

Postponed Indefinitely 3/1/05

Submitted by:

Chair of the Assembly at
the Request of the Mayor
Planning Department
March 1, 2005

Prepared by:
For reading

Anchorage, Alaska
AR 2005-41

A RESOLUTION OF THE ANCHORAGE MUNICIPAL ASSEMBLY APPROVING
AN ALCOHOLIC BEVERAGES CONDITIONAL USE IN THE B-3 DISTRICT FOR
A NEW BEVERAGE DISPENSARY USE PER AMC 21.40.180 D.8. FOR HENRY'S
GREAT ALASKAN RESTAURANT; LOCATED ON LOT 9 AND LOT 10, BLOCK
1, VANS SUBDIVISION; SITE ADDRESS BEING 8007 OLD SEWARD
HIGHWAY; GENERALLY LOCATED ON THE SOUTHEAST CORNER OF THE
OLD SEWARD HIGHWAY AND EAST 80TH AVENUE.

(Henry's Great Alaskan Restaurant) (Case 2005-017)

THE ANCHORAGE ASSEMBLY RESOLVES:

Section 1. The conditional use permit for an Alcoholic Beverages Conditional Use in the B-3 District for a new Beverage Dispensary Use and license per AMC 21.40.180 D.8. for Henry's Great Alaskan Restaurant; located on Lot 9 and Lot 10, Block 1, Vans Subdivision, meets the applicable provisions of AMC 21.50.020 and AMC 21.50.160.

Section 2. The subject conditional use permit is subject to the following conditions of approval:

1. A Notice of Zoning Action shall be filed with the District Recorder's Office within 120 days of the Assembly's approval of the final conditional use approval for a Beverage Dispensary Use and License in the B-3 District.
2. All uses shall conform to the plans and narrative submitted with this conditional use application, including the building plans except as modified by this approval.
 - a. Henry's Great Alaskan Restaurant, Lots 9 & 10, Blocks 1 & 3, Vans Subdivision, Anchorage, Alaska, Code/Zoning Information, Elevations, Preliminary Grading, Floor Plan, Section Drawings, Bar and Kitchen Floor Plan; Scale as shown; Sheets T1.1, T2.1, T2.2, Sheet 1 of 2 and Sheet 2 of 2, A1.1, A2.1, A3.1, A3.2, A4.1, A4.2, A4.3, A4.4, A5.1; Dated 10/15/04.

- 1 3. This conditional use approval is for an Alcoholic Beverages Conditional Use in
2 the B-3 District for a Beverage Dispensary Use and License per AMC
3 21.40.180.D.8 for approximately 6,688 SF dining and lounge area plus the
4 liquor storage/beer cooler area within the 28,500 square foot restaurant building
5 located on Lots 9 and 10, Block 1, Vans Subdivision. The dining and lounge
6 area will have one fixed bar. Plans indicate three hundred seats: one hundred
7 fifty fixed seating and one hundred fifty non-fixed.
8
- 9 4. On-premise sale of alcohol beverages are from 11:00 AM to 1:00 AM, Monday
10 through Sunday, 365 days a year. Liquor sales represent 25 percent compared to
11 75 percent food sales.
12
- 13 5. Upon demand, the applicant shall demonstrate compliance with a liquor "Server
14 Awareness Training Program" approved by the State of Alaska Alcoholic
15 Beverage Control Board, such as or similar to the program for Techniques in
16 Alcohol Management (T.A.M.).
17
- 18 6. The use of the property by any person for the permitted purposes shall comply
19 with all current and future Federal, State and local laws and regulations,
20 including but not limited to, laws and regulations pertaining to the sale,
21 dispensing, service and consumption of alcoholic beverages and the storage,
22 preparation, sale, service and consumption of food. The owner of the property,
23 the licensee under the Alcoholic Beverage Control license and their officers,
24 agents and employees shall not knowingly permit or negligently fail to prevent
25 the occurrence of illegal activity on the property.
26
- 27 7. Prior to this conditional use becoming effective the petitioner shall:
28
 - 29 a. Replat Lots 9 & 10, Block 1, Vans Subdivision into a single parcel;
30
 - 31 b. Resolve with State of Alaska Department of Transportation, the location
32 of driveway curb cuts on to the Old Seward Highway and driveway
33 permit.
34
 - 35 c. Resolve with Traffic Engineering, required parking, location of driveway
36 curb cuts and permits on Spring Street, parking lot design and layout, 5
37 percent interior parking lot landscaping, snow removal/storage, refuse
38 containers, and off-street loading facilities.
39
 - 40 d. Obtain variance(s) as needed from AMC 21.45.080.W.1 and 2 to allow
41 required/excess parking on a non-abutting or contiguous lot on the R-O
42 zoned property, from providing all required parking on the subject
43 property, if required.
44

- 1 e. Obtain a conditional use for off-street parking spaces for employee
2 parking and overflow parking on Lots 9 & 10, Block 3, Vans
3 Subdivision, zoned R-O in accordance with AMC 21.40.130.D.3: a joint
4 parking agreement will be required per AMC 21.45.080.W.3.
5
6 f. Submit a final landscape plan to the Planning Department for review and
7 approval for compliance with B-3 zoning which requires arterial
8 landscaping along the Old Glenn Highway, and visual enhancement
9 perimeter landscaping along the south, east and north lot boundaries
10 (AMC 21.40.180.N); AMC 21.45.080.W.10 requires (1) visual
11 enhancement landscaping on the perimeter of the parking lot adjoining a
12 lot line or a screening structure placed on the perimeter of the parking
13 area plus an area equal to five percent of the surface of the parking area;
14 and (2) visual enhancement landscaping shall be planted within the
15 interior of a parking area containing more than 60 spaces equal to five
16 percent of the surface area of the parking area including appurtenant
17 driveways.
18
19 8. A Building Permit for a 28,500 square foot restaurant shall be issued by
20 July 1, 2007, or this conditional use shall become null and void.
21
22 9. A copy of the conditions imposed by the Assembly in connection with this
23 conditional use approval shall be maintained on the premise at a location visible
24 to the public.
25

26 **Section 3.** Failure to comply with the conditions of this conditional use permit shall
27 constitute grounds for its modification or revocation.
28

29 **Section 4.** This resolution shall become effective immediately upon passage and
30 approval by the Anchorage Assembly.
31

32 PASSED AND APPROVED by the Anchorage Assembly this _____
33 day of _____ 2005.
34
35

ATTEST:

Chair

Municipal Clerk

(Planning Case Number 2005-017)
(Tax Parcel Number 014-203-05-000)



MUNICIPALITY OF ANCHORAGE
ASSEMBLY MEMORANDUM

No. AM 113 -2005

Meeting Date: March 1, 2005

From: Mayor

Subject: Alcoholic Beverages Conditional Use in the B-3 District for a Beverage Dispensary Use per AMC 21.40.180 D.8 for Henry's of Anchorage, Inc., dba Henry's Great Alaskan Restaurant.

1 Henry's of Anchorage, Inc. has made application for a Beverage Dispensary Alcoholic
2 Beverage Conditional use in the B-3 District for Lots 9 and Lot 10, Block 1, Vans
3 Subdivision, per AMC 21.40.180 D.8 for a new restaurant, Henry's Great Alaskan Restaurant.
4 Pending approval of this conditional use, the property will be replatted into a single parcel.
5

6 The proposal is for a new Beverage Dispensary Alcoholic Beverage Conditional Use at 8007
7 Old Seward Highway, located at the southeast corner of Old Seward Highway and East 80th
8 Avenue. A new 28,500 square foot restaurant building will be constructed, of which 6,688
9 square feet will contain the main dining and bar area. There will be one fixed bar, and 300
10 seats: 150 fixed seating and 150 non-fixed seating. Based on the total number of seating, 100
11 parking spaces are required. Employee and overflow parking will be provided on two R-O
12 zoned lots on the east side of Spring Street on Lot 9 and Lot 10 Block 3, Vans Subdivision.
13

14 Off-street parking in the R-O is a conditional use. Use of the R-O property as a restaurant
15 parking lot will also involve the need to obtain a variance from AMC 21.45.080.W.1 as these
16 lots do not abut the B-3 lots. Spring Street divides the two B-3 lots from the two R-O lots.
17 The restaurant use is on the B-3 lots. The majority of the parking is on the R-O lots. The
18 alcoholic beverages conditional use is only for the B-3 parcels. The R-O lots are included as
19 information to the Assembly, but are not included in approval of the subject beverages
20 dispensary conditional use. Pending approval of this conditional use, the petitioner will submit
21 an application for the appropriate entitlements.
22

23 According to the application negotiations are presently ongoing to finalize the purchase and
24 transfer of an existing beverage dispensary license. Once that has been completed, an
25 application will be submitted to the Alcohol Beverage Control Board for the transfer of the
26 license to Henry's Great Alaskan Restaurant.
27

28 Because there are a variety of entitlements needed before a Building Permit can be issued, and
29 obtaining these entitlements will require some undetermined amount of time, staff is
30 proposing a condition of approval allowing a two-year period for a building permit to be
31 issued or this conditional use shall become null and void.
32

1 There are three (3) beverage dispensary, and three (3) restaurant/eating place licenses within
2 1,000 feet of the proposed restaurant. Approving this conditional use for a beverage
3 dispensary in a restaurant would add a fourth beverage dispensary license. There do not
4 appear to be any churches or schools within 200 feet of the petition site.

5
6 Henry's Great Alaskan Restaurant will typically be open Monday through Sunday from 11:00
7 AM to 1:00 AM, or as permitted by law. The petitioner estimates that 25 percent of his total
8 sales will be for alcohol. Employees will be trained in handling inebriated patrons, and will
9 be trained in accordance with the Alcoholic Beverage Control Board's Liquor "Server
10 Awareness Training Program."

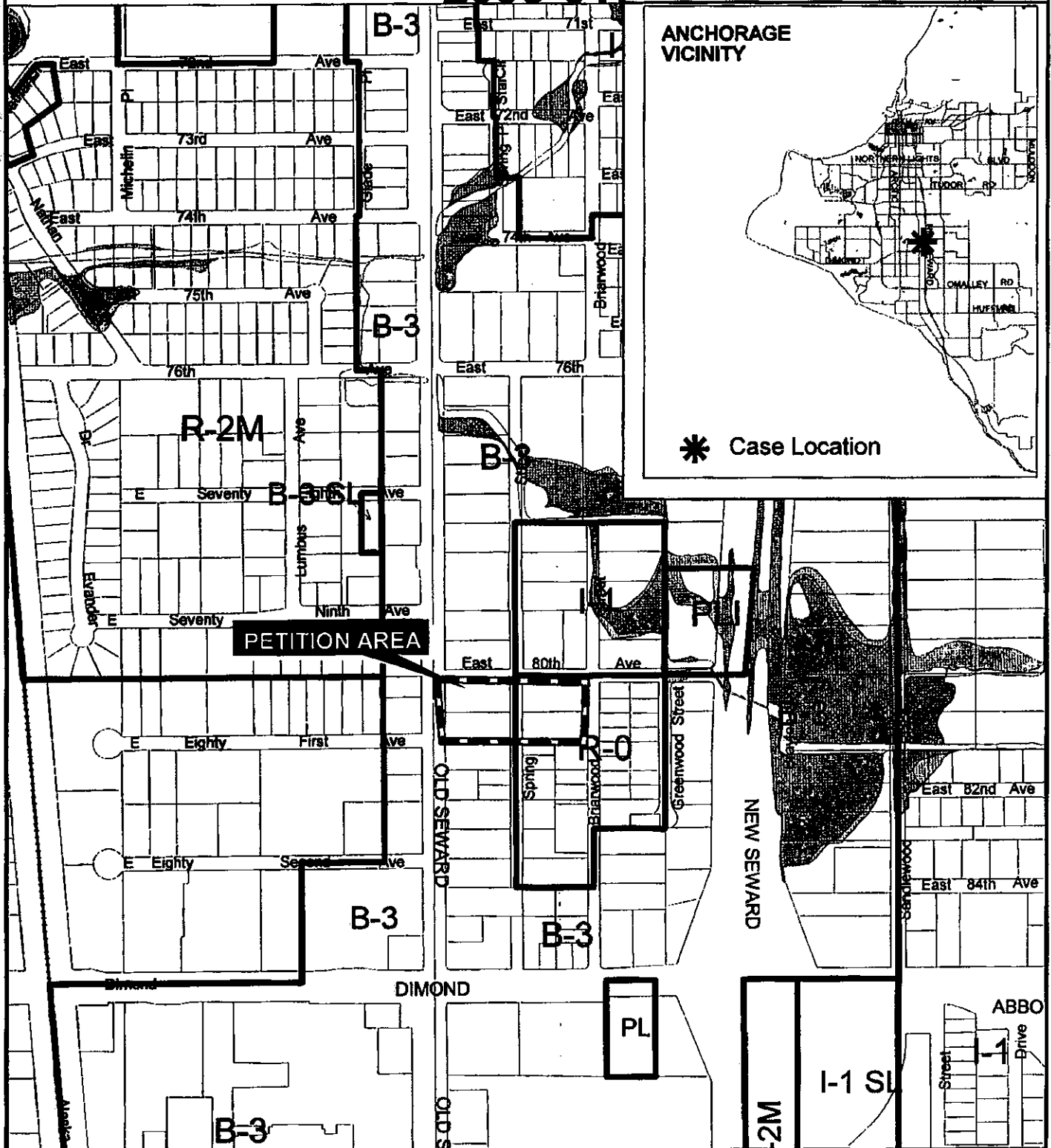
11
12 The Anchorage Police Department had no liquor related incident calls to this address during
13 the past two years. There are no personal or business taxes owing. The Department of Health
14 and Human Services provided no comment.

15
16 THIS CONDITIONAL USE FOR THE BEVERAGES DISPENSARY USE AND LICENSE
17 IN THE B-3 DISTRICT GENERALLY MEETS THE APPLICABLE PROVISIONS OF
18 AMC TITLES 10 AND 21, AND ALASKA STATUTE 04.11.090.

19
20
21 Prepared by: Jerry T. Weaver Jr., Zoning Administrator, Planning Department
22 Concur: Tom Nelson, Director, Planning Department
23 Concur: Mary Jane Michael, Executive Director, Office of Economic & Community
24 Development
25 Concur: Denis C. LeBlanc, Municipal Manager
26 Respectfully submitted: Mark Begich, Mayor

CONDITIONAL USE - LIQUOR

2005-017



ANCHORAGE VICINITY

* Case Location

Municipality of Anchorage
Planning Department



Date: JANUARY 19, 2005

Flood Limits

- 100 Year Floodplain
- 500 Year Floodplain
- Floodway



0 500 1000 Feet

003

[illegible]

	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

Alcohol Extract from List Report

Case Number: 2005-017

Description: 1000 ft alcohol list

Parcel Business Name	Parcel Owner Name Applicant Name	Parcel Owner Address Business Address	City Lic. Number	State Lic. Zone	Zip Lic. Type
01305165000 Al's Alaskan Inn	CHOY ALLEN HENRY LLC Allen Henry Choy, LLC	7830 OLD SEWARD HWY 7830 Old Seward Hwy	ANCHORAGE 10	AK B3	99518 Beverage Dispensary Tour
01305165000 Al's Alaskan Inn	CHOY ALLEN HENRY LLC Allen Henry Choy, LLC	7830 OLD SEWARD HWY 7830 Old Seward Hwy	ANCHORAGE 4288	AK B3	99518 Beverage Dispensary
01305176000 Asia Gardens/Brandy's	HARDING ROBERT & FEI FAM TRUST Robert D. Harding	7808 OLD SEWARD HIGHWAY 7828 Old Seward Hwy	ANCHORAGE 83	AK R2M	99518 Beverage Dispensary
01308154000 Pizza Hut #11	NATIONAL BANK OF ALASKA Kurani, Inc.	PO BOX 4900 729 E. Dimond Blvd	SCOTTSDALE 2935	AZ I1	85261 Restaurant/Eating Place
01420235000 Godfather's Pizza #2503	CUSATO DAVID & MARCY ANN SKH Services, Inc.	200 W 34TH AVE 8201 Old Seward Hwy	ANCHORAGE 1682	AK B3	99503 Restaurant/Eating Place
01420282000 Sicily's Pizza	FAULK DAVID G Sicily's Pizza Inc	8401 BRAYTON DRIVE #200 1201 Dimond Blvd.	ANCHORAGE 4245	AK B3	99507 Restaurant/Eating Place

2005 017

Tue Feb 08, 15:18:03, 2005

Map: Parcels—Basic Layers



Scale 1:8000

Legend:

Txt STRNAME_BI_DIR



ALCOHOL



PARCELS

DIMOND

Bld

EAST

DIMOND

ALASKA

SEWARD

SEWARD

NOTES

CityView™
Municipality of Anchorage

 Existing Trail Segment

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

DATE: March 1, 2005

CASE NO.: 2005-017

APPLICANT: Henry's Great Alaskan Inc.
dba Henry's Great Alaskan Restaurant

REPRESENTATIVE: The Law Offices of Dan K. Coffey, PC

REQUEST: A Conditional Use for an Alcoholic Beverages
Conditional Use in the B-3 (General Business) District
for a Beverage Dispensary Use per AMC 21.40.180 D.8
for a new license for Henry's Great Alaskan Restaurant

LOCATION: Vans Subdivision, Block 1, Lots 9 & 10 zoned B-3
Vans Subdivision, Block 3, Lots 9 & 10 zoned R-O

STREET ADDRESS: 8007 Old Seward Highway

COMMUNITY COUNCIL: Taku-Campbell and Abbott Loop

TAX PARCEL: 014-203-05/ Grid SW 2232

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: 68,469 SF (1.57 acres) - B-3
70,560 SF (1.61 acres) - R-O

Vegetation: Natural vegetation

Zoning: B-3 (General Business)

CONDITIONAL USE - LIQUOR

2005-017

ANCHORAGE VICINITY

* Case Location

PETITION AREA

Municipality of Anchorage
Planning Department



Date: JANUARY 19, 2005

Flood Limits

- 100 Year Floodplain
- 500 Year Floodplain
- Roadway



0 500 1000 Feet

007

Topography: 11' Elevation change north to south (94' MSL to 83' MSL)
Existing Use: Vacant
Soils: Public Sewer & Water

COMPREHENSIVE PLAN

Classification: Unclassified in the Anchorage 2020
Commercial in the 1982 Anchorage Bowl Comp Plan
Density: N/A

SURROUNDING AREA

	NORTH	EAST	SOUTH	WEST
Zoning:	B-3/I-1	R-O	B-3/R-O	B-3
Land Use:	Commercial	Mixed Residential/ Business	Commercial	Commercial

SITE DESCRIPTION AND PROPOSAL:

The petition site is comprised of four lots totaling 3.19 acres under common ownership by the petitioner. The site, a former mobile home park, is located at the southeast corner of Old Seward Highway and East 80th Avenue. Spring Street divides the four lots north-south, the two lots on the east side of Spring Street are zoned R-O and the two lots on the west are zoned B-3. The two B-3 zoned lots front onto the Old Seward Highway, and one fronts onto East 80th Avenue, with Spring Street on the east.

This is a conditional use for a new beverage dispensary use/license for a new restaurant, Henry's Great Alaskan Restaurant, to be constructed on the two B-3 lots, in accordance with 21.40.180.D.8. According to the application negotiations are presently on-going to finalize the purchase and transfer of an existing beverage dispensary license. Once that has been completed they will submit an application to the Alcohol Beverage Control Board for the transfer of the license to Henry's Great Alaskan Restaurant.

Stand alone restaurants, such as the subject restaurant, are not allowed in the R-O, except as an ancillary use to a hotel, motels and motor lodges on sites with a minimum area of 14,000 square feet with principal access to a street of class I or greater designation on the official streets and highways plan. Uses involving the sale, dispensing or service of alcoholic beverages may be allowed by conditional use only. However, employee and overflow off street parking are proposed on the R-O lots and is a conditional use in the R-O, if approved by the Planning and Zoning Commission, and is not before the Assembly except for informational purposes. To date, no such application has been submitted for processing to the Planning and Zoning Commission.

Use of the subject R-O lots are included as information to the Assembly, and is not included in approval of the subject restaurant conditional use.

Henry's Great Alaskan Restaurant will be located in a 28,500 square foot restaurant building, of which, the main dining/bar area where alcohol will be served is 6,688 SF. The restaurant will have seating for 300 at booths and tables: 150 fixed seating and 150 non-fixed seating. Based on this number of seating, 100 on-site required parking spaces is required, including 1 van handicap space and 3 handicap vehicle spaces. Two Type B loading berths are required. Prior to any development the two B-3 lots need to be platted into a single parcel. Driveway access to the site will ultimately be determined by MOA Traffic Engineering and State Department of Transportation, and may not be at the locations as shown on the site plan. Driveways are proposed from the Old Seward Highway and another from Spring Street. Employee and overflow parking will be located on the two R-O zoned lots.

Daily operating hours are from 11:00 AM to 1:00 AM, Monday through Sunday, 365 days a year. The sale of alcoholic beverages represent 25% compared to 75% food sales. Recorded music is the only form of entertainment provided. All managers and servers will be trained in accordance with the Alcoholic Beverage Control Board's Liquor Server Awareness Training Program. Non-alcoholic beverages will be available, notices of penalties for driving intoxicated will be posted, and patrons will 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. Henry's employees will patrol the parking lot, as needed, to ensure the minimization of loitering.

PUBLIC COMMENTS:

One hundred twenty-seven (127) public hearing notices (PHNs) were mailed. At the time this report was written one PHN was returned in favor: no written comment has been received from any of the Community Councils (Taku Campbell, Abbott Loop).

FINDINGS

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

The site is located between the Old and New Seward Highways, north of Dimond Boulevard and south of East 76th. Development will occur on vacant land, which is in keeping with a commercial policy that encourages efficient reuse or infilling of commercial land. No new land use policy designation applies to the area in which the restaurant will be located (reference Anchorage 2020 Plan Land Use Policy Map, page 50). The site is classified as commercial in the 1982 Anchorage Bowl Comprehensive Plan. Several goals of the Anchorage 2020 Plan do address related issues such as recreational and economic opportunities.

Anchorage 2020 contains a generalized community vision which was compiled using community survey results along with feedback from Community Councils. Out of this vision came the community interest in developing "a thriving, sustainable, broad-based economy supported by an efficient urban infrastructure (p. 37). Additionally, one of the Plans's stated economic development goals are "Business Support and Development: a quality of life and a financial climate that encourages businesses to start up, expand or relocate in Anchorage (p. 41).

Henry's Great Alaskan Restaurant fits this economic vision as a South Anchorage restaurant which offers fine food in the area while creating new jobs. By starting this business the owners will add to the level of employment (mangers, chefs, waiters and waitresses, dishwashers and bus boys), which addresses another Economic Development Goals of a "wide variety of job opportunities that provide good income and benefits and that advance economic self-sufficient. (p. 41)." This restaurant will be north of the Dimond Mall.

The Anchorage 2020 Comprehensive Plan does not specifically address the sale of alcoholic beverages in the community. A strategy of the adopted Anchorage 2020 Plan, however, calls for the development of locational standards and criteria for retail sales/service of alcoholic beverages. To date this has not been done.

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

- Use: The B-3 District zoning regulations allow alcoholic beverage sales through the conditional use permit process: AMC 21.40.180 D.8, uses involving alcoholic beverage sales and dispensing. The R-O District zoning regulations allow off-street parking and structures as a conditional use permit (AMC 21.40.130.D.3.).

- Parking: AMC 21.45.080.K requires one parking space for every three seats: 300 seats = 100 spaces. The site plan submitted with the application shows 98 parking stalls. A revised parking plan needs to be reviewed and approved by Traffic Engineering.
- Parking Location: "all required parking shall be on the same lot as the main building served or on an abutting lot provided that the zoning district in which the lot is located allows for off-street parking as a permitted principal use or as a conditional use. AMC 21.45.080.W.1." Spring Street separates the B-3 parcels from the R-O parcels. Vacation of Spring Street is not being proposed with a future replat. Not all 100 required parking spaces needed are provided on the submitted site plan. A revised parking plan needs to be reviewed and approved by Traffic Engineering.
- Excess parking: "any excess parking spaces provided may be on the same lot as the building served, on abutting or contiguous lots ... provided that the zoning district in which the lot is located allows for off-street parking as a permitted principal use or as a conditional use. AMC 21.45.080.W.2." See discussion under Location above; Employee and overflow parking will be provided on the R-O lots across Spring Street. The R-O District requires a conditional use to allow an off street parking lot in accordance with AMC 21.40.130.D.3. Additionally, a variance from AMC 21.45.080.W.1 is needed: all required parking shall be on-site or on a lot abutting lot. Abutting means to physically touch or to share a common property line. The R-O lots are separated by a dedicated right-of-way; therefore the R-O and B-3 lots do not share a common property line and are not abutting. A joint use parking agreement between the R-O and B-3 lots is required for the life of the occupancy of the restaurant and the off-street parking AMC 21.45.080.W.3.
- Refuse containers located within or on the same pavement as the parking area shall be screened by a wall, fence or landscaping (AMC 21.45.080.W.4.f). Location and detail not provided on the site plan.
- Loading facilities/offstreet for restaurants require two Type B berths for buildings with aggregate gross floor area 24,000-50,000 square feet (AMC 21.45.090). The proposed restaurant has a gross floor area of 28,500 square feet.
- Landscaping: B-3 zoning requires arterial landscaping along the Old Glenn Highway, and visual enhancement perimeter landscaping along the south, east and north lot boundaries (AMC 21.40.180.N). Additionally, the parking regulations AMC 21.45.080.W.10 requires (1) visual enhancement landscaping on the perimeter of the parking lot adjoining a lot line or a screening structure placed on the perimeter of the parking area plus an area

equal to 5% of the surface of the parking area; and (2) visual enhancement landscaping shall be planted within the interior of a parking area containing more than 60 spaces equal to 5% of the surface area of the parking area including appurtenant driveways. No landscape plan was provided with this application.

- **Platting:** Building the restaurant on the two B-3 zoned lots will require replatting into a single lot.

Approval of this conditional use is subject to the petitioner obtaining all required permits and entitlements prior to the approval becoming effective. The petitioner's representative acknowledged that these and other requirements, such as driveway permits, fill and grading permits, replatting, variances and sign offs from Traffic Engineering and Alaska Department of Transportation are necessary for this project to proceed as reflected in their letter dated January 28, 2005. Because there are a variety of entitlements needed before a Building Permit can be issued, and obtaining these entitlements will require some undetermined amount of time, a condition of approval allowing a two-year period for a building permit to be issued or this conditional use shall become null and void is needed.

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 subject property is within the South Anchorage business district that begins roughly from East 76th Avenue to the north, between the New Seward Highway and "C" Street, south to East 92nd Avenue. In and around this location, there are numerous restaurants, office buildings, hotels, retail malls, commercial businesses and other non-residential uses. Because of its location it is readily available to the traveling public, both local residents as well as out of state visitors.

The new restaurant will be located at the southeast corner of 80th and the Old Seward Highway. Between 74th Avenue and Dimond, this portion of the Old Seward Highway is largely comprised of retail commercial consisting of furniture stores, gas stations, coffee shops, motels, restaurants, car and boat centers, and small strip malls.

There appear to be no churches and or schools within 200 feet of the subject site. The closest church and day care appears to be the Anchorage Korean Open-Door Presbyterian Church building located at 8220 Briarwood Street, some 900 feet to the southeast.

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 3 beverage dispensary, and 3 restaurant/eating place licenses within 1,000-feet of the proposed restaurant. Approving this conditional use for a beverage dispensary in a restaurant and license would add a 4th restaurant/eating place license.

<i>Name</i>	<i>Address</i>	<i>License Number</i>	<i>Type of License</i>
Al's Alaskan Inn	7803 Old Seward Hwy	10	Beverage Dispensary/ Tourism
Al's Alaskan Inn	7803 Old Seward Hwy	4288	Beverage Dispensary
Asia Gardens/ Brandy's	7828 Old Seward Hwy	83	Beverage Dispensary
Pizza Hut #11	729 E. Dimond Blvd.	2935	Restaurant/Eating Place
Godfather's Pizza #2503	8201 Old Seward Highway	1682	Restaurant/Eating Place
Sicily's Pizza	1201 Dimond Blvd.	4245	Restaurant/Eating Place

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.

The Anchorage Trails Plan shows an existing trail along the west side of the Old Seward Highway and a planned trail along the west side of the New Seward Highway. 2004 aerial imagery shows a sidewalk located on the east side of the Old Seward Highway.

Transit commented favorably of the pedestrian connections to the pathway from the restaurant, and noted there are bus stops north of 80th on both side of the Old Seward Highway. The site plan shows pedestrian sidewalks along the south side of the building, next to a row of parking spaces leading to the pedestrian sidewalk, and a X-walk pathway leading to Spring Street between aisles parking. It is important that the parking have wheel stops to prevent the vehicle from overhanging the sidewalk:

MOA Traffic commented on the pedestrian X-walk from the restaurant to the non-abutting parking lot, noting they won't have a problem with the X-walk as long as a few issues are addressed:

- Spring Street will have to be cut down, and the vertical curve will have to be redesigned to provide adequate sight distance to allow vehicles traveling south on Spring from 80th to see pedestrians in the X-walk.
- There is a sight distance problem with traffic coming off of 80th and traveling south on Spring will not be able to see pedestrians in the X-walk.
- The X-walk will have to be at the south property line, as far south on Spring Street as possible, where the topography flattens out offering safe passage across the street, making pedestrians visible to traffic traveling north on Spring Street.
- The X-walk will have to be constructed and lighted to the specifications of the Traffic Engineer.

The location of the driveways will need to be approved by State DOT and MOA Traffic and will also need approved driveway permits. Relocation of the driveways may affect the parking lot layout and design.

The site plan does not indicate how on site snow storage or removal will be handled. This could negatively impact the sidewalks.

The building permit process will address vehicular and pedestrian traffic circulation and safety.

- 2. The demand for and availability of public services and facilities.**
This standard is met.

Electrical, water and sewer, natural gas are available to the 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 will be 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 conditional use permit for a restaurant with a beverage dispensary 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.**

See table and narrative on page 7 for other alcohol licenses within 1,000 feet of this application.

The approval of a conditional use for a restaurant with a beverage dispensary license will not adversely impact the immediate area or surrounding uses. There are no schools or churches within 200-feet of the petition site. Within 1000-feet there are three other restaurants.

- 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 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.

Because this site had no previous commercial use on this property and because the proposed restaurant has yet to be constructed there are no alcohol related violations to the subject property. The Anchorage Police Department reported 3 assaults, 1 vandalism, 1 drug, 3 warrant service and 1 rape incident to the subject property within the two prior years.

- 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 final conditional use for restaurant serving alcoholic beverages in the B-3 District for a beverage dispensary use and license per AMC 21.40.180 D.8 appears to meet or can meet the required standards of AMC Title

10 and Title 21 through the building permit process, 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 final conditional use approval for a restaurant beverage dispensary use in the B-3 District.
2. All uses shall conform to the plans and narrative submitted with this conditional use application, including the building plans except as modified by this approval.
3. This conditional use approval is for an Alcoholic Beverages Conditional Use in the B-3 District for a Restaurant Beverage Dispensary Use per AMC 21.40.180.D.8 for approximately 6,688 SF dining and lounge area plus the liquor storage/beer cooler area within the 28,500 square foot restaurant building located on Lots 9 and 10, Block 1, Vans Subdivision. The dining and lounge area will have one fixed bar. Plans indicate 300 seats: 150-fixed seating and 150 non-fixed.
4. On-premise sale of alcohol beverages are from 11:00 AM to 1:00 AM, Monday through Sunday, 365 days a year. Liquor sales represent 25% compared to 75% 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. Prior to this conditional use becoming effective the petitioner shall:
 - a. Replat Lots 9 & 10, Block 1, Vans Subdivision into a single parcel;

- b. Resolve with State of Alaska Department of Transportation the location of driveway curb cuts on to the Old Seward Highway and driveway permit.
 - c. Resolve with Traffic Engineering required parking, location of driveway curb cuts and permits on Spring Street, parking lot design and layout, 5% interior parking lot landscaping, snow removal/storage, refuse containers, off-street loading facilities.
 - d. Obtain variance(s) as needed from AMC 21.45.080.W.1 and 2 to allow required/excess parking on a non abutting or contiguous lot on the R-O zoned property, from providing all required parking on the subject property, if required
 - e. Obtain a conditional use for off-street parking spaces for employee parking and overflow parking on Lots 9 & 10, Block 3, Vans Subdivision, zoned R-O in accordance with AMC 21.40.130.D.3: a joint parking agreement will be required per AMC 21.45.080.W.3.
 - f. Submit a final landscape plan to the Planning Department for review and approval for compliance with B-3 zoning requires arterial landscaping along the Old Glenn Highway, and visual enhancement perimeter landscaping along the south, east and north lot boundaries (AMC 21.40.180.N); AMC 21.45.080.W.10 requires (1) visual enhancement landscaping on the perimeter of the parking lot adjoining a lot line or a screening structure placed on the perimeter of the parking area plus an area equal to 5% of the surface of the parking area; and (2) visual enhancement landscaping shall be planted within the interior of a parking area containing more than 60 spaces equal to 5% of the surface area of the parking area including appurtenant driveways.
8. A Building Permit for a 28,500 square foot restaurant shall be issued by July 1, 2007 or this conditional use shall become null and void.
9. 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.: 2005-017

Agency	Comments Included in Packet	No Comments, and/or Objections	No Response
Air Pollution Control			
Alaska DOT/PT	X		
Anchorage Police Department	X		
ARWU			
Code Enforcement			
Development Services			
DHHS			
Environmental			
DHHS Social Services			
Community Council			
Fire Prevention			
Flood Hazard		X	
MLAP			
On-Site Water & Wastewater		X	
Parks and Recreation			
Physical Planning			
Project Mgmt Engineering			
Right of Way	X		
School District			
Transit	X		
Treasury	X		
Transportation Planning	X		

TRAILS
COORDINATOR

X

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)

January 7, 2005

RE: Zoning Case Review

RECEIVED

JAN 11 2005

**MUNICIPALITY OF ANCHORAGE
PLANNING & ZONING DIVISION**

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

Dear Mr. Weaver:

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

2005-014 First Addition to Bruin Park Subdivision Lots 14-17 Blk 6 & Lots 2 & 3 Blk 7 Rezone: R1

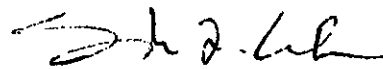
Comments:

2005-017 Van's Subd Lots 9 & 10 8007 Old Seward Highway Conditional Use Permit:
restaurant/alcohol: The applicant is required to have a current valid driveway permit to access the Old Seward Highway. The applicant may contact Lynda Hummel, Right of Way Agent at 269-0698 for an application and assistance.

2005-018 Woodland Lakes Subd Unit No 2 Lot 5A Blk 1: The applicant is required to have a current valid driveway permit to access the Old Seward Highway. The applicant may contact Lynda Hummel, Right of Way Agent at 269-0698 for an application and assistance.

Thank you for the opportunity to comment.

Sincerely,



Sandra L. Cook
Anchorage Area Planner

/eh

cc: Lynda Hummel, Right of Way Agent, Right of Way

To: Rich Cartier/Planning and Zoning 343-7943

2005-017

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FEB 03 2005

POLICE DEPARTMENT CHECK LIST
FOR INVESTIGATION OF LICENSED LIQUOR ESTABLISHMENTS

MUNICIPALITY OF ANCHORAGE
PLANNING & ZONING DIVISION

1. 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
Non-Liquor	See Attached

OLD BUSINESS NAME	OLD LOCATION
Henry's Great Alaska Restaurant	8007 Old Seward Highway
BUSINESS NAME	LOCATION
Henry's of Anchorage Inc	None
NAME OF APPLICANT (S)	CURRENT LICENSEE (S)

☒ New Business

☒ Beverage

Dispensary/Restaurant Eating Place

☐ Renewal of License

☐ Transfer of Ownership

☐ Corporate Stock Transfer Only

☐ Transfer of Location

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

02.01.05

DATE

LT G. Gilliam, Gary Johnson
for CHIEF OF POLICE

Prepared on 02.01.05 sjb 1231

023

Henry's Great Alaskan Restaurant

8007 Old Seward Highway

-----Non-Liquor -----

There is no summary report for the following calls for service because they are not Liquor Violations. These incident (s) have occurred either inside, near, in front, or to the rear of the license premises.

Number of Incidents	Police Report Number	Type of Call
3	03-28270,38582, 04-30985	Assault
1	03-65278,04-42049	Vandalism
1	04-3913	Drugs
3	04-6300,20631, 04-47544	Warrant Service
1	04-23349	Rape

Pierce, Eileen A

From: Staff, Alton R.
Sent: Friday, January 28, 2005 5:29 PM
To: Pierce, Eileen A; Long, Patty R.
Cc: Taylor, Gary A.
Subject: Zoning and Plat Reviews

RECEIVED

JAN 31 2005

**MUNICIPALITY OF ANCHORAGE
PLANNING & ZONING DIVISION**

Zoning Case No. 2005-017 thank you for the pedestrian connections to the pathway from the restaurant. There are bus stops just north of 80th on both sides of the Old Seward Highway.

The Public Transportation Department has no comment on the following zoning cases:

2005-014, 019, 020, 021, 022

The Public Transportation Department has no comment on the following Short Plats:

S11331-1, 332-1, 333-1, 334-1, 335-1, 336-1, 337-1, 338-1, 340-1, 341-1

Thank you for the opportunity to review.

Alton Staff
Operations Supervisor
People Mover
907-343-8230

Municipality of Anchorage
Treasury Division
Memorandum

RECEIVED
JAN 19 2005
MUNICIPALITY OF ANCHORAGE
PLANNING & ZONING DIVISION

Date: January 14, 2005
To: Rich Cartier, Planning Dept.
From: Daisy VanNortwick, Revenue Officer
Subject: Liquor License Conditional Use Comments

Liquor License Conditional Use Application Case # 2005-017 Henry's of Anchorage Inc..

I find no outstanding taxes on this application, and no reason for not approving it.



MUNICIPALITY OF ANCHORAGE
Traffic Department



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JAN 06 2005

**MUNICIPALITY OF ANCHORAGE
PLANNING & ZONING DIVISION**

MEMORANDUM

DATE: January 6, 2004
TO: Jerry T. Weaver, Platting Supervisor, Planning Department
FROM: Mada Angell, Acting Associate Traffic Engineer
SUBJECT: Comments, Assembly Meeting of March 1, 2005

05-017 Van's, Conditional Use to permit a restaurant serving alcohol; Grid
2232

1. Traffic has no comment on this conditional use.
2. A permit to access Old Seward Highway must be obtained from the State DOT>



MUNICIPALITY OF ANCHORAGE

Development Services Department
Right of Way Division



MEMORANDUM

RECEIVED

FEB 07 2005

MUNICIPALITY OF ANCHORAGE
PLANNING & ZONING DIVISION

DATE: February 7, 2005
TO: Planning Department, Zoning and Platting Division
THRU: Jack L. Frost, Jr., Right of Way Supervisor *L. Frost*
FROM: Lynn McGee, Senior Plan Reviewer *L. McGee*
SUBJ: Request for Comments on Assembly case(s) for the Meeting of March 1, 2004.

Right of Way has reviewed the following case(s) due February 1, 2005.

05-017 Vans, Block 1, Lots 9 & 10, and Block 3, Lots 9 & 10, grid 2232
(Conditional Use, Alcohol)

Right of Way Division has only approved the portions of fill and grading inside the lots and has not approved any proposal to excavate the Spring Street Right of Way.
Right of Way Division has no comments on the Conditional Use request.
Review time 15 minutes.

Autor, Mary P.

From: Autor, Mary P.
Sent: Tuesday, January 25, 2005 9:29 AM
To: Sherman Ernouf (sernouf@coffey-law.net); 'Hunter Burton'
Cc: Angell, Mada M.
Subject: FW: The restaurant on Spring Street and 80th and the Old Seward Highway

Here are some additional comments from Traffic that will need to be addressed re the site plan I have for the alcohol cu. Relocation of the driveway will affect the parking lot design (landscaping, arrangement of aisles and # of spaces . Please respond with revised site plan no later than 1/27, thanks. Questions? Give me a call or email.

Mary Autor,
Senior Planner

autormp@muni.org

907-343-7941 (Voice)

907-343-7927 (Fax)

Planning Department

Zoning Division

4700 Bragaw Street, Room 153

PO Box 196650

Anchorage, AK 99519-6650

-----Original Message-----

From: Angell, Mada M.

Sent: Monday, January 24, 2005 4:08 PM

To: Autor, Mary P.

Subject: The restaurant on Spring Street and 80th and the Old Seward Highway

Mary,

Lee and I drove out and checked out Spring Street, and how things would work for a pedestrian X-walk from the proposed non-abutting parking lot to the main parking lot across spring street.

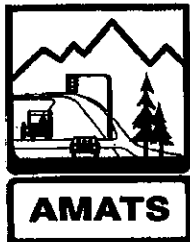
Traffic won't have a problem with the x-walk as long as a few issues are addressed.

1. There is a sight distance problem: traffic coming off of 80th and traveling south on spring will not be able to see pedestrians in the x-walk.
2. The x-walk will have to be at the south property line; in other words, just as far south on spring street as possible. That is where the topography flattens out and will provide safe passage across the street, and pedestrians will be visible to traffic traveling north on spring Street.
3. The crown on Spring street will have to be cut down. The vertical curve will have to be redesigned to provide adequate sight distance to allow vehicles traveling south on Spring from 80th to see pedestrians in the x-walk.
4. The crosswalk will have to be constructed and lighted to the specifications of the Traffic Engineer.

If you like I can call the petitioner and let them know what we found.

I don't have his name and number.

Mada



**Anchorage
Metropolitan
Area
Transportation
Solutions**

MUNICIPALITY OF ANCHORAGE
Traffic Department
Municipal Trails Coordinator
Permit & Development Center, 4700 South Bragaw Street
P.O. Box 196650, Anchorage, AK 99519-6650
voice (907) 343-8368, facsimile (907) 343-8088
e-mail: schanchele@muni.org

DATE: January 19, 2005
TO: Jerry Weaver
FROM: Lori Schanche, Municipal Trails Coordinator
SUBJECT: 2005-017 Site Plan Review - Henry's of Anchorage

RECEIVED

JAN 19 2005

**MUNICIPALITY OF ANCHORAGE
PLANNING & ZONING DIVISION**

The Municipal Trails Coordinator has the following comments regarding this case, particularly with regard to pedestrian access;

Site Plan Sheet A1.1 - plan shows existing trail along Old Seward Highway but does not identify the trail reaching 80th.

The plan also shows a 5' sidewalk meeting the existing trail/sidewalk. We are concerned that car overhang (usually 2') and possible snow storage will decrease this sidewalk to less than 3', which will not be accessible. Staff recommends that the 5' wall be moved closer to the building, to create a wider, more attractive and welcoming pedestrian access to the facility.

The sidewalk is also narrow and bowed out where it turns north to approach the front door and this approach should be widened as well or pedestrians will simply cut through the landscaping area to reach the front entry.

Since the plans show a pedestrian sidewalk through the parking lot, it is recommended that the paving through the parking lot be either treated with a different surface or painted and/or some form of traffic barrier/signage be implemented to keep the walkway free from parking.

Cc: Craig Lyon, AMATS Coordinator

RECEIVED

JAN 20 2005

**MUNICIPALITY OF ANCHORAGE
PLANNING & ZONING DIVISION**



FLOOD HAZARD REVIEW SHEET for PLATS

Date: 01-19-05

Case: 2005-017

Flood Hazard Zone: C

Map Number: 0243

☐ 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.

☒ I have no comments on this case.

Reviewer: Jack Puff



Municipality of Anchorage
Development Services Department
Building Safety Division

MEMORANDUM



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FEB 02 2005

MUNICIPALITY OF ANCHORAGE
PLANNING & ZONING DIVISION

DATE: February 1, 2005
TO: Jerry Weaver, Jr., Platting Officer, CPD
FROM: Daniel Roth, Program Manager, On-Site Water and Wastewater Program
SUBJECT: Comments on Cases due February 1, 2005

The On-Site Water & Wastewater Program has reviewed the following cases and has these comments:

2005 - 017 A request concept/final approval of a conditional use to permit a restaurant serving alcohol in the B - 3 General Business District

No objections

Municipality of Anchorage
P. O. Box 196650
Anchorage, Alaska 99519-6650
(907) 343-7943

013-051-73-000
CHOY ALLEN HENRY LLC
7830 OLD SEWARD HIGHWAY
ANCHORAGE, AK 99518

RECEIVED

FEB 04 2005

MUNICIPALITY OF ANCHORAGE
PLANNING & ZONING DIVISION

ASSEMBLY

NOTICE OF PUBLIC HEARING --

Tuesday, March 01, 2005

Planning Dept Case Number: 2005-017

The Assembly of the Municipality of Anchorage will hold a public hearing on a petition proposing a conditional use at its regular meeting of Tuesday, March 01, 2005. The meeting begins at 5:00 p.m. in the Assembly Hall of the Z. J. Loussac Library, 3600 Denali Street. The petition is for the following:

CASE: 2005-017
PETITIONER: Henry's of Anchorage
REQUEST: Assembly conditional use for a restaurant serving alcohol
TOTAL AREA: 3.190 acres
SITE ADDRESS: 8007 OLD SEWARD HWY
CURRENT ZONE: B-3 and R-O
COM COUNCIL(S): 1--Taku Campbell 2--Abbott Loop

LEGAL/DETAILS: An alcoholic beverage conditional use for a beverage dispensary use/ license at Henry's Great Alaskan Restaurant, Vans Subdivision, Block 1, Lots 9 & 10 and Block 3, Lots 9 & 10. Located at 8007 Old Seward Highway.

The Zoning Ordinance requires that you be sent notice because your property is within the vicinity of the petition area. This will be the only public hearing and you are invited to attend and present testimony, if you so desire.

If you would like to comment on the petition this form may be used for your convenience. Mailing Address: Municipality of Anchorage, Department of Planning, P.O. Box 196650, Anchorage, Alaska 99519-6650. For more information call: 343-7943; FAX 343-7927. Case information may be viewed at www.muni.org by selecting Departments/Planning/Zoning and Platting Cases.

Name: AL'S ALASKAN INN
Address: 7830 OLD SEWARD HWY
Legal Description: LOT 28B BELLEVISTA #1 & LOT 27B BELLEVISTA #1
Comments: NO OBJECTION. M.A. LEYHNE HAS DEMONSTRATED EXCELLENT OPERATIONAL SKILLS IN MEDIAN, AK. THIS RESTAURANT / BAR SHOULD ENHANCE THE NEIGHBORHOOD WITH THE ONLY FINE DINING AMERICAN CUISINE IN THIS AREA OF SOUTH ANCHORAGE.

2005-017

032

3

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) Henry's of Anchorage, Inc.		Name (last name first) The Law Offices of Dan K. Coffey, P.C.	
Mailing Address 5025 Griffin Rd. Anchorage, AK 99516		Mailing Address 207 E. Northern Lights Blvd., Suite 200 Anchorage, AK 99503	
Contact Phone: Day: (907) 830-7826 Night		Contact Phone: Day: (907) 274-3385 Night	
FAX: (907) 344-4557		FAX: (907) 274-4258	
E-mail:		E-mail: dcoffey@coffey-law.net	

*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		
Property Tax #(000-000-00-000): 01420305000		
Site Street Address: 8007 Old Seward Highway, Anchorage, AK 99503		
Property Owner (if not the Petitioner): LeGrue Land Development, LLC		
Current legal description: (use additional sheet in necessary)		
Lots 9 and 10, Block 1 and Lots 9 and 10, Block 3 Van's Subdivision, according to Plot No. P-231 A Located in the Anchorage Recording District, Third Judicial District, State of Alaska		
Zoning: B-3	Acreage: 68,126 Square Feet	Grid # SW-2232

ALCOHOLIC BEVERAGE CONTROL BOARD LICENSE PROPOSED		
<input checked="" type="checkbox"/> Beverage Dispensary	<input type="checkbox"/> Private Club	<input type="checkbox"/> Restaurant, exempt
<input 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: <u>New</u>		
<input checked="" type="checkbox"/> Transfer of location: ABC license number: *purchase & transfer pending		
Transfer license location:		
Transfer licensed premises doing business as:		

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: 12-17-04 Signature (Agents must provide written proof of authorization): [Signature]

Accepted by: MA Poster & Affidavit: yes Fee: \$4000.00 Case Number: 2005-017

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- Turnagain 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)

- 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.

12-17-04 *Ray L. Linn*

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): Henry's Great Alaska Restaurant

What is the gross leaseable floor space in square feet? 12,085

What is the facility occupant capacity? 300

What is the number of fixed seats(booth and non movable seats)? 150

What is the number non-fixed seats(movable chairs, stools, etc.)? 150

What will be the normal business hours of operation? 11:00 a.m.-1:00 a.m., Monday -Sunday

What will be the business hours that alcoholic beverages will be sold or dispensed? 11:00 a.m.-1:00 a.m., M-Sunday

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

25% Alcoholic beverage sales

75% 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

PACKAGE STORES

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

N/A less than \$5.00

N/A \$5.00 to \$10.00

N/A \$10.00 to \$25.00

N/A 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.

See Attached.

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

See Attached.

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.

See Attached.

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. See Attached.
2. The demand for and availability of public services and facilities. See Attached.
3. Noise, air, water or other forms of environmental pollution. See Attached.
4. The maintenance of compatible and efficient development patterns and land use intensities. See Attached.

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?

None.

Within 1,000 feet of your site are how many active liquor licenses? None.

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? 10

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

The proposed restaurant is in proximity to the Abbott Rd. Town Center, where several businesses offer the sale of alcoholic beverages.

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?

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 Attached.

outside facility: See Attached.

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

X Yes ☐ No *Are real estate and business property taxes current?*
☐ Yes X 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.

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

Additional space if needed.

STANDARDS FOR CONDITIONAL USE APPROVAL
BEVERAGE DISPENSARY LIQUOR LICENSE FOR HENRY'S GREAT ALASKA
RESTAURANT

LOCATION AND DESCRIPTION OF PLANNED USE

Henry's of Anchorage, Inc. is making application for a conditional use permit to allow "on premises" alcohol sales for Henry's Great Alaska Restaurant located on 8007 Old Seward Highway. The use of this location for a brand new 300 seat upscale Alaskan restaurant with a beverage dispensary liquor license is consistent with the Anchorage 2020 Comprehensive Plan as set out in the policies discussed below.

A. Explain how the proposed conditional use furthers the goals and policies of the Anchorage 2020 Comprehensive Plan and conforms to the Comprehensive Development Plan in the manner required by AMC 21.05.

Henry's Great Alaska Restaurant is not presently constructed, but is being permitted, and will be located at 8007 Old Seward Highway in South Anchorage. The restaurant will exceed 12,000 square feet and will offer an upscale environment, enhanced modern amenities, and fine dining cuisine for Anchorage residents. Henry's Great Alaska Restaurant is located on the corner of 80th and Old Seward, which lies within close proximity of the Abbott Rd. Town Center.

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

The proposed conditional use for Henry's Great Alaska Restaurant conforms to the standards of Title 21 as well as the Anchorage 2020 Comprehensive Plan in all respects.

The Anchorage 2020 Comprehensive Plan does not specifically address the sale of alcoholic beverages in the community. However, the Municipality does call for the development of location standards and criteria for retail sales/service of alcoholic beverages.

The standards for a conditional use for alcoholic beverage sales and consumption are found in AMC 21.50.160 and in 21.50.020.

The proposed conditional use conforms to all Title 21 standards and is consistent with the Comprehensive Plan. My client will be presenting a detailed presentation to the Taku-Campbell Community Council in January in which we foresee no opposition. The operation of an authentic and upscale eatery with the service of alcohol is consistent with the code and Petitioner expects the conditional use to be supported by the local Community Council.

C. 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.

The restaurant location is adjacent to an area referenced in the Land Use Policy Map as a "Town Center". The Anchorage 2020 Plan describes a Town Center as "...a focal point for community activities...and their core is to be a mix of community serving retail, public services, and public civic facilities." Henry's Great Alaska Restaurant will target the appetites of both the local and visiting public by serving fine Alaskan seafood during both lunch and dinner hours in an upscale setting. Thus, the proposed conditional use is compatible with the surrounding neighborhood and district. Overall, this unique combination of authentic Alaskan fine dining with alcoholic beverages will provide the South Anchorage residents with a new and exciting dining experience.

D. 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 restaurant is situated in close proximity to the town center located on New Seward and Abbott Rd. Henry's Great Alaska Restaurant aids in the City's long-term goal of giving local residents more eating place options while creating a refined balance between automobile usage and other forms of

transportation such as walking, bicycling, car pooling, and bus transportation. Henry's Great Alaska Restaurant has extensive building and site plans, which sufficiently accommodate vehicular and pedestrian traffic circulation and safety. The site plan provides for adequate entrances and exits for vehicles to and from adjacent streets and designated parking areas. Henry's Great Alaska Restaurant is conveniently located on a vital thoroughfare which offers ease of access for all travelers. Public transportation and pedestrian access enhance the efficiency and overall convenience of this location.

2. Demand For and Availability of Public Services and Facilities.

The following public services are currently existing in Henry's Great Alaska Restaurant:

1. Public utilities (sewer and water, waste collection, electricity, natural gas)
2. Police and Fire protection as provided by the Municipality of Anchorage
3. Public bus transportation is available to patrons of the restaurant through People Mover with several pick-up locations to choose from.

There are no additional infrastructure requirements for any public services or facilities.

3. Noise, air, water, or other pollution.

Henry's Great Alaska Restaurant is committed to the operation of its facilities in an environmentally responsible way. There will be no pollution other than the normal storage and removal of trash. State of the art equipment, cooking devices, and ventilation will be employed to insure that both visitors and neighbors alike will not be impacted by the restaurant's operations.

4. Maintenance of compatible and efficient development patterns and land use intensities.

The maintenance of compatible and efficient development patterns and land use intensities does not apply to this

conditional use permit. Due to the fact that the general land use and zoning will not change as a result of conditional use approval.

E. Public Safety

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

Inside Facility:

All servers will be TAM certified. Employees will be instructed to ask for the identification of all persons appearing to be under 30 years of age. Employees who violate this policy will be terminated and will be instructed so upon employment. Further, managers and all servers will be trained and reminded to assess the condition of drinkers as enumerated in the TAM training to prevent the service of alcohol to drunken persons.

Outside Facility:

Further, for the protection of patrons in the parking lot, Henry's employees will patrol the parking lot, as needed, to ensure the minimization of loitering. My client will work with surrounding tenants, neighbors, neighboring community councils and service patrols to combat any problems which arise in or near the facility.

**THE LAW OFFICES OF
DAN K. COFFEY
A PROFESSIONAL CORPORATION
207 EAST NORTHERN LIGHTS BLVD.
SUITE 200
ANCHORAGE, ALASKA 99503**

RECEIVED
JAN 31 2005
**MUNICIPALITY OF ANCHORAGE
PLANNING & ZONING DIVISION**

Telephone: (907) 274-3385

Facsimile: (907) 274-4258

Dan K. Coffey
dcoffey@coffey-law.net

W. Sherman Ernouf
sernouf@coffey-law.net

January 28, 2005

Ms. Mary Autor
Municipality of Anchorage
Planning Department, Zoning Division
4700 Bragaw St., Room 153
Anchorage, AK 99519-6650

Dear Ms. Autor:

The purpose of this letter is to acknowledge the need to resolve and/or acquire additional permits and entitlements discussed in our post application meeting of January 21, 2005 regarding our client, Henry's of Anchorage, Inc., and Conditional Use application number 2005-017.

We have addressed all of the following items of concern to our client, his engineer, Carl Bassler, and his architect, Thomas Faulkenberry:

1. The petition site does include four lots, two zoned B-3 and two zoned R-O. They are advertising all four lots in the legal.
2. The two B-3 lots will be platted into a single lot. Spring Street will not be vacated.
3. Parking layout and driveway access permits are needed with the MOA Traffic Department and ADOT.
4. Parking calculations need to be confirmed by the MOA Traffic Department.
5. Parking layout needs to include handicap parking.
6. One Type B berth is needed.

7. Landscaping issues:

- a) An arterial is required along Old Seward Highway pursuant to 21.45.125.4.
 - b) A visual is required along the perimeter pursuant to 21.45.125.1.
 - c) 5% of the surface of the parking area needs to have interior landscaping pursuant to 21.45.080.W.10(a).
8. Employee and overflow parking will be needed on the R-O lots and will require the following:
- a) An off-street parking lot conditional use approval.
 - b) A variance pursuant to 21.45.080.W.1.
 - c) Joint parking agreements between all lots.
9. The revised site plan must show snow storage.
10. The trail and pedestrian walkway issues raised by the MOA Trails Coordinator will need to be addressed and or resolved with the building permit approvals.

With regard to the conditional use for the sale of alcoholic beverages, the following information is needed:

- 1. The estimated date for the completion of all construction.
- 2. Copies of Community Council letters giving their recommendation(s).
- 3. Copy of the proposed menu
- 4. Copy of complete application to be filed with the ABC Board regarding the liquor license.

In conclusion, we have been informed that a condition of approval on this conditional use will be that we have all required permits and entitlements prior to the conditional use becoming effective.

Thank you for your time and courtesies in this regard. We look forward to working with your department in the successful resolution of all of these issues.

Please call me directly if you have any further questions or concerns relating to this matter.

Sincerely,

A handwritten signature in black ink, appearing to read 'H. Burton', with a long horizontal line extending to the right.

Hunter Burton
Legal Assistant

**THE LAW OFFICES OF
DAN K. COFFEY**
A PROFESSIONAL CORPORATION
207 EAST NORTHERN LIGHTS BLVD.
SUITE 200
ANCHORAGE, ALASKA 99503

Telephone: (907) 274-3385

Facsimile: (907) 274-4258

Dan K. Coffey
dcoffey@coffey-law.net

W. Sherman Ernouf
sernouf@coffey-law.net

February 8, 2005

Ms. Mary Autor
Municipality of Anchorage
Planning Department, Zoning Division
4700 Bragaw Sreet, Room 153
Anchorage, AK 99519-6650

Re: Henry's of Anchorage Liquor License

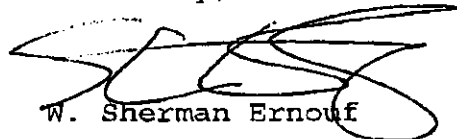
Dear Mary:

Please let this letter serve as a follow-up to our telephone discussions on this matter.

Henry's of Anchorage is currently attempting to purchase a beverage dispensary license in the Anchorage area. My client hopes to have a license as soon as is possible. After we have procured a license, I will get you all of the necessary information and this office will begin the transfer process. Until that time, my client wishes to proceed with the conditional use process which as the Assembly has noted in the past really should be completed before the transfer process.

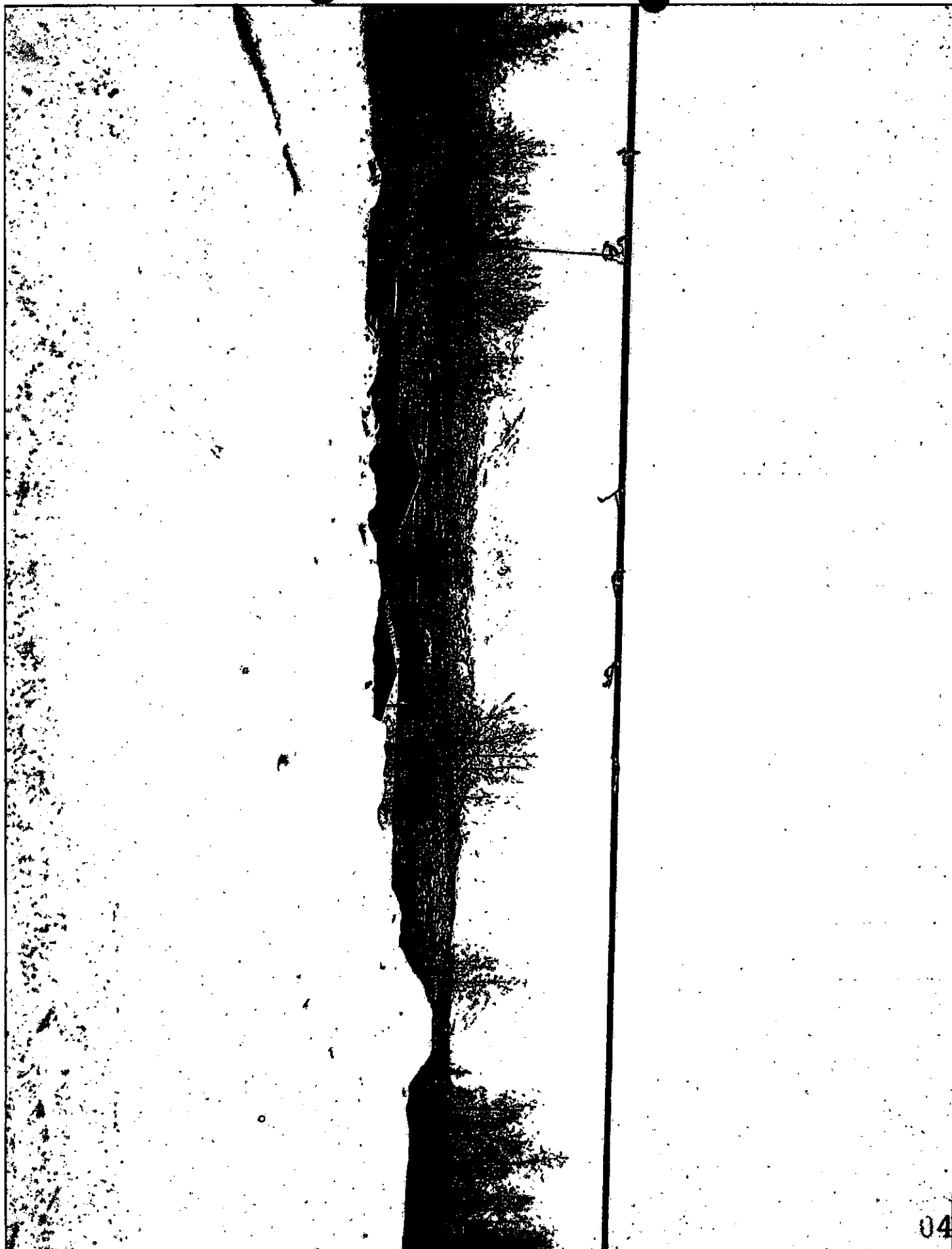
Thanks for all of your help. I am sorry for the delay in responding to your email.

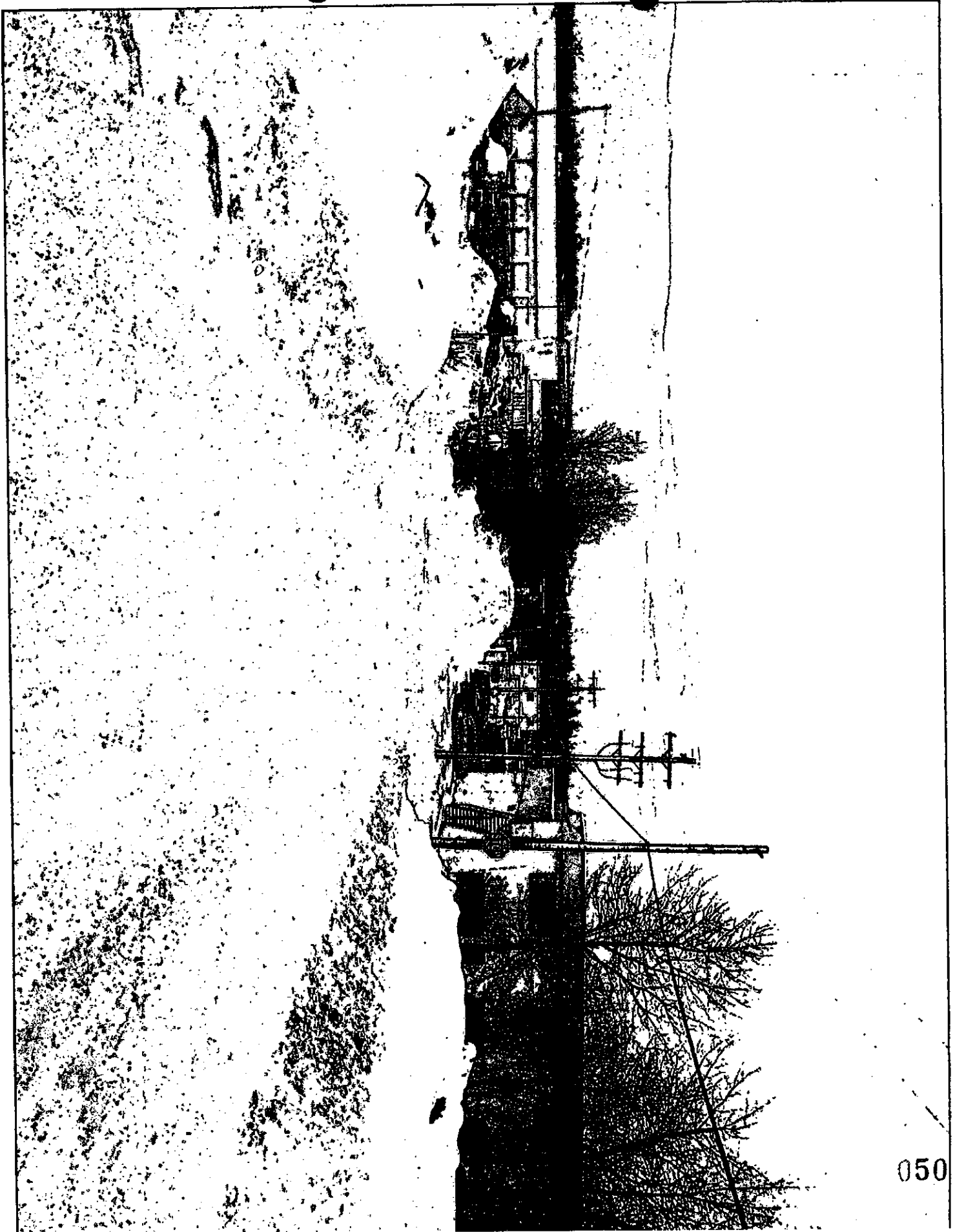
Sincerely,

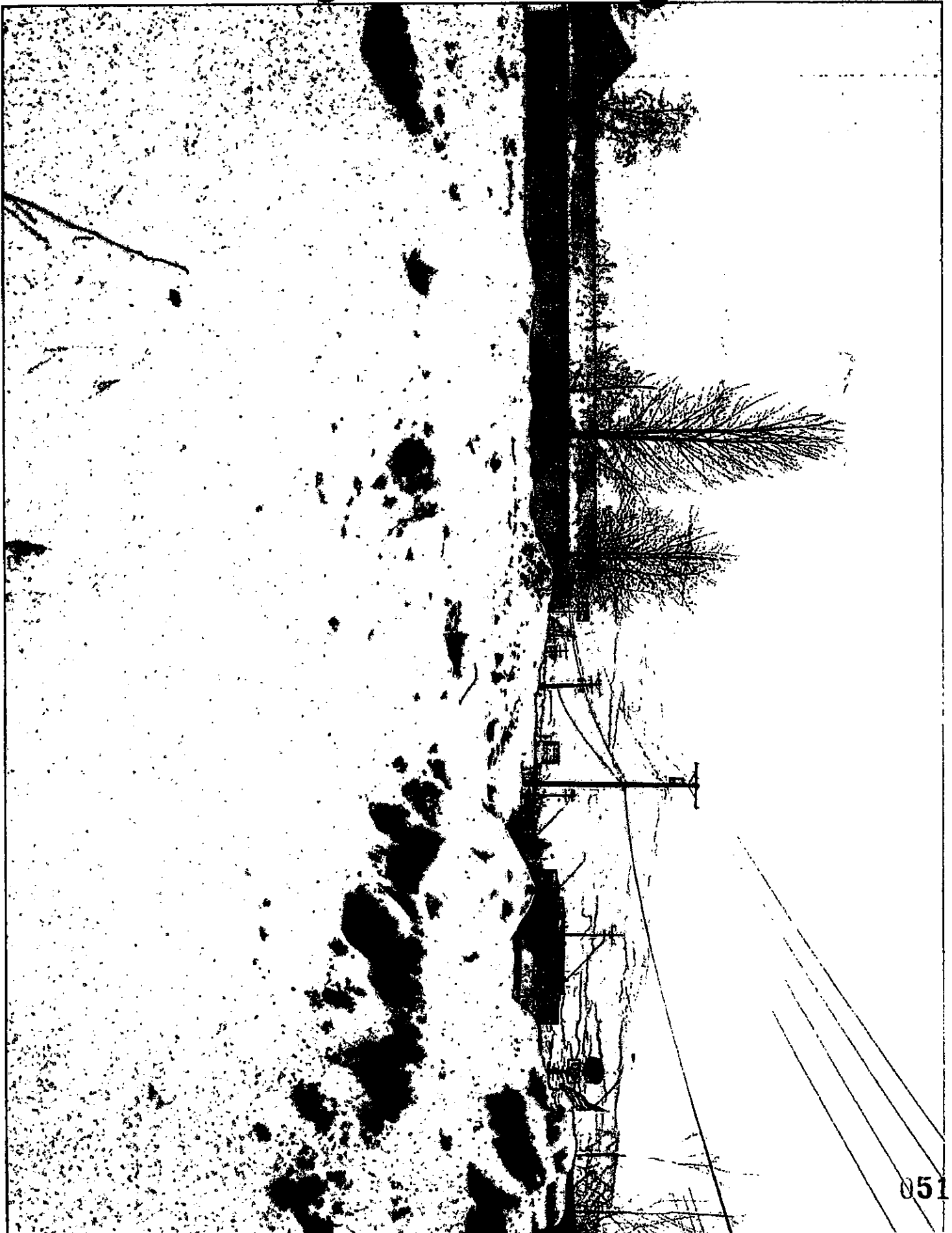


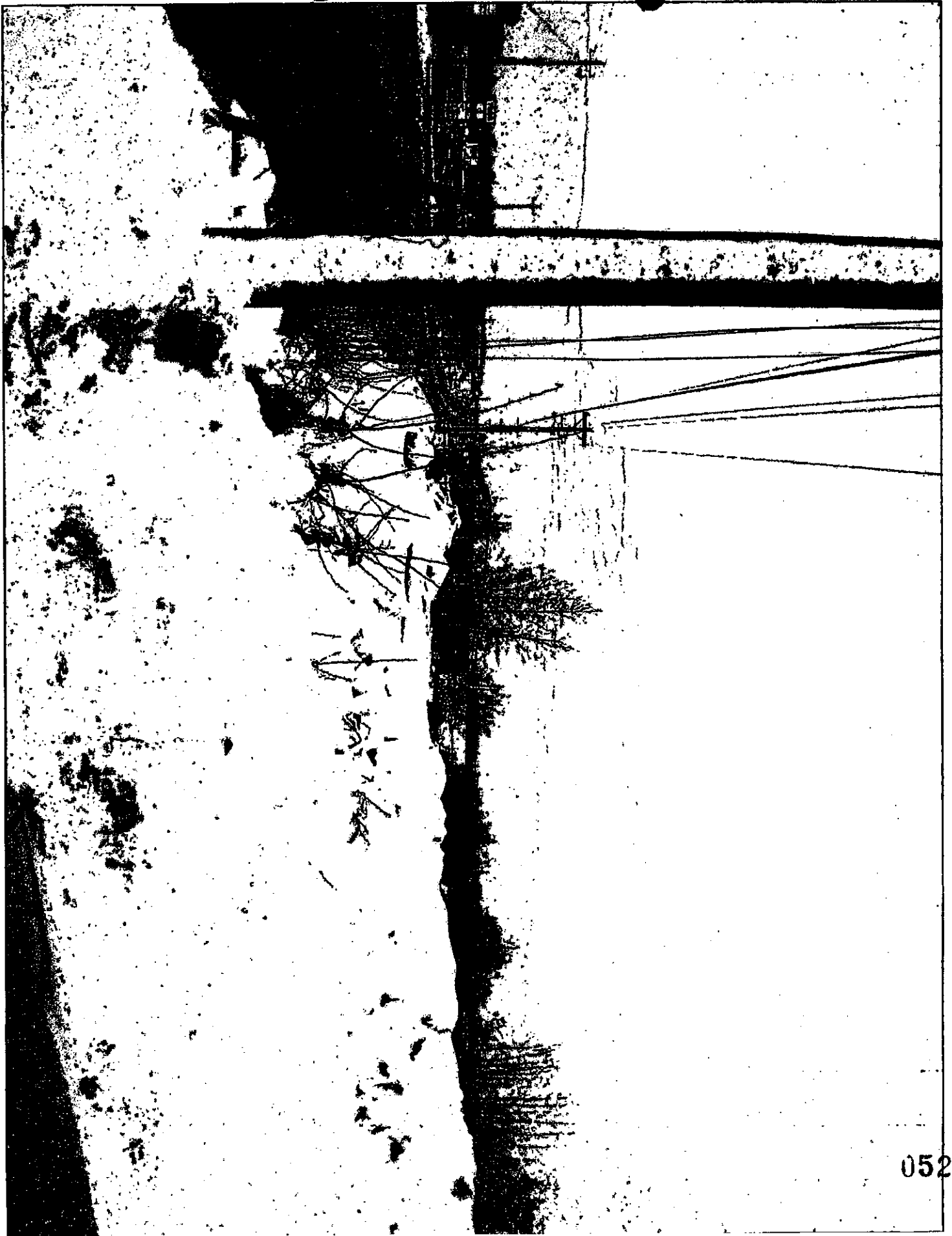
W. Sherman Ernouf

48a











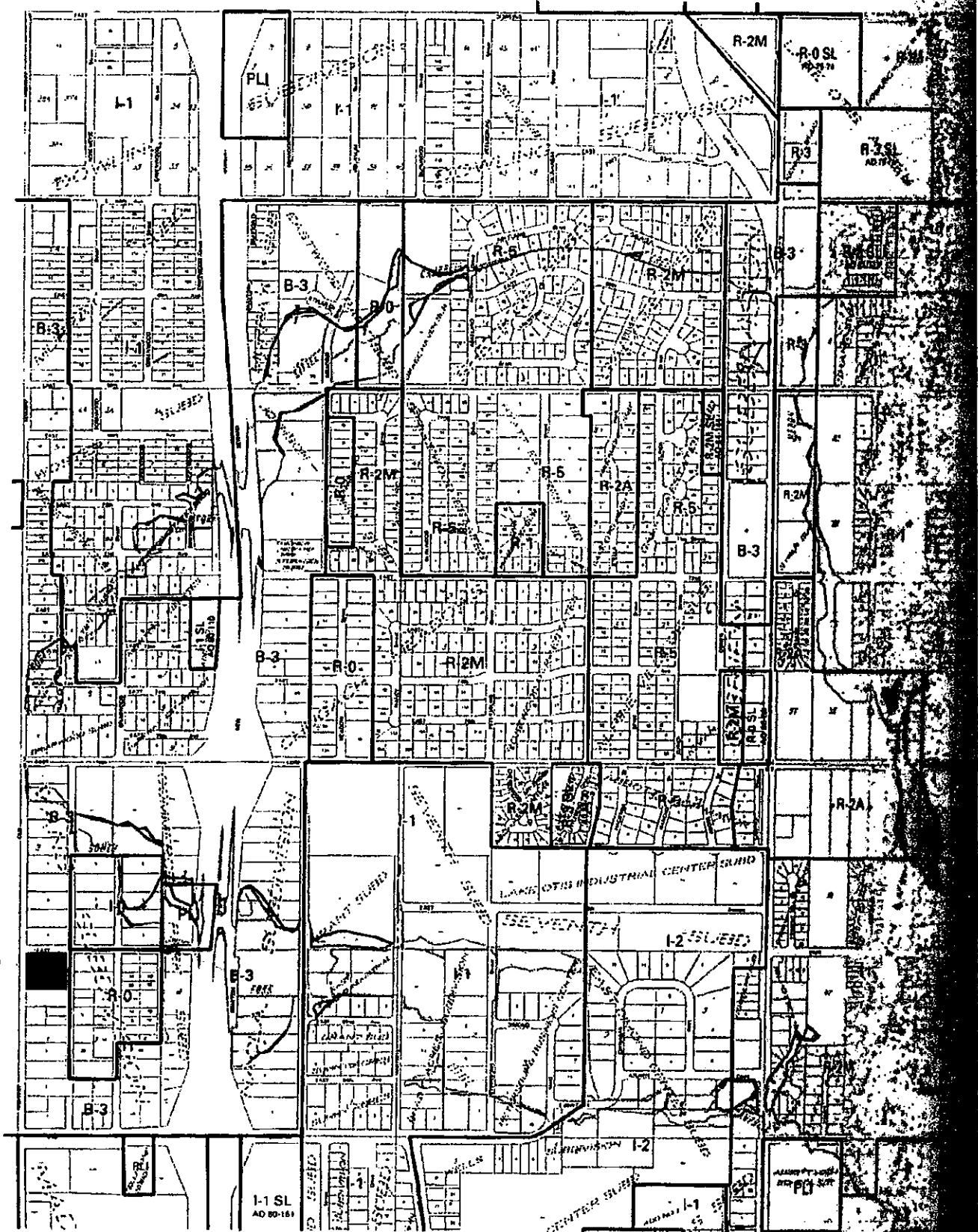
053

1

2

A

B

C
Lots 9
& 10
grid
2232

server\CURRENT\2004\2004_10\Henry's Great Alaskan Restaurant\Sheet11: Code-Title Page.dwg, 12/2/2004 10:27:00 AM, 1:2

CODEBOOKING INFORMATION					
Lot Information					
Legal Description LOT 18 Block 18.3 Frontal Subdivision On Island Road, Santa Monica Municipality, MARCO	Zoning R-3	Lot Coverage unrestricted	Lot Area 104,794 S.F.		
Governing Code 2000 MC, ICC	Type II Construction	Type I-B			
Occupancy A-2 RESTAURANT	Construction Method NOB (NON-SUPPORTED) CESS	Building Material SULLY STEEL DECK			
Fire Protection: Area					
<u>ALLOWED:</u>					
A-2 - RESTAURANT	21,500 S.F./R	Sq. Meters 80 Acres Per Acre			
KITCHEN	1,800 S.F.	DECK AREA			
BREAKFAST BAR	1,800 S.F.	20			
KITTOIN	2,370 S.F.	20			
UTILITY AREAS AND TOWNSHIP ACCESSORY	3,037 S.F.				
TOTAL	12,085 S.F.	320			
**Comments Load Factor is based on the number of fixed seating at booths and tables unless otherwise noted					
<u>INCREASES TAKEN</u>		ACTUAL # OF SEATINGS BY STORY			
NONE					
<u>Building Height/Floor of Stories</u>					
<u>ALLOWED # OF STORIES</u>					
By local code					
<u>Parking Requirements</u>					
REQUIRED 300 and 1/2" = 100 parking spaces required include 1 Van P.K. & 1 T.V.O					
PROPOSED CONSTRUCTION					
THIS PROJECT CONSISTS OF CONSTRUCTING A NEW RESTAURANT PER THE ENCLOSED PLANS. THE STRUCTURE IS TO BE WOOD FRAME WALLS AND GLU LAM BEAMS WITH EXPOSED TEAK DECORING.					

Lot Information					
Legal Description	Zoning	Lot coverage	Lot Area		
A-2 ZONING DISTRICT LOT 3 & 4 60,798 S.F.	R-3	unimproved	60,798 S.F.		
Owner: JAMES W. BOWEN JR. Corner of South & Oak Street Northridge, Oregon					
Governing Code	2000 BC, E.C.	Type of Construction	Type I-B		
OCCUPANCY			Seasonations Required		
A-2 BEST ALPHABET			NONE NON-EXPOSED TO RESIST		
Fire Protection:			Building is FULLY SPRINKLERED		
Area's					
ALUMINUM			See Attached BC Area North Sheet		
EXTRA			None SF		
MAIN DINING ROOM			5,880 SF		
LIFT UP AREAS AND			2,790 SF		
TOILETS ACCESSORY			3,037 SF		
TOTAL			12,085 SF		
INCREASES TAKEN			320		
NONE			**Compost Load Factor is based on the number of food serving at banquets and tables unless otherwise noted		
Building Height(s) of Stories			ACTUAL H.T./STORIES		
ALUMINUM H.T./STORIES			TWO STORIES		
Parking Requirements					
REQUIRED 300 and 1/2 = 100 parking spaces required include 1 Van P.K. & 3 T.V.O.					
PROJECT DESCRIPTION					
THIS PROJECT CONSISTS OF CONSTRUCTING A NEW BEST ALPHABET PER THE ENCLOSED PLANS. THE STRUCTURE IS TO BE WOOD FRAME WALLS AND GLASS LAM BEAMS WITH EXPOSED TIMBER DECORATING.					

P.O. Box 230001 • Anchorage, Alaska 99523-0001 • (907) 522-9191
(907) 522-9192 FAX • T-MAIL • book@book.com

[illegible]

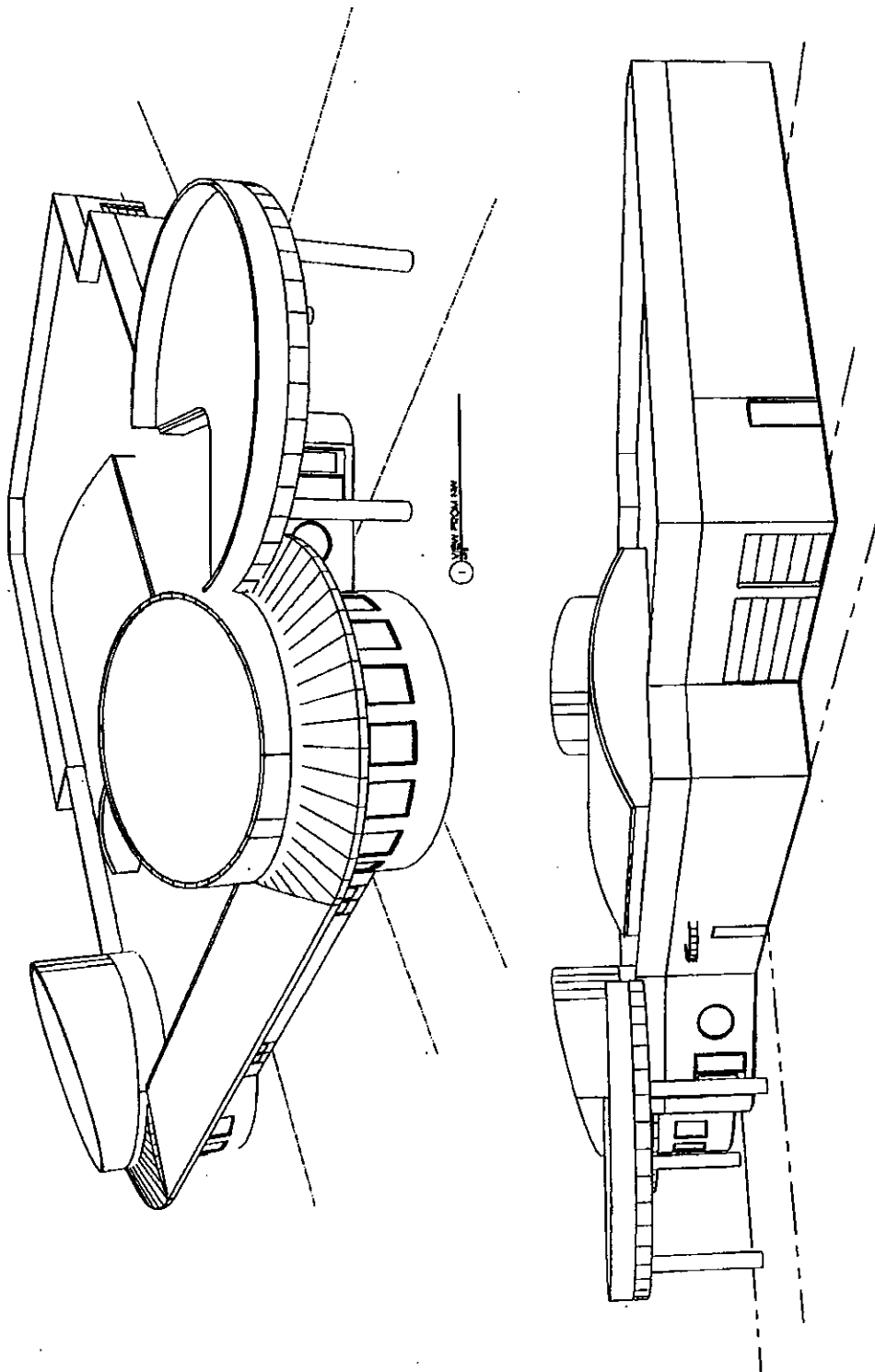
1.3.1

HENRY'S GREAT ALASKAN RESTAURANT
New Restaurant
Lots 9 & 10, Blocks 1 & 2, Voss Subdivision
Anchorage, Alaska

ARCHITECTS
VULKENBERG & ASSOCIATES, INC.
P.O. Box 228833 - Anchorage, Alaska 99512-8833 (907) 562-7913



Job Number: 200-16
Drawn by: TJP
Checked by: TJP
Date: 12/15/04
Revisions:



1. NORTH ARROW

2. NORTH ARROW

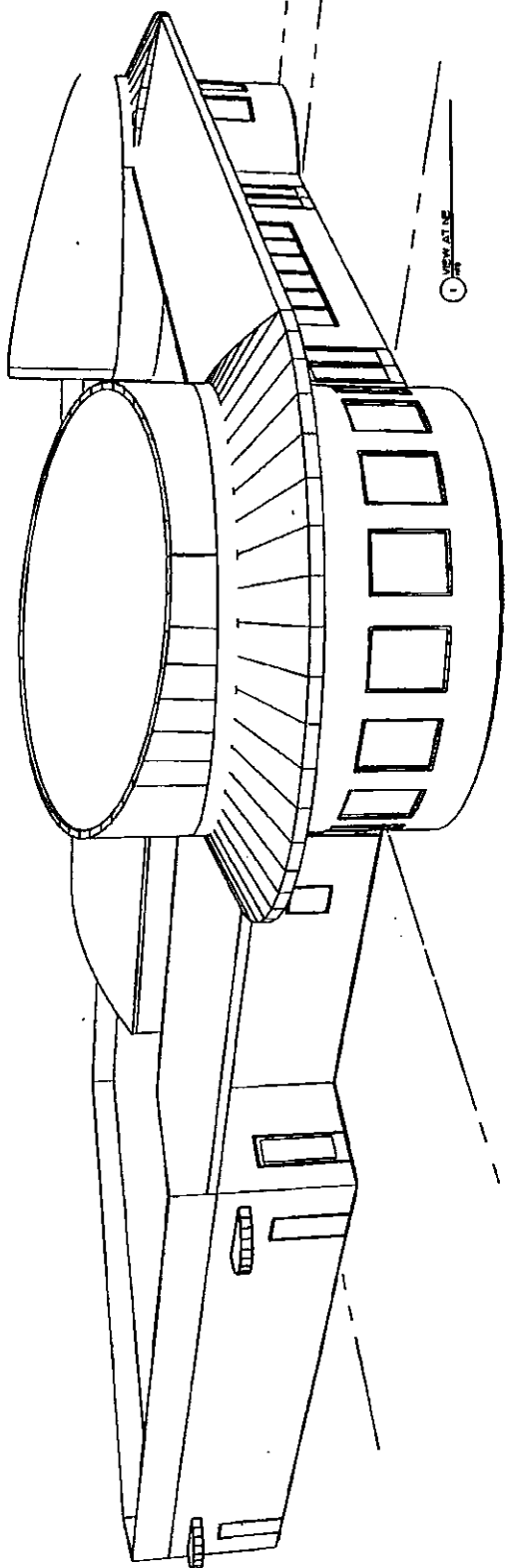
NEW RESTAURANT
HENRY'S GREAT ALASKAN RESTAURANT
Lots 8 & 10, Block 1 & 2, Vons Subdivision
Anchorage, Alaska



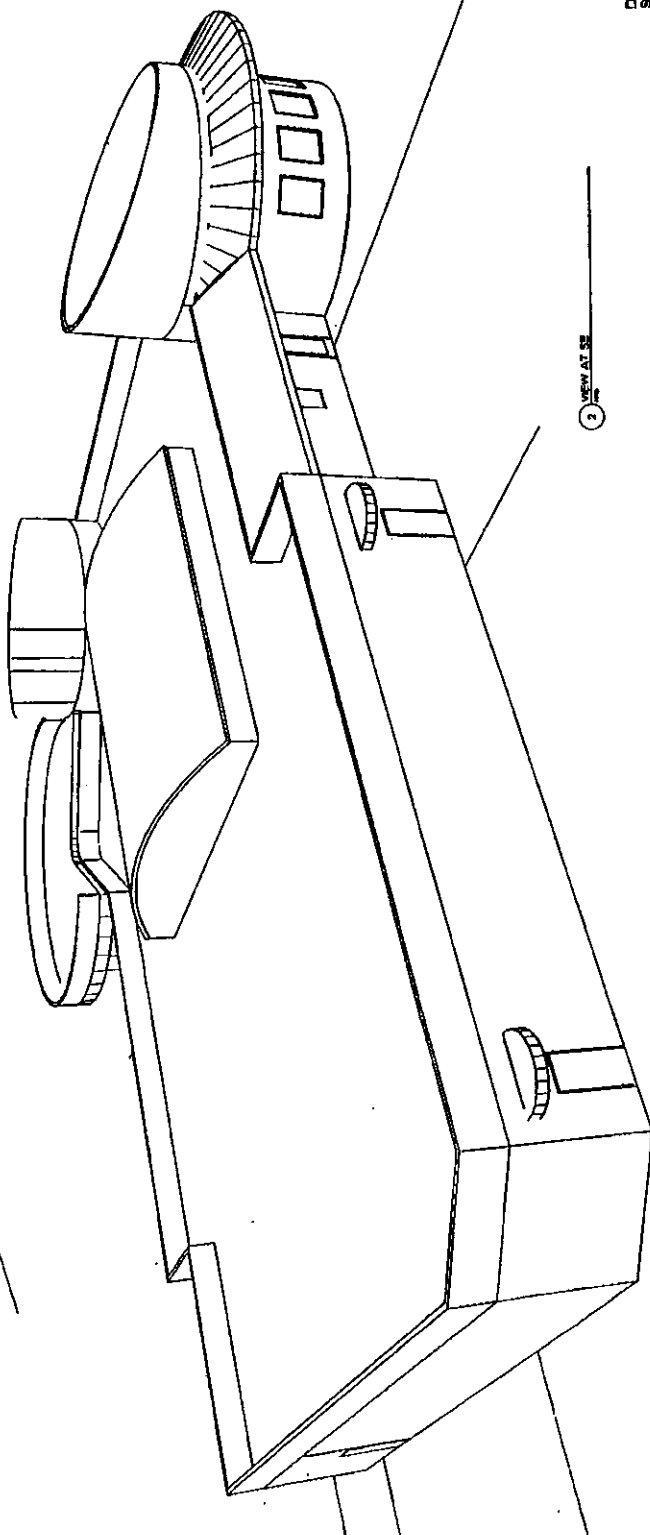
AULKENBERRY
& ASSOCIATES, INC.
ARCHITECTS



Job Number 200-16
Drawn by TJP
Checked by TJP
Date 10/3/04
Revisions



1 VIEW AT SE



2 VIEW AT SE

[illegible][illegible]

HAUL ROUTE & USE OF EXCAVATED MATERIAL

THE HALL MOUNT WILL BE FROM THE SITT
TO BORN ALE, THEN EAST TO THE FRONTAGE
ROAD, THEN SOUTH TO DRAGON ROAD, EAST
TO LAKE ERIC, THEN NORTH TO KING ALE
RETURN MOUNT WILL BE FROM KING ALE TO CORNER
THEIR WEST TO THE OLD SQUARE, THEN SOUTH TO THE
74TH ALE EAST, MOUNT ON WITH A BACK TO SPREAD SE
AND THE SITT. MOUNT IS PROPOSED FOR THE FALL

THE HALL, HOWEVER, WILL BE FROM THE SIZE OF 100,000 TO 150,000 SQUARE FEET, THE ARCHITECTS SAY. THE HALL WILL BE BUILT ON A 10-ACRE SITE IN THE SOUTH PART OF THE CITY, NEAR THE RIVER. THE HALL WILL BE BUILT ON A 10-ACRE SITE IN THE SOUTH PART OF THE CITY, NEAR THE RIVER. THE HALL WILL BE BUILT ON A 10-ACRE SITE IN THE SOUTH PART OF THE CITY, NEAR THE RIVER.

[illegible]

2. SOILS: EXHAUSTED MATERIAL IS AS DESCRIBED IN THE SURVEY, AND INCLUDES CRACKED, SAND AND SOME SILTS. THE MAJORITY OF EXHAUSTED MATERIAL HAS BEEN CLASSIFIED AS P3 AND P4, SILTS REPRESENT MORE THAN ONE-HALF OF THE TOTAL VOLUME OF EXHAUSTED MATERIAL.

LOCATION MAP

1100 12TH AVENUE

SPRING STREET

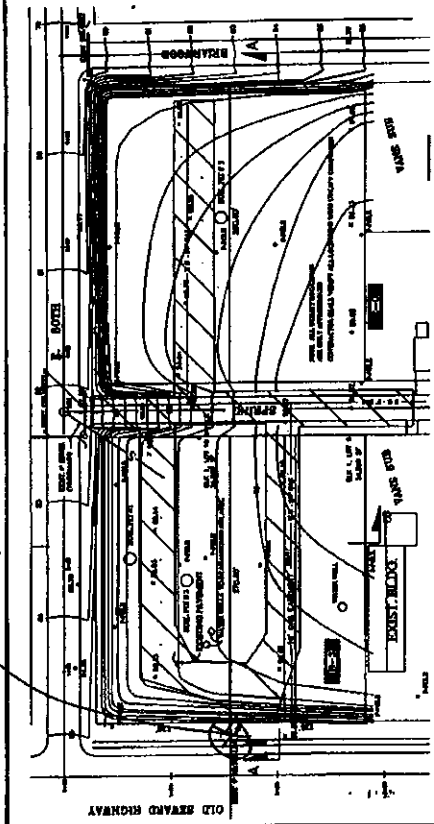
11

SCALE = APPROX 1"=100'

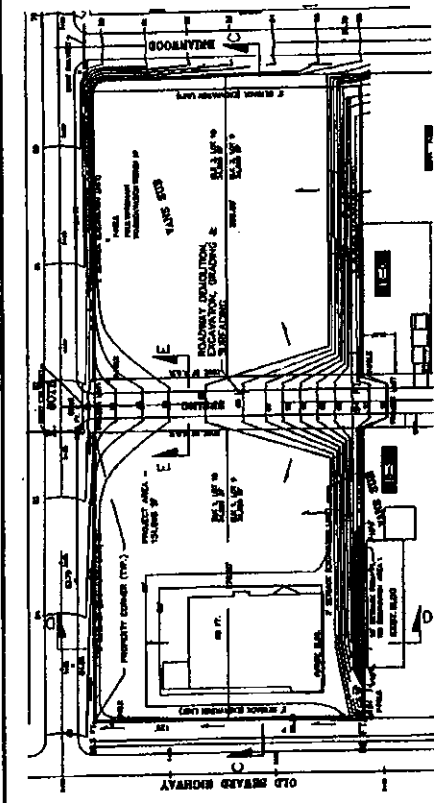
VICINITY MAP

NAME	DATE	TIME	LOCATION	REMARKS
John Doe	10/10/1964	10:00	Room 101	Normal
Jane Smith	10/10/1964	10:00	Room 101	Normal
Bob Johnson	10/10/1964	10:00	Room 101	Normal
...

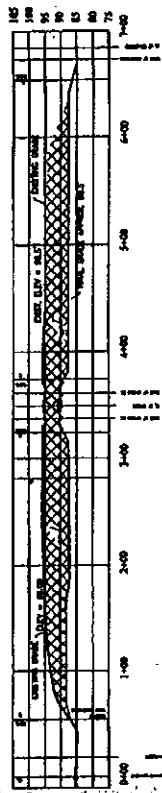
CM WATER TO 1000



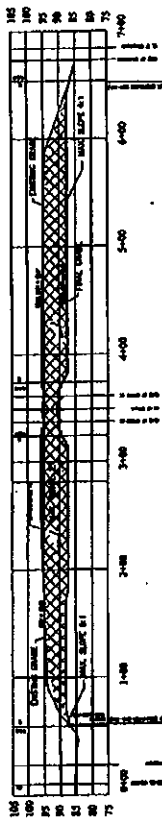
EXISTING TOPOGRAPHY



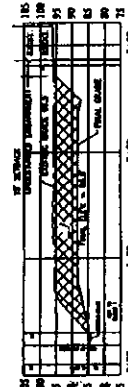
PHASE 1 GRADING PLAN



SECTION A-A



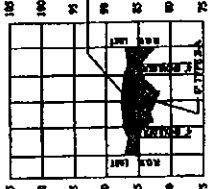
SECTION C-C



SECTION B-B



SECTION D-D

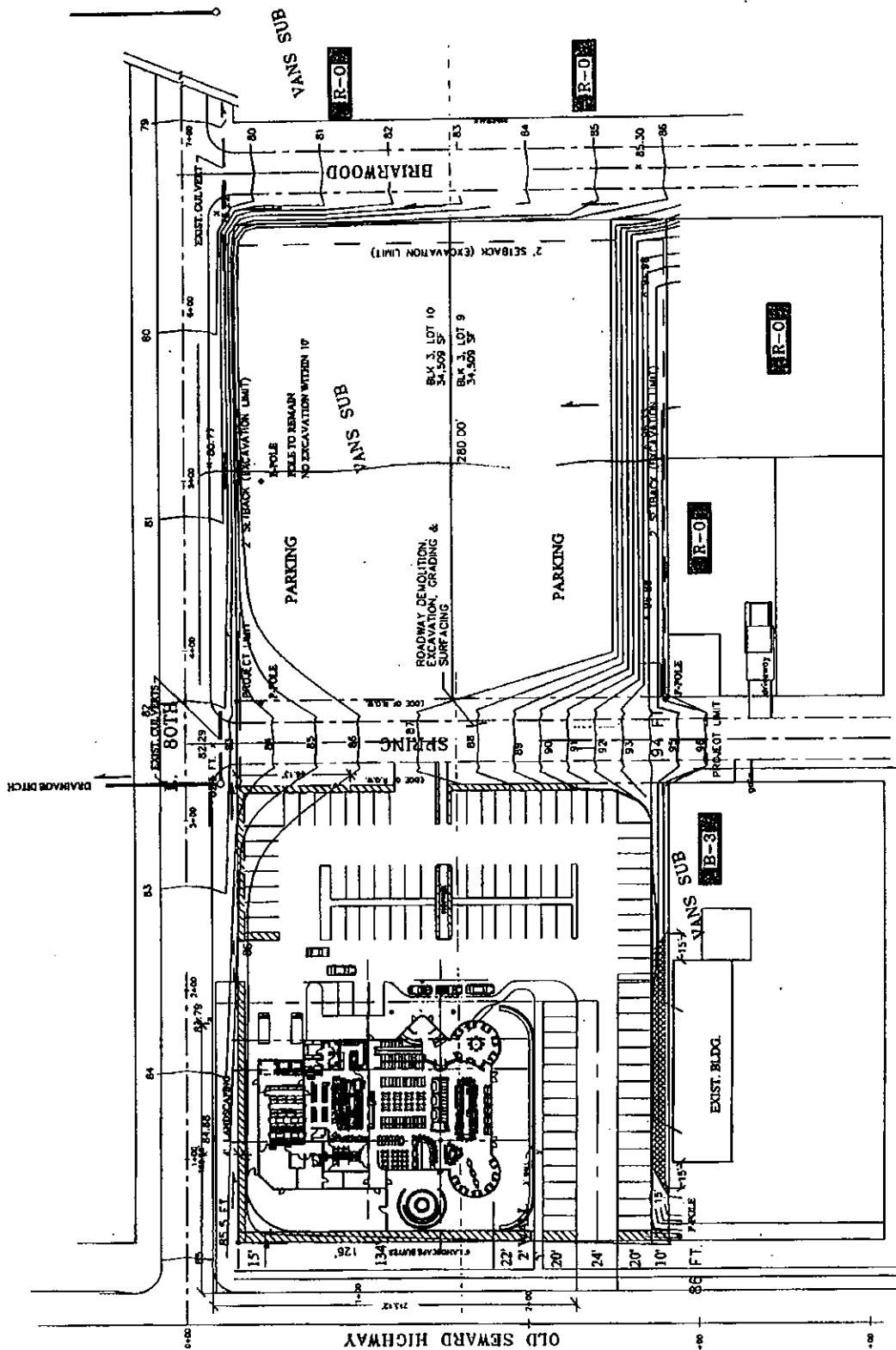


ELEVATION VOLUME - APPROX 33,254 CY

TEMPORARY E.A.P. EMBANKMENT
34" WIDE W/ GRASS BAILINGS
2" LEVELING COURSE
6" TYPE B-A BASE COURSE

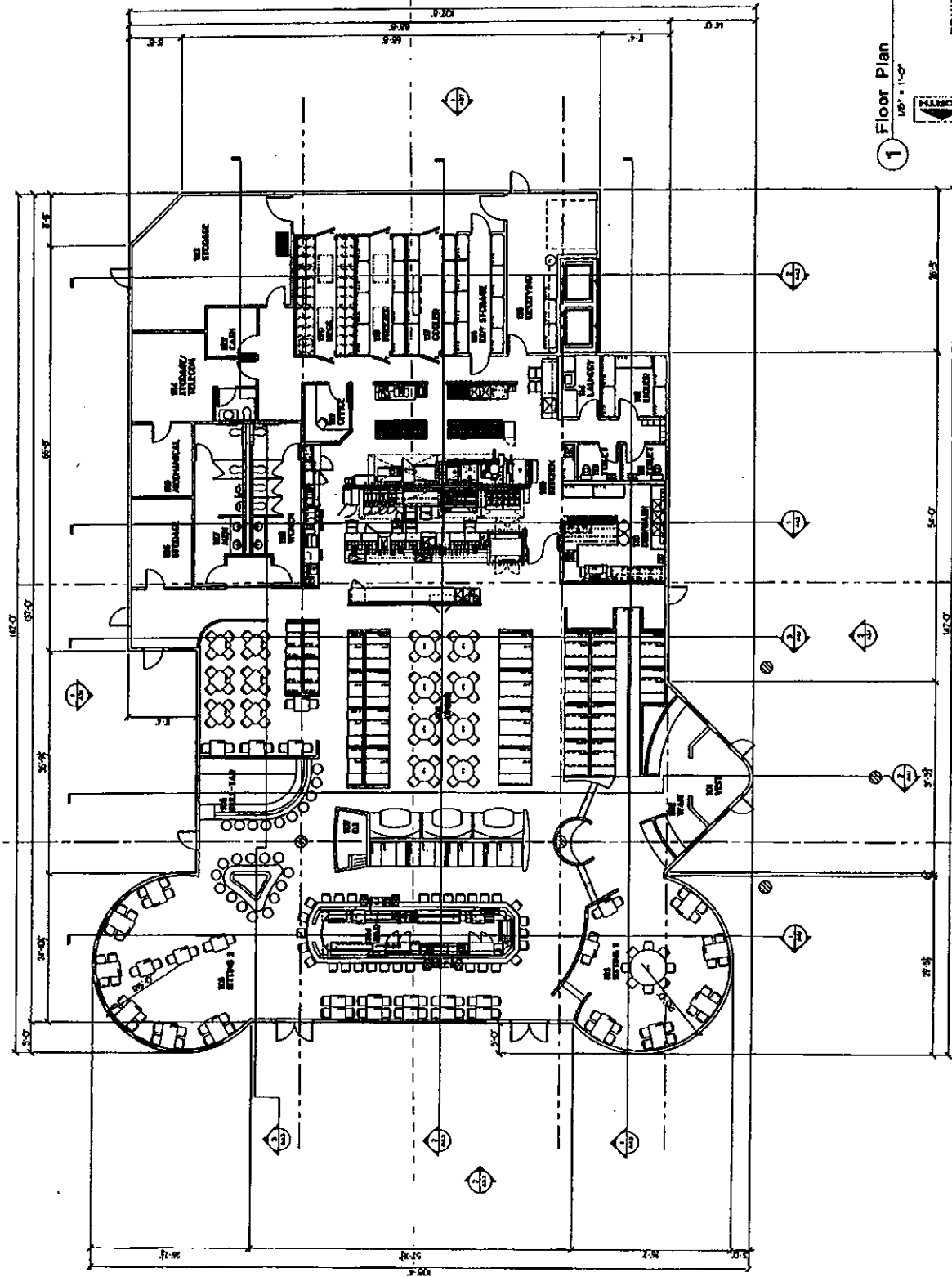
SECTION E-E

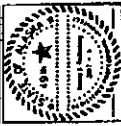
<p>RECORD DRAWING Item 7, to be used in original contract when project is completed. This drawing shall be submitted to the City Engineer for review and approval. The City Engineer's review shall be limited to the technical aspects of the drawing and shall not constitute an endorsement of the project or the City of Raleigh.</p> <p>DATE: 10/1/00 BY: [Signature] TITLE: [Title] PROJECT: [Project Name] SHEET: 2 OF 2</p>		<p>McKinley PLANNING & ENGINEERING 1000 W. GARRISON ST. RALEIGH, NC 27601 TEL: 919/873-1234 FAX: 919/873-1235</p>		<p>SECTION E-E MUNICIPALITY OF ANCHORAGE WATER & WASTEWATER UTILITY WATER - WASTEWATER SHEET 2 OF 2</p>	
--	--	--	--	--	--



2 SITE PLAN

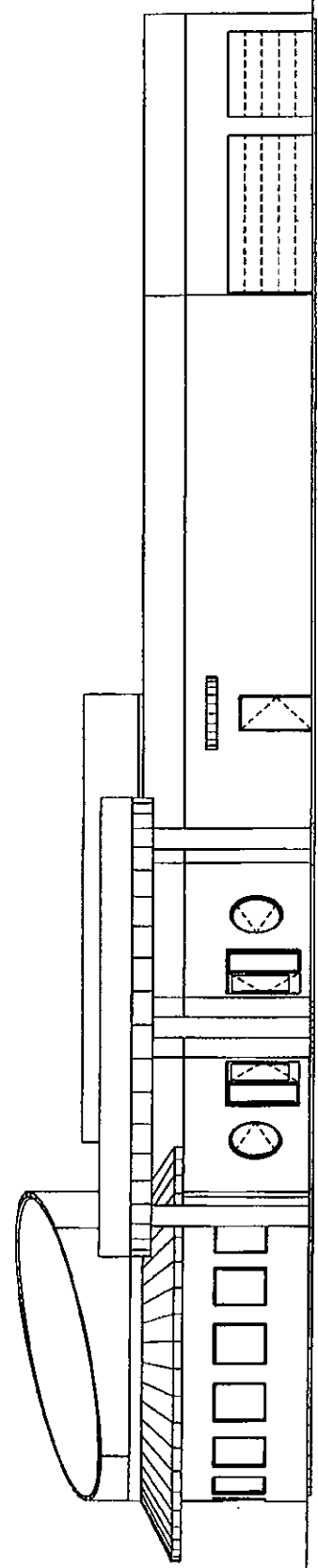
4 Floor Plan



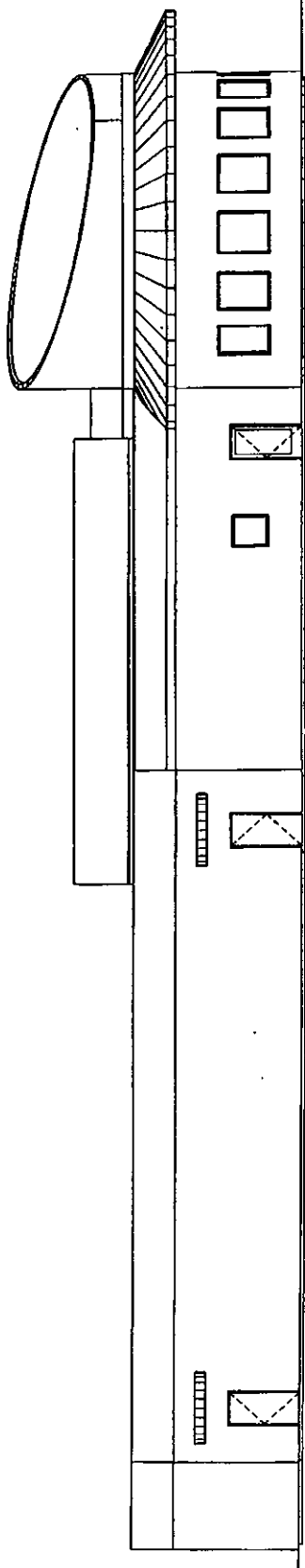


Job Number	200-118
Drawn by	TPB
Checked by	TPB
Date	10/18/04
Revisions	

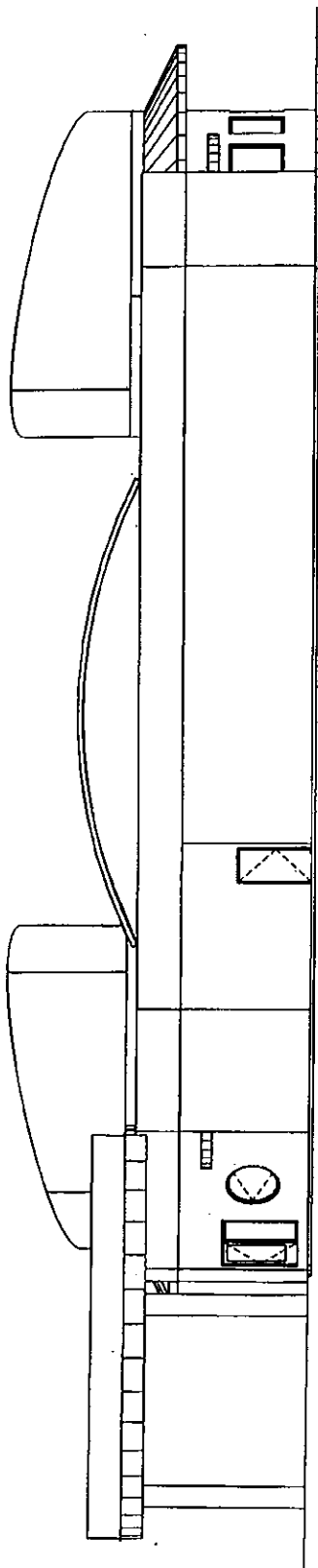
DRAWINGS ARE 1/2
SCALE INDICATED



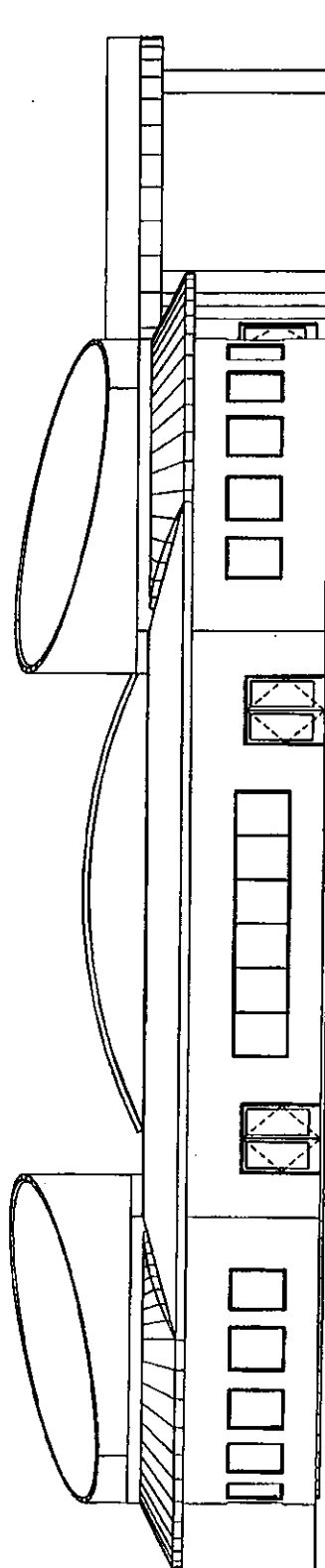
2 WEST ELEVATION
 3/8" = 1'-0"



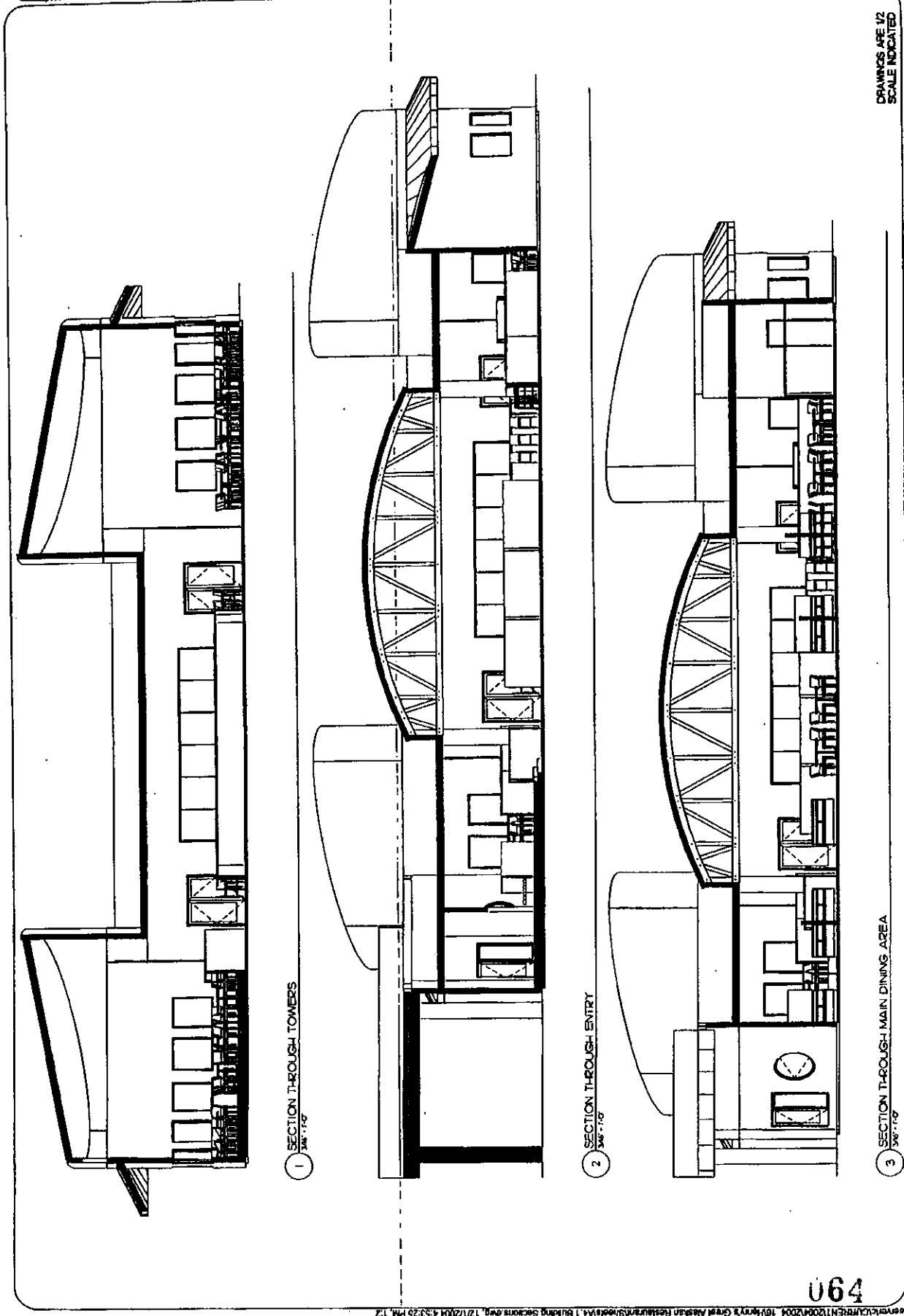
1 EAST ELEVATION
 3/8" = 1'-0"



1 SOUTH ELEVATION
24' x 10'



2 NORTH ELEVATION
3/16" = 1'-0"

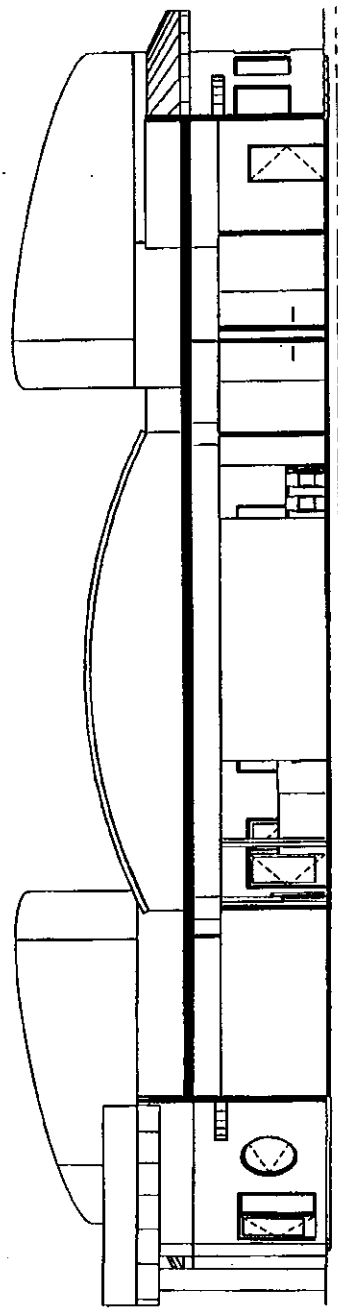


DRAWINGS ARE 1/2"
 SCALE UNLESS NOTED

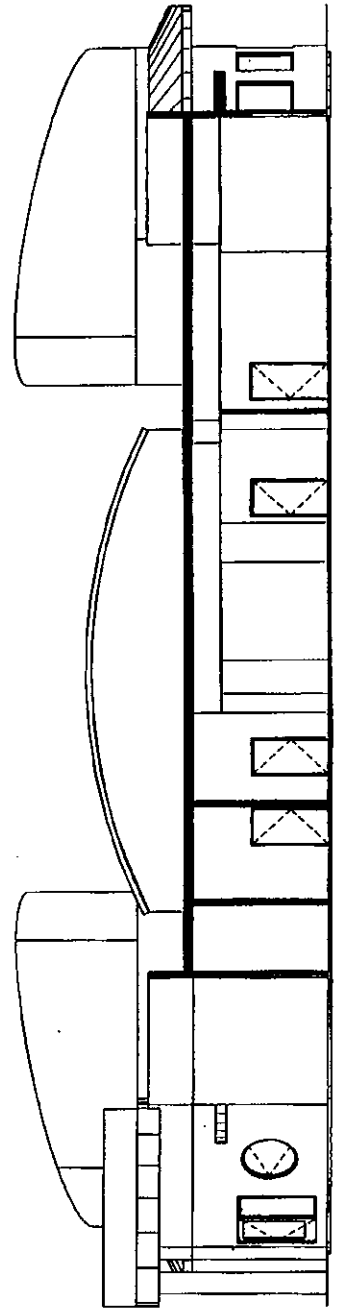
SECTION THROUGH MAIN DINING AREA
 3/8" = 1'-0"

SECTION THROUGH ENTRY
 3/8" = 1'-0"

SECTION THROUGH TOWERS
 3/8" = 1'-0"



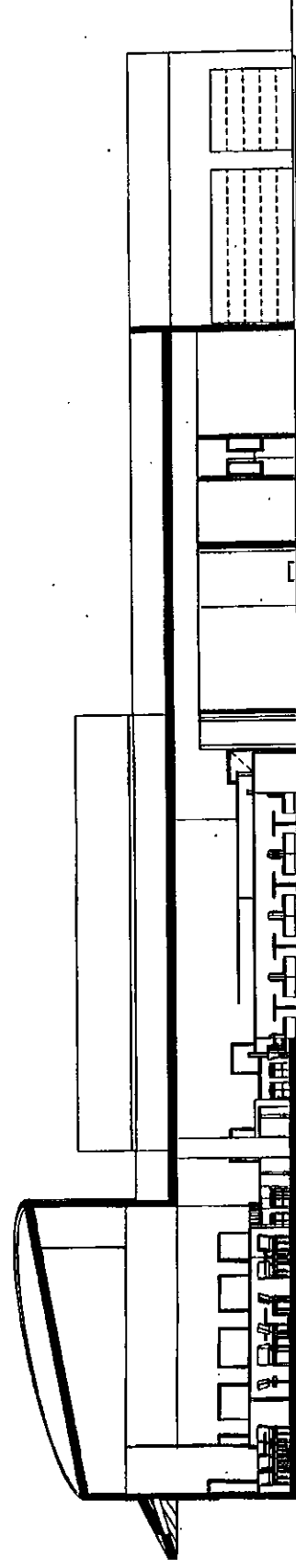
1 SECTION THROUGH KITCHEN
3/8" = 1'-0"



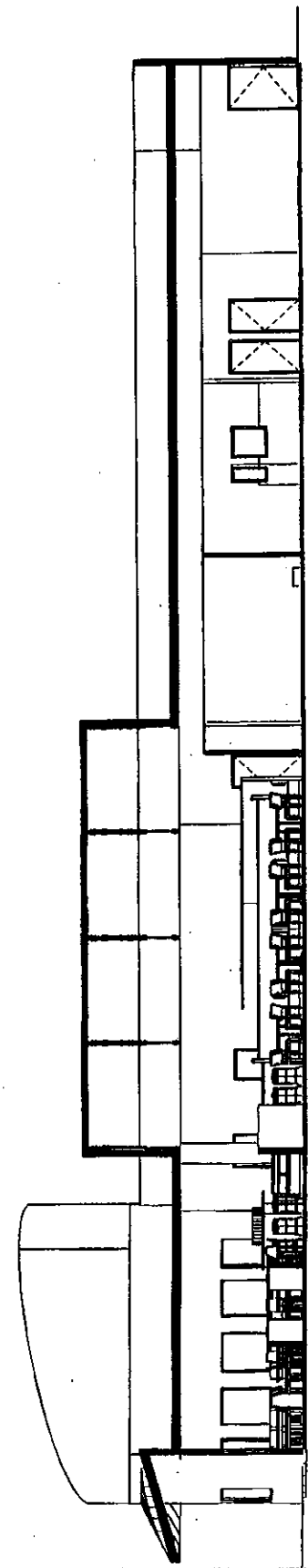
2 SECTION THROUGH STORAGE ROOMS
3/8" = 1'-0"



DRAWINGS ARE 1/2
SCALE INDICATED



1 LONGITUDINAL SECTION THROUGH ENTRY
3/8" = 1'-0"



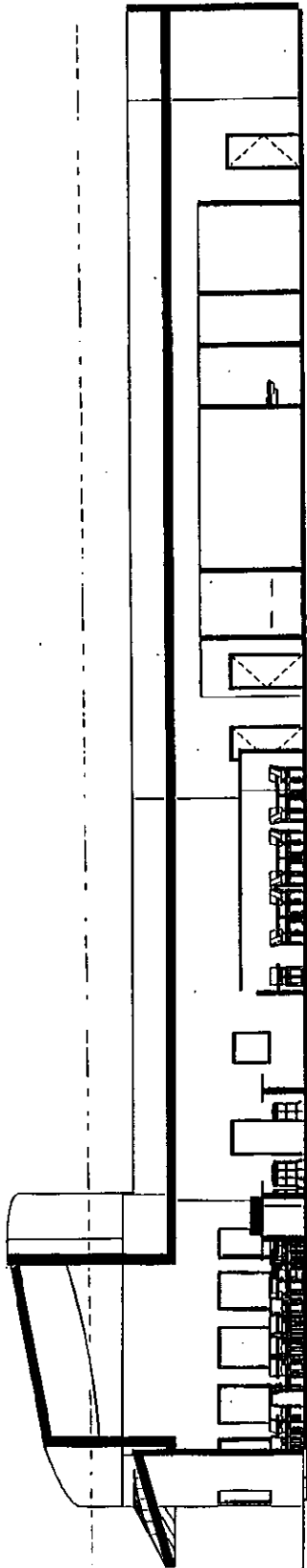
2 LONGITUDINAL SECTION THROUGH MAIN DINING AREA
3/8" = 1'-0"

HENRY'S GREAT ALASKAN RESTAURANT
New Restaurant
Lots 9 & 10, Blocks 1 & 2, Vons Subdivision
Anchorage, Alaska

PAUL KREBERN
& ASSOCIATES, INC.
ARCHITECTS



Job Number 2004-15
Drawn by TSP
Checked by TSP
Date 10/10/04
Revisions



1 LONGITUDINAL SECTION THROUGH RESTROOMS
3/8\"/>

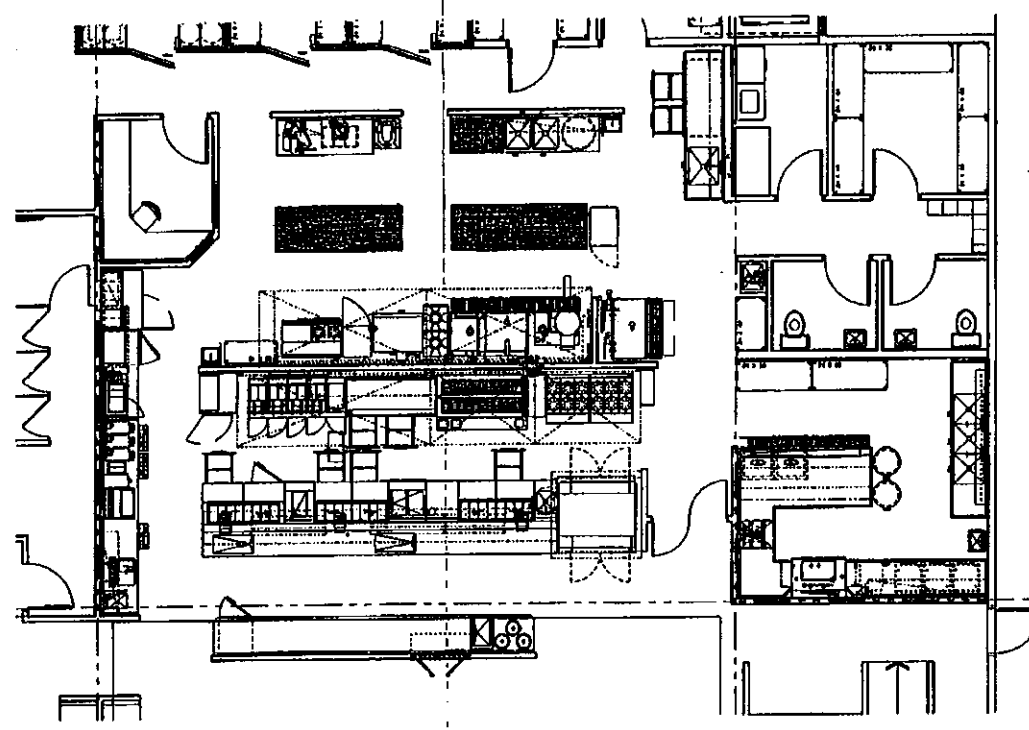
Job Number: 788.16
 Drawn by: JTB
 Checked by: JTB
 Date: 10/26/04
 Revisions:



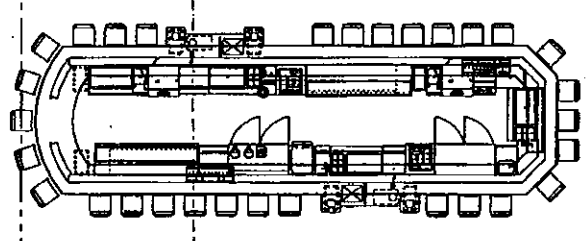
PAUL KEMBERLY & ASSOCIATES, INC.
 ARCHITECTS
 705 W. 22nd - Anchorage, Alaska 99501-9941 (907) 521-1941

HENRY'S GREAT ALASKAN RESTAURANT
 New Restaurant
 Lots 9 & 10, Block 1 & 2, Vena Subdivision
 Anchorage, Alaska

Sheet
A5.1

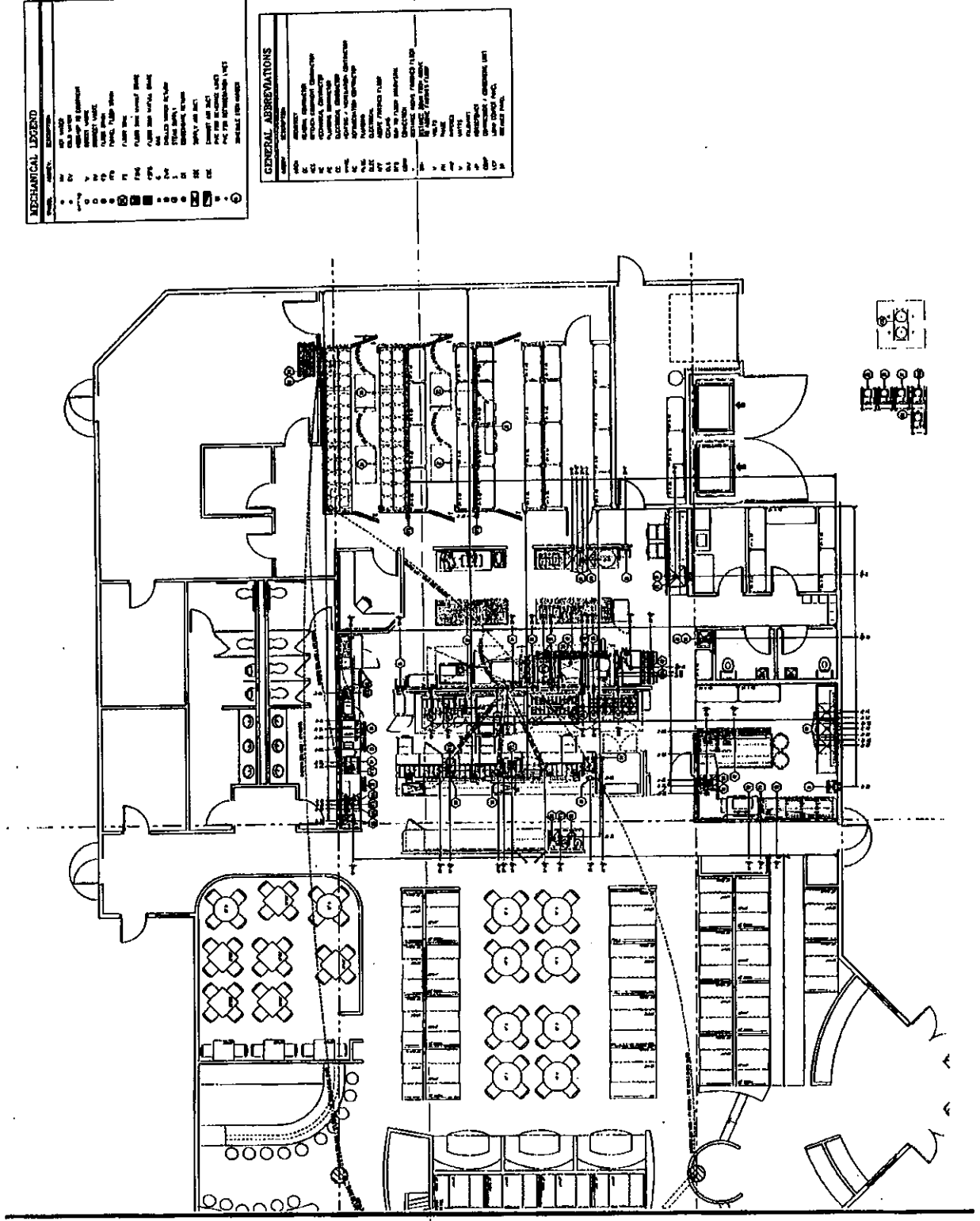


2 Kitchen Plan
 1/4" = 1'-0"



1 Bar Plan
 1/4" = 1'-0"

[illegible]



MECHANICAL LEGEND

SYMBOL	DESCRIPTION
○	1/2" NPT
●	3/4" NPT
⊙	1" NPT
⊗	1 1/2" NPT
⊕	2" NPT
⊖	2 1/2" NPT
⊗	3" NPT
⊕	3 1/2" NPT
⊖	4" NPT
⊗	4 1/2" NPT
⊕	5" NPT
⊖	5 1/2" NPT
⊗	6" NPT
⊕	6 1/2" NPT
⊖	7" NPT
⊗	7 1/2" NPT
⊕	8" NPT
⊖	8 1/2" NPT
⊗	9" NPT
⊕	9 1/2" NPT
⊖	10" NPT
⊗	10 1/2" NPT
⊕	11" NPT
⊖	11 1/2" NPT
⊗	12" NPT
⊕	12 1/2" NPT
⊖	13" NPT
⊗	13 1/2" NPT
⊕	14" NPT
⊖	14 1/2" NPT
⊗	15" NPT
⊕	15 1/2" NPT
⊖	16" NPT
⊗	16 1/2" NPT
⊕	17" NPT
⊖	17 1/2" NPT
⊗	18" NPT
⊕	18 1/2" NPT
⊖	19" NPT
⊗	19 1/2" NPT
⊕	20" NPT
⊖	20 1/2" NPT
⊗	21" NPT
⊕	21 1/2" NPT
⊖	22" NPT
⊗	22 1/2" NPT
⊕	23" NPT
⊖	23 1/2" NPT
⊗	24" NPT
⊕	24 1/2" NPT
⊖	25" NPT
⊗	25 1/2" NPT
⊕	26" NPT
⊖	26 1/2" NPT
⊗	27" NPT
⊕	27 1/2" NPT
⊖	28" NPT
⊗	28 1/2" NPT
⊕	29" NPT
⊖	29 1/2" NPT
⊗	30" NPT
⊕	30 1/2" NPT
⊖	31" NPT
⊗	31 1/2" NPT
⊕	32" NPT
⊖	32 1/2" NPT
⊗	33" NPT
⊕	33 1/2" NPT
⊖	34" NPT
⊗	34 1/2" NPT
⊕	35" NPT
⊖	35 1/2" NPT
⊗	36" NPT
⊕	36 1/2" NPT
⊖	37" NPT
⊗	37 1/2" NPT
⊕	38" NPT
⊖	38 1/2" NPT
⊗	39" NPT
⊕	39 1/2" NPT
⊖	40" NPT
⊗	40 1/2" NPT
⊕	41" NPT
⊖	41 1/2" NPT
⊗	42" NPT
⊕	42 1/2" NPT
⊖	43" NPT
⊗	43 1/2" NPT
⊕	44" NPT
⊖	44 1/2" NPT
⊗	45" NPT
⊕	45 1/2" NPT
⊖	46" NPT
⊗	46 1/2" NPT
⊕	47" NPT
⊖	47 1/2" NPT
⊗	48" NPT
⊕	48 1/2" NPT
⊖	49" NPT
⊗	49 1/2" NPT
⊕	50" NPT

GENERAL ABBREVIATIONS

SYMBOL	DESCRIPTION
○	1/2" NPT
●	3/4" NPT
⊙	1" NPT
⊗	1 1/2" NPT
⊕	2" NPT
⊖	2 1/2" NPT
⊗	3" NPT
⊕	3 1/2" NPT
⊖	4" NPT
⊗	4 1/2" NPT
⊕	5" NPT
⊖	5 1/2" NPT
⊗	6" NPT
⊕	6 1/2" NPT
⊖	7" NPT
⊗	7 1/2" NPT
⊕	8" NPT
⊖	8 1/2" NPT
⊗	9" NPT
⊕	9 1/2" NPT
⊖	10" NPT
⊗	10 1/2" NPT
⊕	11" NPT
⊖	11 1/2" NPT
⊗	12" NPT
⊕	12 1/2" NPT
⊖	13" NPT
⊗	13 1/2" NPT
⊕	14" NPT
⊖	14 1/2" NPT
⊗	15" NPT
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⊗	16 1/2" NPT
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⊗	18" NPT
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⊕	41" NPT
⊖	41 1/2" NPT
⊗	42" NPT
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⊕	44" NPT
⊖	44 1/2" NPT
⊗	45" NPT
⊕	45 1/2" NPT
⊖	46" NPT
⊗	46 1/2" NPT
⊕	47" NPT
⊖	47 1/2" NPT
⊗	48" NPT
⊕	48 1/2" NPT
⊖	49" NPT
⊗	49 1/2" NPT
⊕	50" NPT



PREMIER
RESTAURANT EQUIPMENT COMPANY
10000 1st Avenue, Suite 100
San Diego, CA 92121
(619) 444-1000 FAX (619) 444-1001
www.premier-equipment.com

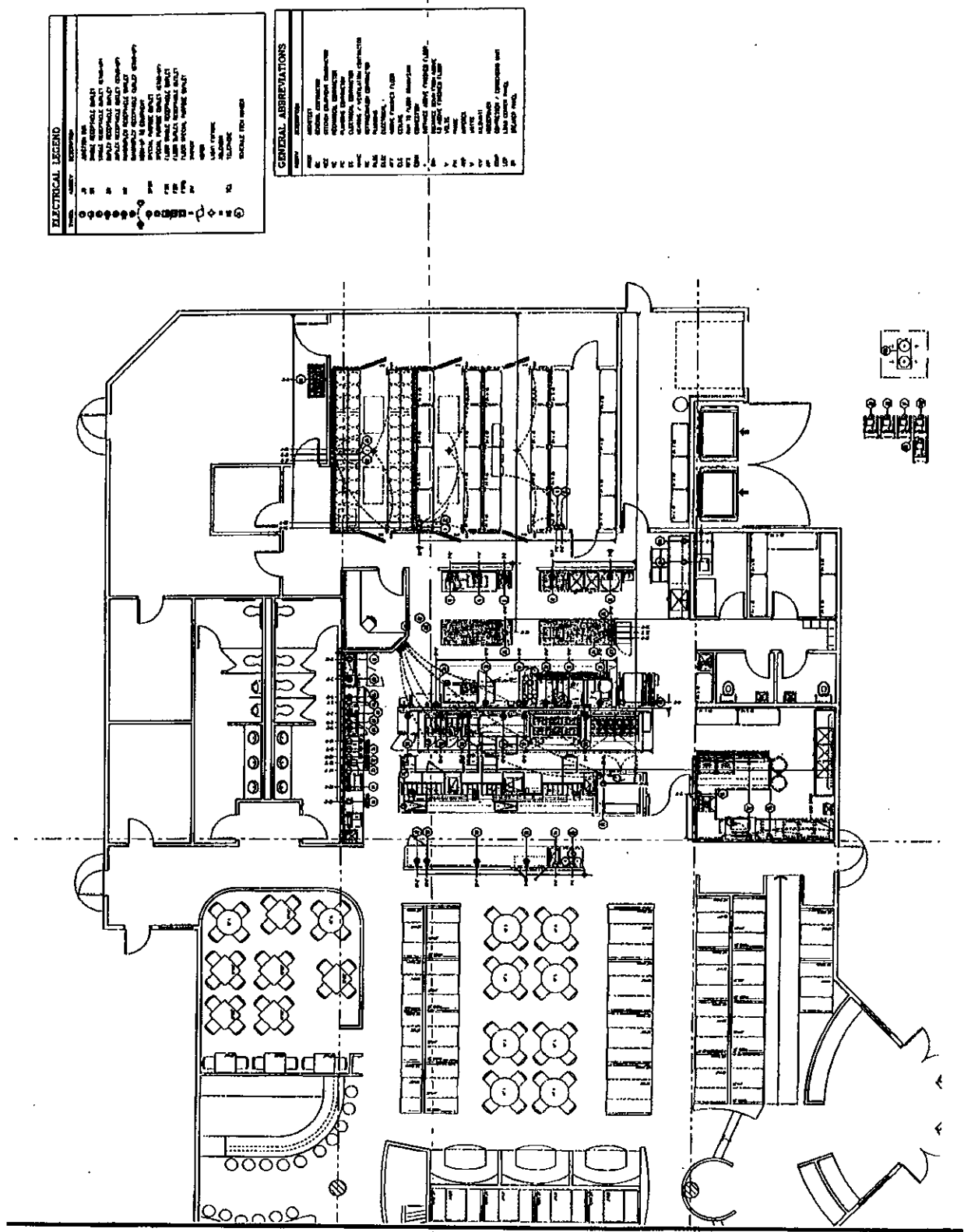


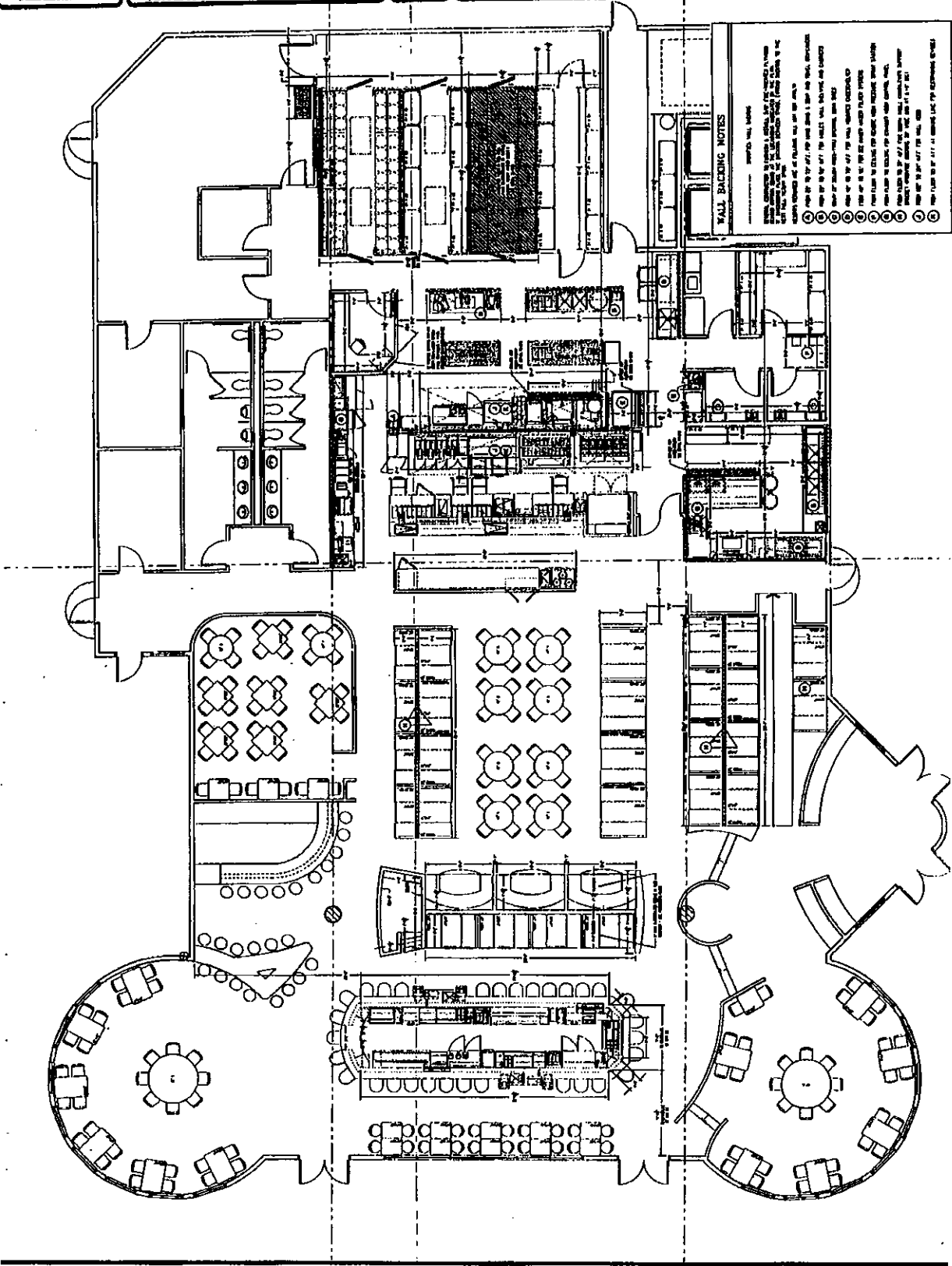
HENRY'S GREAT ALASKAN RESTAURANT
ANCHORAGE, ALASKA
BAR MECHANICAL ROUGH-IN PLAN - 1ST FLOOR

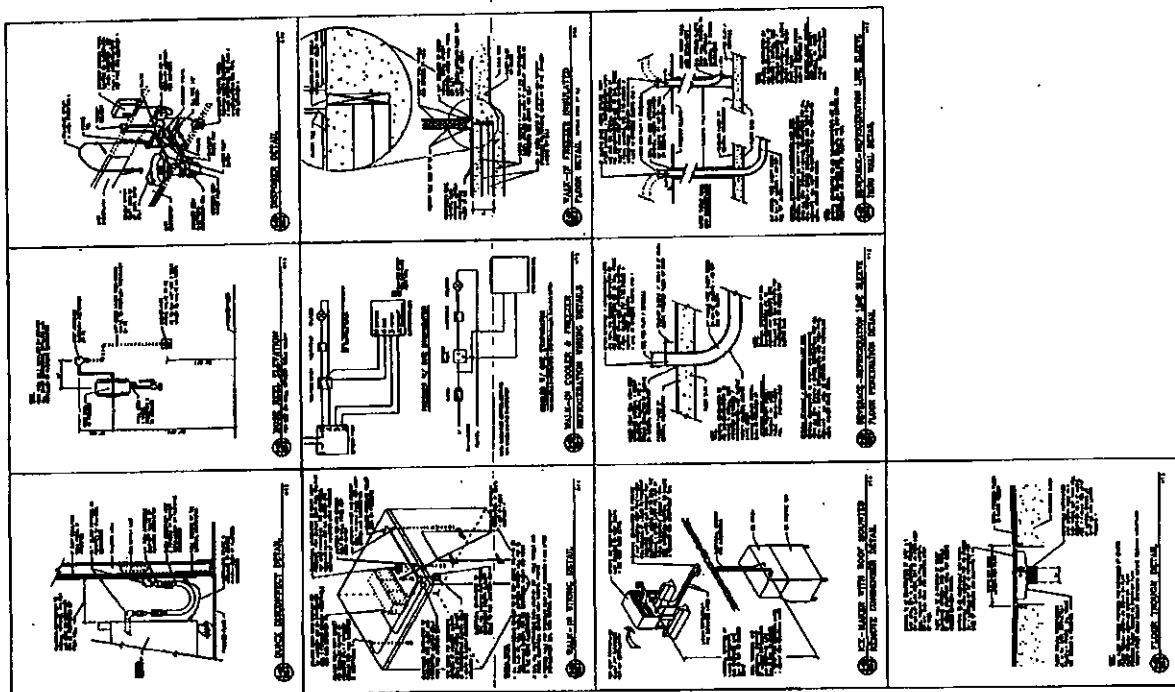
04-198
KM-2

MECHANICAL LEGEND	
SYMBOL	DESCRIPTION
○	6" VENT
○	8" VENT
○	10" VENT
○	12" VENT
○	14" VENT
○	16" VENT
○	18" VENT
○	20" VENT
○	24" VENT
○	30" VENT
○	36" VENT
○	42" VENT
○	48" VENT
○	54" VENT
○	60" VENT
○	66" VENT
○	72" VENT
○	78" VENT
○	84" VENT
○	90" VENT
○	96" VENT
○	102" VENT
○	108" VENT
○	114" VENT
○	120" VENT
○	126" VENT
○	132" VENT
○	138" VENT
○	144" VENT
○	150" VENT
○	156" VENT
○	162" VENT
○	168" VENT
○	174" VENT
○	180" VENT
○	186" VENT
○	192" VENT
○	198" VENT
○	204" VENT
○	210" VENT
○	216" VENT
○	222" VENT
○	228" VENT
○	234" VENT
○	240" VENT
○	246" VENT
○	252" VENT
○	258" VENT
○	264" VENT
○	270" VENT
○	276" VENT
○	282" VENT
○	288" VENT
○	294" VENT
○	300" VENT
○	306" VENT
○	312" VENT
○	318" VENT
○	324" VENT
○	330" VENT
○	336" VENT
○	342" VENT
○	348" VENT
○	354" VENT
○	360" VENT
○	366" VENT
○	372" VENT
○	378" VENT
○	384" VENT
○	390" VENT
○	396" VENT
○	402" VENT
○	408" VENT
○	414" VENT
○	420" VENT
○	426" VENT
○	432" VENT
○	438" VENT
○	444" VENT
○	450" VENT
○	456" VENT
○	462" VENT
○	468" VENT
○	474" VENT
○	480" VENT
○	486" VENT
○	492" VENT
○	498" VENT
○	504" VENT
○	510" VENT
○	516" VENT
○	522" VENT
○	528" VENT
○	534" VENT
○	540" VENT
○	546" VENT
○	552" VENT
○	558" VENT
○	564" VENT
○	570" VENT
○	576" VENT
○	582" VENT
○	588" VENT
○	594" VENT
○	600" VENT
○	606" VENT
○	612" VENT
○	618" VENT
○	624" VENT
○	630" VENT
○	636" VENT
○	642" VENT
○	648" VENT
○	654" VENT
○	660" VENT
○	666" VENT
○	672" VENT
○	678" VENT
○	684" VENT
○	690" VENT
○	696" VENT
○	702" VENT
○	708" VENT
○	714" VENT
○	720" VENT
○	726" VENT
○	732" VENT
○	738" VENT
○	744" VENT
○	750" VENT
○	756" VENT
○	762" VENT
○	768" VENT
○	774" VENT
○	780" VENT
○	786" VENT
○	792" VENT
○	798" VENT
○	804" VENT
○	810" VENT
○	816" VENT
○	822" VENT
○	828" VENT
○	834" VENT
○	840" VENT
○	846" VENT
○	852" VENT
○	858" VENT
○	864" VENT
○	870" VENT
○	876" VENT
○	882" VENT
○	888" VENT
○	894" VENT
○	900" VENT
○	906" VENT
○	912" VENT
○	918" VENT
○	924" VENT
○	930" VENT
○	936" VENT
○	942" VENT
○	948" VENT
○	954" VENT
○	960" VENT
○	966" VENT
○	972" VENT
○	978" VENT
○	984" VENT
○	990" VENT
○	996" VENT
○	1002" VENT
○	1008" VENT
○	1014" VENT
○	1020" VENT
○	1026" VENT
○	1032" VENT
○	1038" VENT
○	1044" VENT
○	1050" VENT
○	1056" VENT
○	1062" VENT
○	1068" VENT
○	1074" VENT
○	1080" VENT
○	1086" VENT
○	1092" VENT
○	1098" VENT
○	1104" VENT
○	1110" VENT
○	1116" VENT
○	1122" VENT
○	1128" VENT
○	1134" VENT
○	1140" VENT
○	1146" VENT
○	1152" VENT
○	1158" VENT
○	1164" VENT
○	1170" VENT
○	1176" VENT
○	1182" VENT
○	1188" VENT
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○	1200" VENT
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○	1212" VENT
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○	1650" VENT
○	1656" VENT
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○	1668" VENT
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○	1710" VENT
○	1716" VENT
○	1722" VENT
○	1728" VENT
○	1734" VENT
○	1740" VENT
○	1746" VENT
○	1752" VENT
○	1758" VENT
○	1764" VENT
○	1770" VENT
○	1776" VENT
○	1782" VENT
○	1788" VENT
○	1794" VENT
○	1800" VENT
○	1806" VENT
○	1812" VENT
○	1818" VENT
○	1824" VENT
○	1830" VENT
○	1836" VENT
○	1842" VENT
○	1848" VENT
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○	1878" VENT
○	1884" VENT
○	1890" VENT
○	1896" VENT
○	1902" VENT
○	1908" VENT
○	1914" VENT
○	1920" VENT
○	1926" VENT
○	1932" VENT
○	1938" VENT
○	1944" VENT
○	1950" VENT
○	1956" VENT
○	1962" VENT
○	1968" VENT
○	1974" VENT
○	1980" VENT
○	1986" VENT
○	1992" VENT
○	1998" VENT
○	2004" VENT
○	2010" VENT
○	2016" VENT
○	2022" VENT
○	2028" VENT
○	2034" VENT
○	2040" VENT
○	2046" VENT
○	2052" VENT
○	2058" VENT
○	2064" VENT
○	2070" VENT
○	2076" VENT
○	2082" VENT
○	2088" VENT
○	2094" VENT
○	2100" VENT
○	2106" VENT
○	2112" VENT
○	2118" VENT
○	2124" VENT
○	2130" VENT
○	2136" VENT
○	2142" VENT
○	2148" VENT
○	2154" VENT
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○	2166" VENT
○	2172" VENT
○	2178" VENT
○	2184" VENT
○	2190" VENT
○	2196" VENT
○	2202" VENT
○	2208" VENT
○	2214" VENT
○	2220" VENT
○	2226" VENT
○	2232" VENT
○	2238" VENT
○	2244" VENT
○	2250" VENT
○	2256" VENT
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○	2268" VENT
○	2274" VENT
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○	2286" VENT
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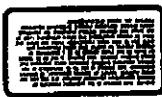






1. The following information was obtained from the review of the records of the Federal Bureau of Investigation, Bureau of Prisons, and the Department of Justice, Office of the Inspector General, regarding the activities of the following individuals:
2. ALFRED, CHARLES was born on [redacted] at [redacted] and is currently residing at [redacted]. He is a [redacted] and has been convicted of [redacted] in [redacted].
3. ALFRED, CHARLES was born on [redacted] at [redacted] and is currently residing at [redacted]. He is a [redacted] and has been convicted of [redacted] in [redacted].
4. ALFRED, CHARLES was born on [redacted] at [redacted] and is currently residing at [redacted]. He is a [redacted] and has been convicted of [redacted] in [redacted].
5. ALFRED, CHARLES was born on [redacted] at [redacted] and is currently residing at [redacted]. He is a [redacted] and has been convicted of [redacted] in [redacted].
6. ALFRED, CHARLES was born on [redacted] at [redacted] and is currently residing at [redacted]. He is a [redacted] and has been convicted of [redacted] in [redacted].
7. ALFRED, CHARLES was born on [redacted] at [redacted] and is currently residing at [redacted]. He is a [redacted] and has been convicted of [redacted] in [redacted].
8. ALFRED, CHARLES was born on [redacted] at [redacted] and is currently residing at [redacted]. He is a [redacted] and has been convicted of [redacted] in [redacted].
9. ALFRED, CHARLES was born on [redacted] at [redacted] and is currently residing at [redacted]. He is a [redacted] and has been convicted of [redacted] in [redacted].
10. ALFRED, CHARLES was born on [redacted] at [redacted] and is currently residing at [redacted]. He is a [redacted] and has been convicted of [redacted] in [redacted].
11. ALFRED, CHARLES was born on [redacted] at [redacted] and is currently residing at [redacted]. He is a [redacted] and has been convicted of [redacted] in [redacted].
12. ALFRED, CHARLES was born on [redacted] at [redacted] and is currently residing at [redacted]. He is a [redacted] and has been convicted of [redacted] in [redacted].
13. ALFRED, CHARLES was born on [redacted] at [redacted] and is currently residing at [redacted]. He is a [redacted] and has been convicted of [redacted] in [redacted].
14. ALFRED, CHARLES was born on [redacted] at [redacted] and is currently residing at [redacted]. He is a [redacted] and has been convicted of [redacted] in [redacted].
15. ALFRED, CHARLES was born on [redacted] at [redacted] and is currently residing at [redacted]. He is a [redacted] and has been convicted of [redacted] in [redacted].
16. ALFRED, CHARLES was born on [redacted] at [redacted] and is currently residing at [redacted]. He is a [redacted] and has been convicted of [redacted] in [redacted].
17. ALFRED, CHARLES was born on [redacted] at [redacted] and is currently residing at [redacted]. He is a [redacted] and has been convicted of [redacted] in [redacted].
18. ALFRED, CHARLES was born on [redacted] at [redacted] and is currently residing at [redacted]. He is a [redacted] and has been convicted of [redacted] in [redacted].
19. ALFRED, CHARLES was born on [redacted] at [redacted] and is currently residing at [redacted]. He is a [redacted] and has been convicted of [redacted] in [redacted].
20. ALFRED, CHARLES was born on [redacted] at [redacted] and is currently residing at [redacted]. He is a [redacted] and has been convicted of [redacted] in [redacted].

[illegible][illegible][illegible]

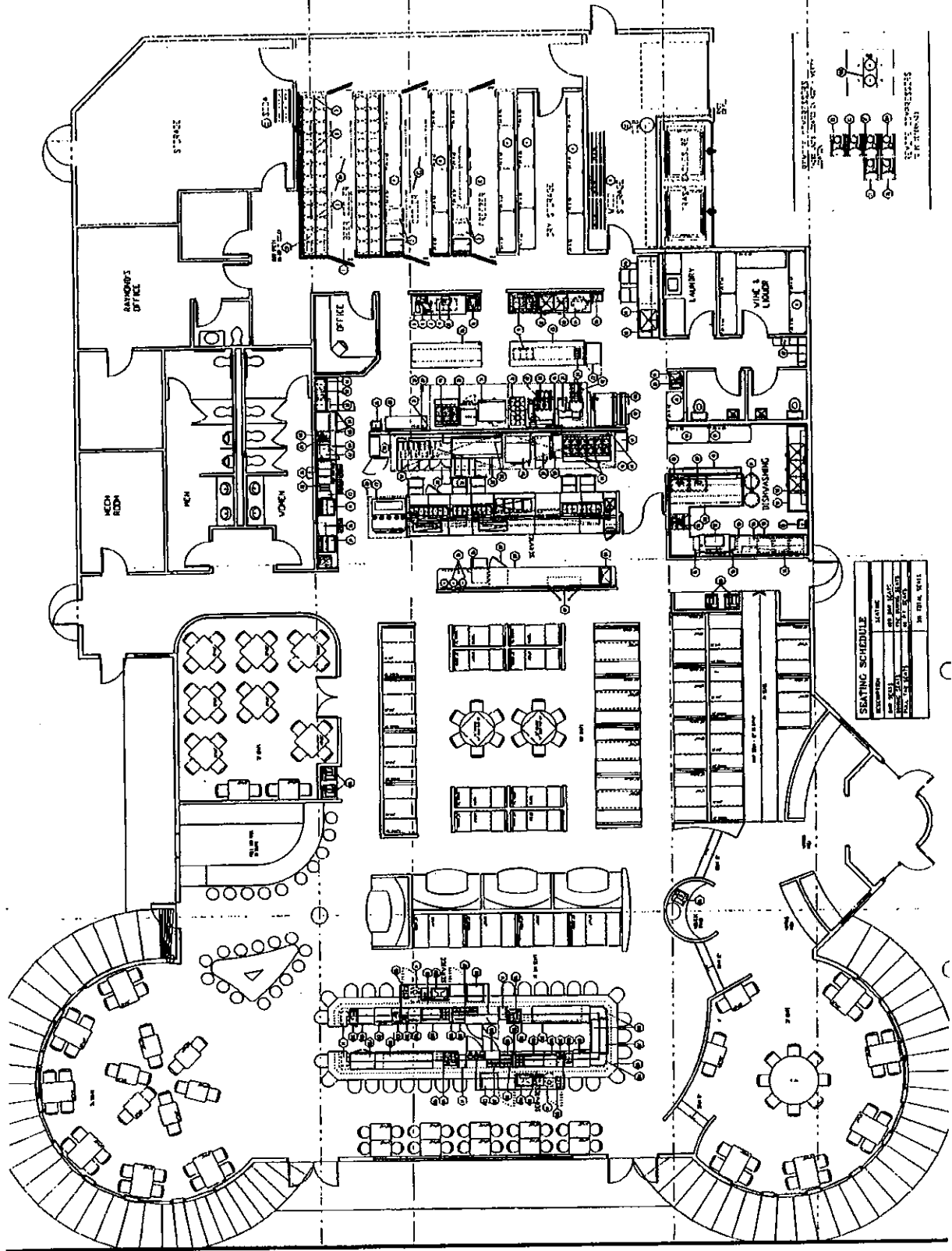


RESTAURANT EQUIPMENT COMPANY
Foodservice Design Specialists
1000 S. 10th St. Suite 100
Minneapolis, MN 55404
(612) 338-1111
Fax: (612) 338-1112
www.restaurant-equipment.com

DATE: 12/12/2004
BY: J. H. H. H.
CHECKED: J. H. H. H.
APPROVED: J. H. H. H.

THURSDAY, 12/12/2004 11:29:51 PM
PROJECT: 12004-1800-0000
SHEET: 12004-1800-0000

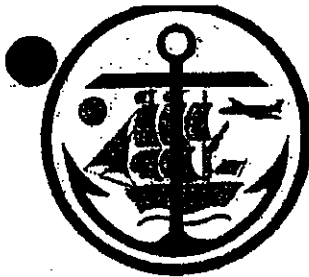
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K 1
12/12/2004



SEATING SCHEDULE			
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4

POSTING
AFFIDAVIT




AFFIDAVIT OF POSTING

Case Number: 2005-017

JAN 25 2005

I, Hunter Burton, hereby certify that I have posted a **Notice of Public Hearing** as prescribed by Anchorage Municipal Code 21.15.005 on the property that I have petitioned for Conditional Use - Liquor. The notice was posted on 1-25-05 which is at least 21 days prior to the public hearing on this petition. I acknowledge this Notice(s) must be posted in plain sight and displayed until all public hearings have been completed.

Affirmed and signed this 25 day of January, 2005

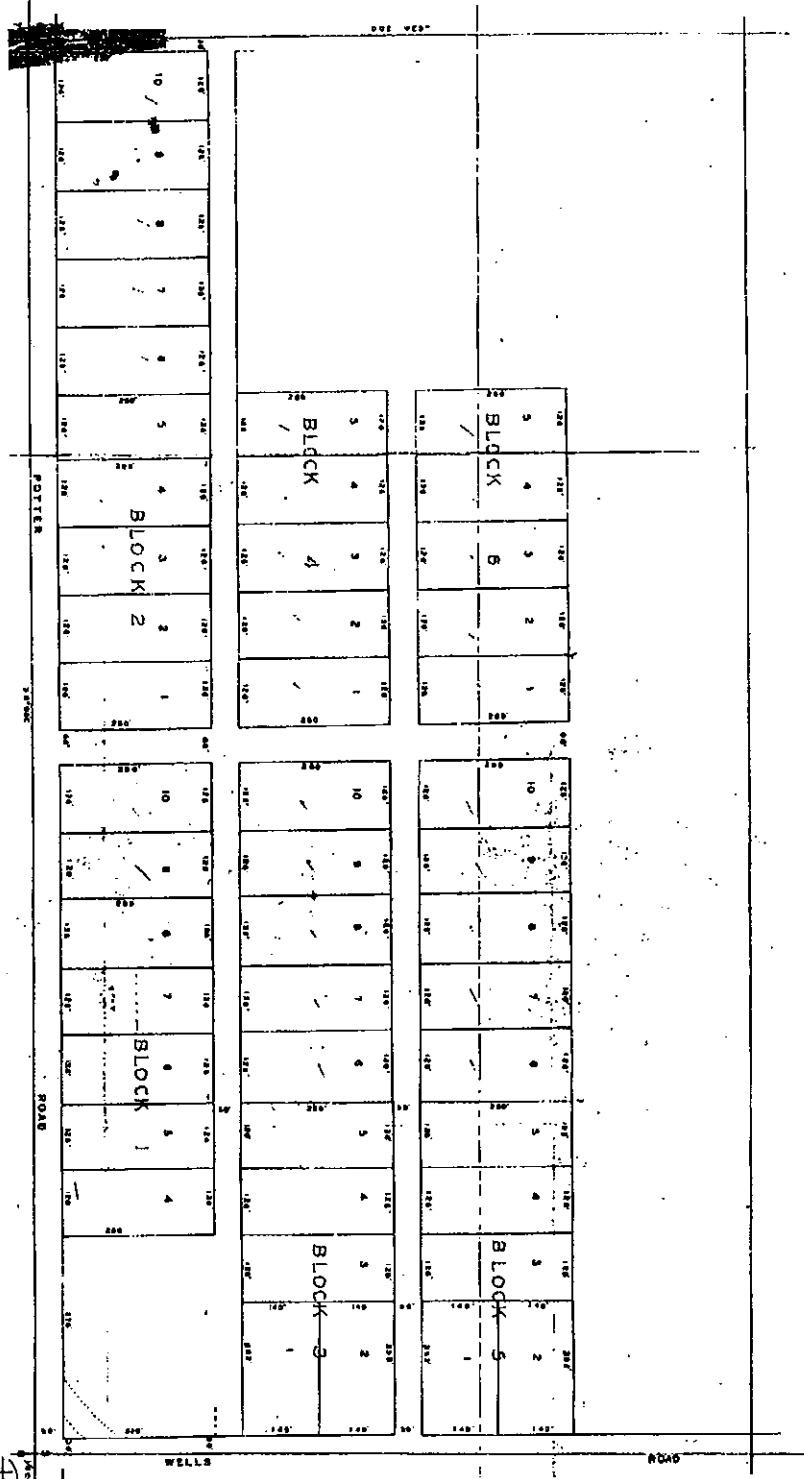

Signature

LEGAL DESCRIPTION

Tract or Lot 9 & 10
Block 1 & 3
Subdivision Van's Plot No. P-231A

5

HISTORICAL INFORMATION



OWNER	ADDRESS
JOHN J. VAN	1000 N. 10th St.
JOHN J. VAN	1000 N. 10th St.
JOHN J. VAN	1000 N. 10th St.
JOHN J. VAN	1000 N. 10th St.
JOHN J. VAN	1000 N. 10th St.
JOHN J. VAN	1000 N. 10th St.
JOHN J. VAN	1000 N. 10th St.
JOHN J. VAN	1000 N. 10th St.
JOHN J. VAN	1000 N. 10th St.
JOHN J. VAN	1000 N. 10th St.

VANS SUBDIVISION
 W/2 NW 1/4 SEC. 8 T. 12N. R. 33W. S. 14
 FRANCIS C. GRIFFIN
 REGISTERED ENGINEER
 SCALE: 1" = 40'

P-231A

PARCEL INFORMATION

APPRAISAL INFORMATION

Legal VANS

BLK 1 LTS 9 & 10 &

BLK 3 LTS 9 & 10

Parcel 014-203-05-000

Owner LEGRUE LAND DEVELOPMENT LLC

#



Descr MOBILE HOME PARK
Site Addr 8007 OLD SEWARD HWY

% DAN COFFEY

207 E N LIGHTS BLVD #200

ANCHORAGE

AK 99503 2731

RELATED CAMA PARCELS

Cross Reference (XRef) Type Legend

Related Parcel(s)	XRef Type	Leased Parcels
01420301000	E	
01420302000	E	

Econ. Link

E = Old to New

I = New to Old

Renumber

N = New to Old

X = Old to New

Replat

R = Old to New

F = New to Old

Combine

C = Old to New

P = New to Old

Uncouple

U = Old to New

Q = New to Old

Lease

L = GIS to Lease

M = Lease to GIS

Get "Type" explanation

Bring up this form focused on the related parcel

REZONE



Case Number 2005-017

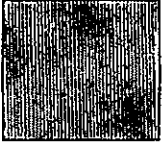
of Parcels 1

Hearing Date 01/03/2005

Case Type Assembly conditional use for a restaurant serving alcohol

Legal An alcoholic beverage conditional use for a beverage dispensary use/ license at Henry's Great Alaskan Restaurant. Vans Subdivision, Lots 9 & 10 and Block 3, Lots 9 & 10. Located at 8007 Old Seward Highway.

PLAT



Case Number

Action Type

Legal

Grid

Proposed Lots 0

Action Date

Existing Lots

PERMITS



Permit Number MHP030034

Project

Work Desc MHP FEES 2000 \$45.00, 2001 \$45.00, 2002 \$300.00

Use MOBILE HOME PARK

BZAP



Action No.

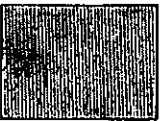
Action Date

Resolution

Status

Type

ALCOHOL LICENSE



Business

Address

Applicants Name

Conditions

License Type

Status



PARCEL INFORMATION

APPRAISAL INFORMATION

Legal VANS

BLK 1 LTS 9 & 10 &

BLK 3 LTS 9 & 10

Parcel 014-203-05-000

Owner LEGRUE LAND DEVELOPMENT LLC

#



Descr MOBILE HOME PARK
Site Addr 8007 OLD SEWARD HWY

% DAN COFFEY

207 E N LIGHTS BLVD #200

ANCHORAGE

AK 99503 2731

RELATED CAMA PARCELS

Cross Reference (XRef) Type Legend

Related Parcel(s)	XRef Type	Leased Parcels
014-203-05-000	E	
014-203-05-000	E	

Econ. Link

E = Old to New

I = New to Old

Renumbr

N = New to Old

X = Old to New

Replat

R = Old to New

F = New to Old

Combine

C = Old to New

P = New to Old

Uncouple

U = Old to New

Q = New to Old

Lease

L = GIS to Lease

M = Lease to GIS

Get "Type" explanation

Bring up this form focused on the related parcel

REZONE

Case Number 2005-017 # of Parcels 1 Hearing Date 01/03/2005

Case Type Assembly conditional use for a restaurant serving alcohol

Legal An alcoholic beverage conditional use for a beverage dispensary use/ license at Henry's Great Alaskan Restaurant. Vans Subdivision, Lots 9 & 10 and Block 3, Lots 9 & 10. Located at 8007 Old Seward Highway.

PLAT

Case Number

Grid

Proposed Lots 0

Existing Lots

Action Type

Action Date

Legal

PERMITS

Permit Number MHP030034

Project

Work Desc MHP FEES 2000 \$45.00, 2001 \$45.00, 2002 \$300.00

Use MOBILE HOME PARK

BZAP

Action No.

Action Date

Resolution

Status

Type

ALCOHOL LICENSE

Business

Address

Applicants Name

Conditions

License Type

Status

PARCEL INFORMATION

OWNER

LEGRUE LAND DEVELOPMENT LLC

% DAN COFFEY

207 E N LIGHTS BLVD #200

ANCHORAGE

AK 99503 2731

Deed 2004 0093347

CHANGES: Deed Date Dec 17, 2004

Name Date Dec 28, 2004

Address Date Dec 28, 2004

PARCEL

Parcel ID 014-203-05-000

Status

Renumber ID 014-203-01-00000

Site Addr 8007 OLD SEWARD HWY

Comm Concl TAKU/CAMPBELL

Comments REF 014-202-41 UNCOUPLED
PLAT P-231A

#

01

TAX INFO

2005 Tax 10,636.73 Balance 0.00 District 003

LEGAL

VANS

BLK 1 LTS 9 & 10 &

BLK 3 LTS 9 & 10

Unit

SQFT 139,029

Plat

Zone B3

Grid SW2232

HISTORY

	Year	Building	Land	Total
Assmt Final	2003	20,100	606,500	626,600
Assmt Final	2004	20,100	637,300	657,400
Assmt Final	2005	0	969,000	969,000
Exemptions				0
State Credit				0
Tax Final				969,000

PROPERTY INFO

#	Type	Land Use
01	COMMERCIAL	MOBILE HOME PARK

SALES DATA

Mon	Year	Price	Source	Type
04	1989	400,000	BUYER	LAND & BLDG

LAND & COMMON PARCEL INFORMATION

APPRAISAL INFORMATION

Legal VANS
BLK 1 LTS 9 & 10 &
BLK 3 LTS 9 & 10

Parcel 014-203-05-000

01 of 01

Owner LEGRUE LAND DEVELOPMENT LLC

% DAN COFFEY
207 E N LIGHTS BLVD #200
ANCHORAGE AK 99503

Site Addr 8007 OLD SEWARD HWY

LAND INFORMATION

Land Use MOBILE HOME PARK
Class COMMERCIAL
Living Units 000
Community Council 02E TAKU/CAMPBELL
Entry: Year/Quality 01 1986 INTERIOR
01 1986 EXTERIOR
Access Quality GOOD
Access Type
Leasehold (Y=Leasehold)
Drainage GOOD
Front Traffic HIGH
Street PAVED
Topography HIGH LEVEL
Utilities PUBLIC WATER PUBLIC SEWER
Wellsite Y
Wet Land

CONDOMINIUM INFORMATION

Common Area 0
Undivided Interest 0.00

BUILDING PERMIT INFORMATION

APPRAISAL INFORMATION

Legal VANS

BLK 1 LTS 9 & 10 &
BLK 3 LTS 9 & 10

Parcel 014-203-05-000

01 of 01

01

Owner LEGRUE LAND DEVELOPMENT LLC

Prop Info # MOBILE HOME PARK
Site Addr 8007 OLD SEWARD HWY

% DAN COFFEY
207 E N LIGHTS BLVD #200
ANCHORAGE AK 99503

BUILDING PERMITS

Permit # MHP030034

03 0007

04 5816

Class Type A

Class Use MOBILE HOME PARK

Date Dec 11, 2003

Address 8007 OLD SEWARD HWY

Cond Occ/Occ 00000000 | 00000000

Certification

Contract Type OWNER

Name CARLEY FLOYD L

E-mail

Phone () -

Fax () -

Address 410 MOUNTAIN HOME ROAD

City/State/Zip WOODSIDE CA 94062-0000

Project

Sewer / Water PUBLIC | PUBLIC

Work Type ADMIN

Work MHP FEES 2000 \$45.00, 2001 \$45.00, 2002 \$300.00

Description

CASES

2005-017

Case Number 2005-017

of Parcels 1

Hearing Date Monday, January 03, 2005

PERMIT COMMENT

OWNER HISTORY

APPRAISAL INFORMATION		Parcel 014-203-05-000	# 01 of 01	# 01
Legal VANS				
BLK 1 LTS 9 & 10 &				
Property Info # Descr MOBILE HOME PARK		Site Address 8007 OLD SEWARD HWY		

Current 12/17/04 LEGRUE LAND DEVELOPMENT LLC % DAN COFFEY 207 E N LIGHTS BLVD #200 ANCHORAGE AK 99503 2731	3rd 0000 0000 //
Prev 2004 0030 04/30/04 LEGRUE & YOUNG LAND DEVELOPMENT LLC PO BOX 8050 KODIAK AK 99615	4th 0000 0000 //
2nd 1885 0000 04/07/89 CARLEY FLOYD L 410 MOUNTAIN HOME ROAD WOODSIDE CA 94062	5th 0000 0000 //

PARCEL INFORMATION

APPRAISAL INFORMATION

Legal

Parcel 014-202-41-000
Owner

#



↑
uncoupled #

Descr

Site Addr

RELATED CAMA PARCELS

Related Parcel(s)	XRef Type	Leased Parcels
014-20301-000	U	
014-20302-000	U	

Cross Reference (XRef) Type Legend
 Econ. Link Replat Uncouple
 E = Old to New R = Old to New U = Old to New
 I = New to Old F = New to Old Q = New to Old
 Renumber Combine Lease
 N = New to Old C = Old to New L = GIS to Lease
 X = Old to New P = New to Old M = Lease to GIS

Get "Type" explanation

Bring up this form focused on the related parcel

REZONE

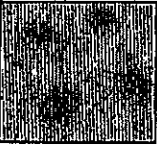


Case Number
Case Type
Legal

of Parcels

Hearing Date

PLAT



Case Number
Action Type
Legal

Grid

Proposed Lots 0
Action Date

Existing Lots

PERMITS



Permit Number
Project
Work Desc
Use

BZAP

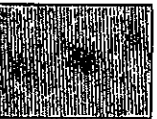


Action No. Z-82-18
Action Date 03/11/1982
Resolution

Status AWC
Type VAR

Approved with Condition
Variance

ALCOHOL LICENSE



Business Address
License Type
Status

Applicants Name
Conditions



econ. parcel
2+ parcels owned by
single owner

Wed Jan 19, 10:13:31, 2005

Map: Parcels--Basic Layers



Scale 1:10000

Legend:

Txt **STRNAMES**

PARCELS

CityView™
Municipality of Anchorage

Economic
Parcel(s) comprised
of 014-203-01
014-203-02

Calamity - 02
Contract - 03
Short - 04

089

Content Information**Content ID :** 002619**Type:** AR_AllOther - All Other Resolutions

Alcoholic Beverages Conditional Use in the B-3 District for a

Title: Beverage Dispensary Use *Henry's Great Alaskan Restaurant*
per AMC 21.40.180 D.8 for Henry's of Anchorage, Inc., dba t.**Author:** weaverjt**Initiating Dept:** Planning

Alcoholic Beverages Conditional Use in the B-3 District for a

Description: Beverage Dispensary Use per AMC 21.40.180 D.8 for Henry's of
Anchorage, Inc., dba Henry's Great Alaskan Restaurant.**Date Prepared:** 2/10/05 2:14 PM**Director Name:** Tom Nelson**Assembly Meeting**
Date MM/DD/YY: 3/1/05**Public Hearing**
Date MM/DD/YY: 3/1/05**Workflow History**

<u>Workflow Name</u>	<u>Action Date</u>	<u>Action</u>	<u>User</u>	<u>Security Group</u>	<u>Content ID</u>
AllOtherARWorkflow	2/10/05 2:21 PM	Checkin	weaverjt	Public	002619
Planning_SubWorkflow	2/10/05 5:49 PM	Approve	nelsontp	Public	002619
ECD_SubWorkflow	2/14/05 12:29 PM	Approve	thomasm	Public	002619
MuniManager_SubWorkflow	2/18/05 9:16 AM	Approve	leblancdc	Public	002619
MuniMgrCoord_SubWorkflow	2/21/05 3:12 PM	Approve	abbottmk	Public	002619

M.O.A.

2005 FEB 22 AM 10:37

CLERKS OFFICE