Phone 2

() -

Anchorage, AK 99502

Community
Council 1

Turnagain

Community
Council 2

Sand Lake

REZONING APPLICATION - Part 1

APPRAISAL INFORMATION

Owner STATE OF ALASKA
Legal Desc ANCHORAGE INTERNATIONAL ARPT
T13N R4W
5840 DE HAVILLAND AVE

PARCEL ID 010-401-54-000
Description WAREHOUSE
Zone T Grid SW1822
SQFT 97,272,422

ADD NEW CASE

Sale Pending ☐

Case # 2003-056

Entered By CDRDC

Entered Date 02/18/2003

Original App Date 02/18/2003

Type & Request 26

2

Assembly conditional use for a transfer of location for a liquor license

Schedule 1

Public hearing

Planner UA

Unassigned

Current Zone N/A

Requested Zone N/A

Grid SW1822

Site Address SOUTH TERMINAL

Council 1 Sand Lake

Short Legal ANCHORAGE INTERNATIONAL ARPT, T13N R4W

Council 2 Turnagain

PETITIONER

Last Name Host International, Inc.

Address

First Name

Day Phone (907) 243-4331

Night Phone (907) 227-3460

6600 Rockledge Drive

E-mail sherri.fessenden@hmshost.com

City Bethesda

Fax# (907) 243-8636

State MD

Zip 20817-0000

REPRESENTATIVE (SURVEYOR)

Surveyor

Bus. Name

Last Name

First Name

Day Phone () -

Night Phone () -

City

E-mail

State

Zip

Fax# () -

DOCUMENTS

Posters

Need Have

Affidavit ☐ ☐

As-built/Site Plan to scale ☐ ☐

Building floor plans to scale ☐ ☐

Building Elevations ☐ ☐

Photographs ☐ ☐

Topography map of site ☐ ☐

Building Permit ☐ ☐

Other Items ☐ ☐

Description of other items

MUNICIPALITY OF ANCHORAGE
ASSEMBLY MEMORANDUM
NO. AM 65-2002

CLERK'S OFFICE

APPROVED

Date: 1-15-02

MEETING DATE: January 15, 2002

FROM: Municipal Clerk

SUBJECT: 2002/2003 Liquor License Renewals-Upper One (#1187), Cheers Duplicate (#1953) & Frontier Lounge-Tourism (#2598)
Turnagain & Sand Lake Community Councils

On November 27, 2001 the Municipal Clerk's Office received from the Alcoholic Beverage Control Board notice for the 2002/2003 liquor license renewals for the following establishments:

Beverage Dispensary
Upper One (#1187)
Cheers-Duplicate (#1953)

Beverage Dispensary-Tourism
Frontier Lounge (#2598)

Any ABC violations and/or incidents that would lead to an ABC violation are attached for the Assembly's evaluation.

There are no taxes owing.

AMC 21.50.160 requires that any use, whether principal or accessory, involving the retail, sale or dispensing of alcoholic beverage is permitted only by conditional use. There is a conditional use permit at each location.

Alaska Statute 04.11.480 provides that if the Assembly wishes to protest the issuance, renewal, relocation or transfer of a liquor license, it may protest within 60 days following receipt of the application and the protest will be honored unless the Board finds the protest to be arbitrary, capricious and unreasonable. The last day to protest is January 25, 2002. January 15, 2002 is the last scheduled regular Assembly meeting before the end of the protest period.

Approval of this memorandum will APPROVE the 2002/2003 liquor license renewals for the above establishments. The Municipal Clerk is authorized to notify the ABC Board of the Assembly's action and is authorized to sign on its behalf.

Respectfully submitted,


Greg Moyer
Municipal Clerk

STATE OF ALASKA

DEPARTMENT OF REVENUE ALCOHOLIC BEVERAGE CONTROL BOARD

TONY KNOWLES, GOVERNOR

530 W. 7TH AVENUE, STE. 540

Anchorage, Alaska 99501-6698

Phone: 907-269-0350

Fax: 907-272-9412

November 26, 2001

Greg Moyer
Director/Municipal Clerk
Municipality of Anchorage
P. O. Box 196650
Anchorage, Alaska 99519-6650



Dear Mr. Moyer:

We have received following application(s) for renewal (2002-2003) of liquor license(s) within the Municipality of Anchorage. You are being notified as required by AS 04.11.520. Additional information concerning filing a "protest" by a local governing body under AS 04.11.480 is included on page two.

Beverage Dispensary

Upper Onc - License #1187

Cheers (Duplicate) - License #1953

Beverage Dispensary Tourism

Frontier Lounge (Tourism) - License #2598

5023 - 66002-36
not protested

concerning the following application(s) for renewal (2002-2003) of liquor license(s) within the Municipality of Anchorage. You are being notified as required by AS 04.11.520. Additional information concerning filing a "protest" by a local governing body under AS 04.11.480 is included on page two.

2001
-1-

8 p. 1994, 1st ed. 1994
1994, 1st ed. 1994
1994, 1st ed. 1994
1994, 1st ed. 1994

Cc: Community Councils

56

Jan. 25, 2002

AN 68-2042

[illegible]

Host International, Inc. (dba Frontier Lounge), Minor Amendment to an Existing Conditional Use for an Alcoholic Beverage Conditional Use in the Transition District for a Beverage Dispensary Tourism Use per AMC 21.40.240 D.5; located on the West ½ of Section 34, Township 13 North, Range 4 West, S.M., AK; generally located at the west end of West International Airport Road.

(Sand Lake; Turnagain; Spenard Community Councils) (Case 2003-056)

2	DEPARTMENT NAME Planning Department	DIRECTOR'S NAME Susan R. Fison, Director
3	THE PERSON THE DOCUMENT WAS ACTUALLY PREPARED BY Jerry Weaver	HIS/HER PHONE NUMBER 343-7939
4	COORDINATED WITH AND REVIEWED BY	INITIALS
5	Mayor	DATE
	Heritage Land Bank	
	Merrill Field Airport	
	Municipal Light & Power	
	Port of Anchorage	
	Solid Waste Services	
	Water & Wastewater Utility	
4	Municipal Manager	4/4
	Cultural & Recreational Services	
	Employee Relations	
	Finance, Chief Fiscal Officer	
	Fire	
	Health & Human Services	
	Office of Management and Budget	
	Management Information Services	
	Police	
2	Office of Planning, Development, & Public Works	3-28-03
	Development Services	
	Facility Management	
1	Planning	3/26/03
	Project Management & Engineering	
	Street Maintenance	
	Traffic	
	Public Transportation Department	
	Purchasing	
3	Municipal Attorney 1673	3-31-03
	Municipal Clerk	
5	SPECIAL INSTRUCTIONS/COMMENT Pre-advertised for April 22, 2003 Assembly Meeting <i>New Public Hearing</i>	
6	ASSEMBLY MEETING DATE REQUESTED	7 PUBLIC HEARING DATE REQUESTED April 22, 2003