

CLERK'S OFFICE

APPROVED

Date: 10-11-05

Submitted by:

Chair of the Assembly at
the Request of the Mayor

Prepared by:

Planning Department

For reading

October 11, 2005

Anchorage, Alaska

AR 2005-255

A RESOLUTION OF THE ANCHORAGE MUNICIPAL ASSEMBLY APPROVING A FINAL ALCOHOLIC BEVERAGES CONDITIONAL USE IN THE B-3 DISTRICT FOR A RESTAURANT/EATING PLACE USE AND LICENSE PER AMC 21.40.180 D.8 FOR SAMURAI SUSHI GARDEN LOCATED ON TRACT A, MULDOON HEIGHTS SUBDIVISION, SITE ADDRESS BEING 1265 MULDOON ROAD, GENERALLY LOCATED AT THE NORTHEAST INTERSECTION OF MULDOON ROAD AND DEBARR ROAD..

(Northeast Community Council) (Case 2005-133)

THE ANCHORAGE ASSEMBLY RESOLVES:

Section 1. The Alcoholic Beverages Conditional Use in the B-3 District for a Restaurant/Eating Place Use and License per AMC 21.40.180 D.8 for the Samurai Sushi Garden, located on Tract A, Muldoon Heights Subdivision; site address being 1265 Muldoon Road, generally meets the applicable provisions of AMC 21.50.020 and AMC 21.50.160.

Section 2. The subject conditional use permit for an Alcoholic Beverages Conditional Use in the B-3 District for a Beverage Dispensary Use per AMC 21.40.180 D.8 is subject to the following conditions:

1. A Notice of Zoning Action shall be filed with the District Recorder's Office within 120 days of the Assembly's approval of a conditional use of a Restaurant or Eating Place Use and License in the B-3 district.
2. Prior to this conditional use becoming effective, resolve with Treasury the 2005 outstanding property taxes in the amount of \$1,522.18, owing by Jong Rey Lee, for property located at 1241 Muldoon Road.
3. All uses shall conform to the plans and narrative submitted except as modified by this approval.
4. This conditional use approval is for an Alcoholic Beverages Restaurant/Eating Place Use and License in the B-3 District per AMC 21.40.180 D.8 for a 2,559 square-foot tenant area located at 1265 Muldoon Road, Tract A, Muldoon Heights Subdivision. The hours of operation are 11:00 AM to 10:00 PM Monday through Sunday, but may operate 365 days a year with hours of operation as permitted by law. The petitioner

estimates ten (10) percent alcohol sales compared to ninety (90) percent food sales. The restaurant has sixty-eight (68) non-fixed seats with facility occupancy of seventy-one (71).

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

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

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

PASSED AND APPROVED by the Anchorage Assembly this 11th day
of October 2005.

ATTEST:

Chair

Anna J. Fairclough

Barbara S. Went
Municipal Clerk

(Planning Case 2005-133)
(006-122-77)



MUNICIPALITY OF ANCHORAGE
ASSEMBLY MEMORANDUM

No. AM 704-2005

Meeting Date: October 11, 2005

From: Mayor

Subject: Final Alcoholic Beverages Conditional Use in the B-3 District per AMC 21.40.180 D.8 for a Restaurant/Eating Place Use and License for Samurai Sushi Garden.

1 Kenny H. Lee and Jong R. Lee have made application for a new Alcoholic Beverages
2 Conditional Use in the B-3 District per AMC 21.40.180 D.8 for a Restaurant/Eating
3 Place Use and License for the Samurai Sushi Garden. The restaurant will be located on
4 Tract A, Muldoon Heights Subdivision, in a 2,559 square-foot building, on the same
5 property as the Muldoon Mall, Ding How Restaurant and Taco Bell Restaurant. The
6 property consists of a single 362,599 square-foot tract of land, located at the northeast
7 intersection of Muldoon Road and DeBarr Road extended.

8
9 The hours of operation will be Monday through Sunday, 11:00 AM to 10:00 PM. Beer
10 and wine sales are estimated to be ten (10) percent of total sales compared to ninety (90)
11 percent food sales. All employees in direct contact with alcohol will be trained in the
12 Techniques in Alcohol Management (TAM). Customers requesting beer or wine will
13 be asked for identification. Nonalcoholic beverages will be available. Periodic
14 patrolling of the parking lot will be done for the safety of their customers.

15
16 Within 1,000 feet of the subject location, there are two beverage dispensary licenses,
17 two restaurant/eating place licenses, one package store, and one club license. Approval
18 of this conditional use will add a third restaurant/eating place use and license.

19
20 The Anchorage Police Department provided a summary of incident calls for service at
21 1265 Muldoon Road during the past two (2) years to this address: vandalism (1),
22 warrant service (1), theft (2), stolen vehicle (1), threat (1), disturbance (1), medic (1),
23 DUI – outside (2). No comments were received from the Department of Health and
24 Human Services at the time this case was prepared. Treasury reports outstanding 2005
25 business personal property taxes owing in the amount of \$1,522.18 by Jong Rey Lee,
26 for the Ding How Restaurant at 1241 Muldoon Road. No comments were received
27 from the Northeast Community Council.

1
2 This conditional use for a Restaurant/Eating Place Use and License in the B-3 District
3 generally meets the applicable provisions of AMC Titles 10 and 21, and Alaska Statute
4 04.11.100.
5

6
7 Prepared by: Jerry T. Weaver Jr., Zoning Administrator, Planning Department

8 Concur: Tom Nelson, Director, Planning Department

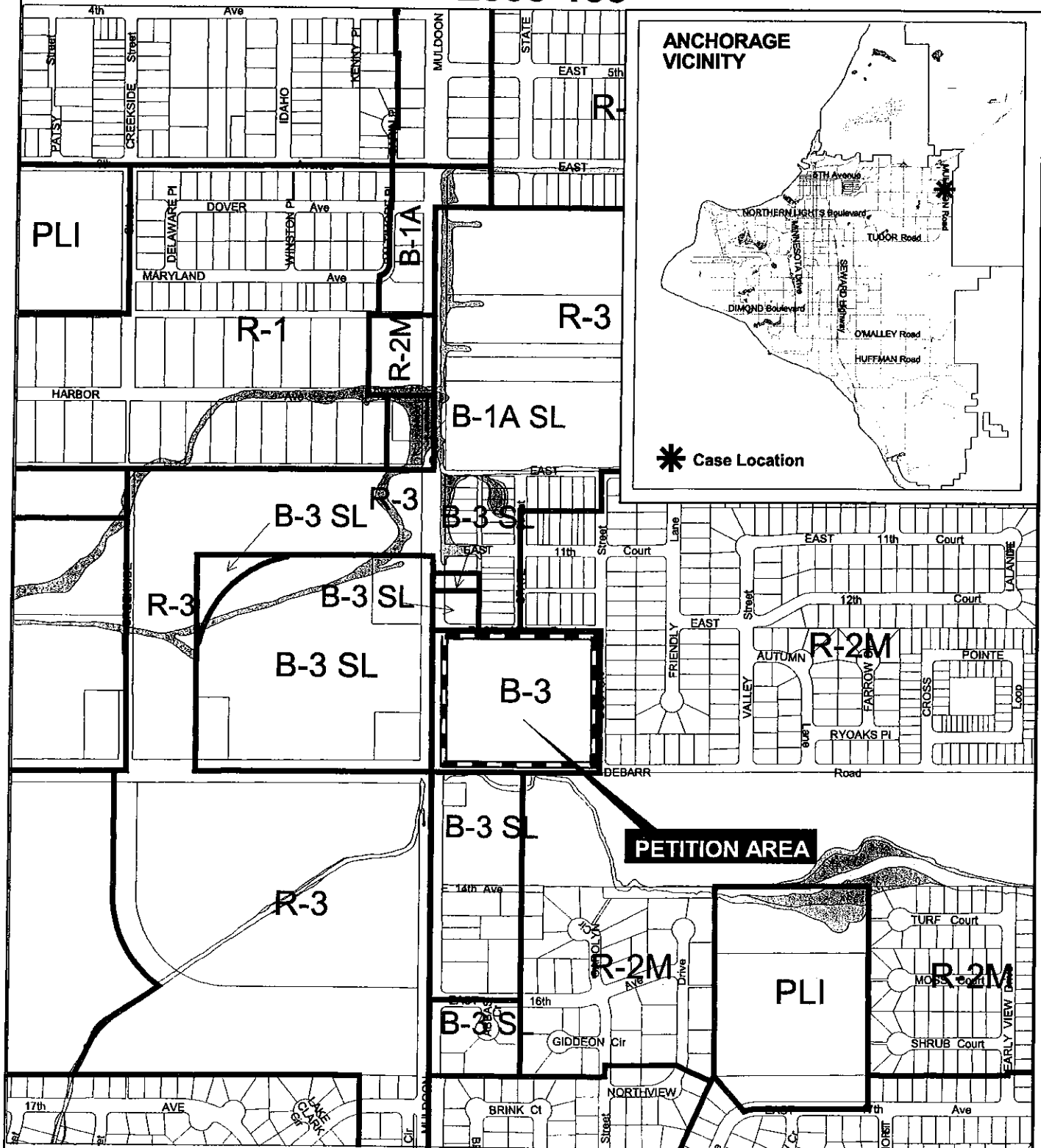
9 Concur: Mary Jane Michael, Executive Director, Office of Economic &
10 Community Development

11 Concur: Denis C. LeBlanc, Municipal Manager

12 Respectfully submitted: Mark Begich, Mayor

CONDITIONAL USE-ALCOHOL

2005-133

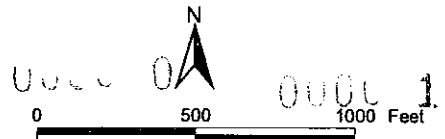


**Municipality of Anchorage
Planning Department**

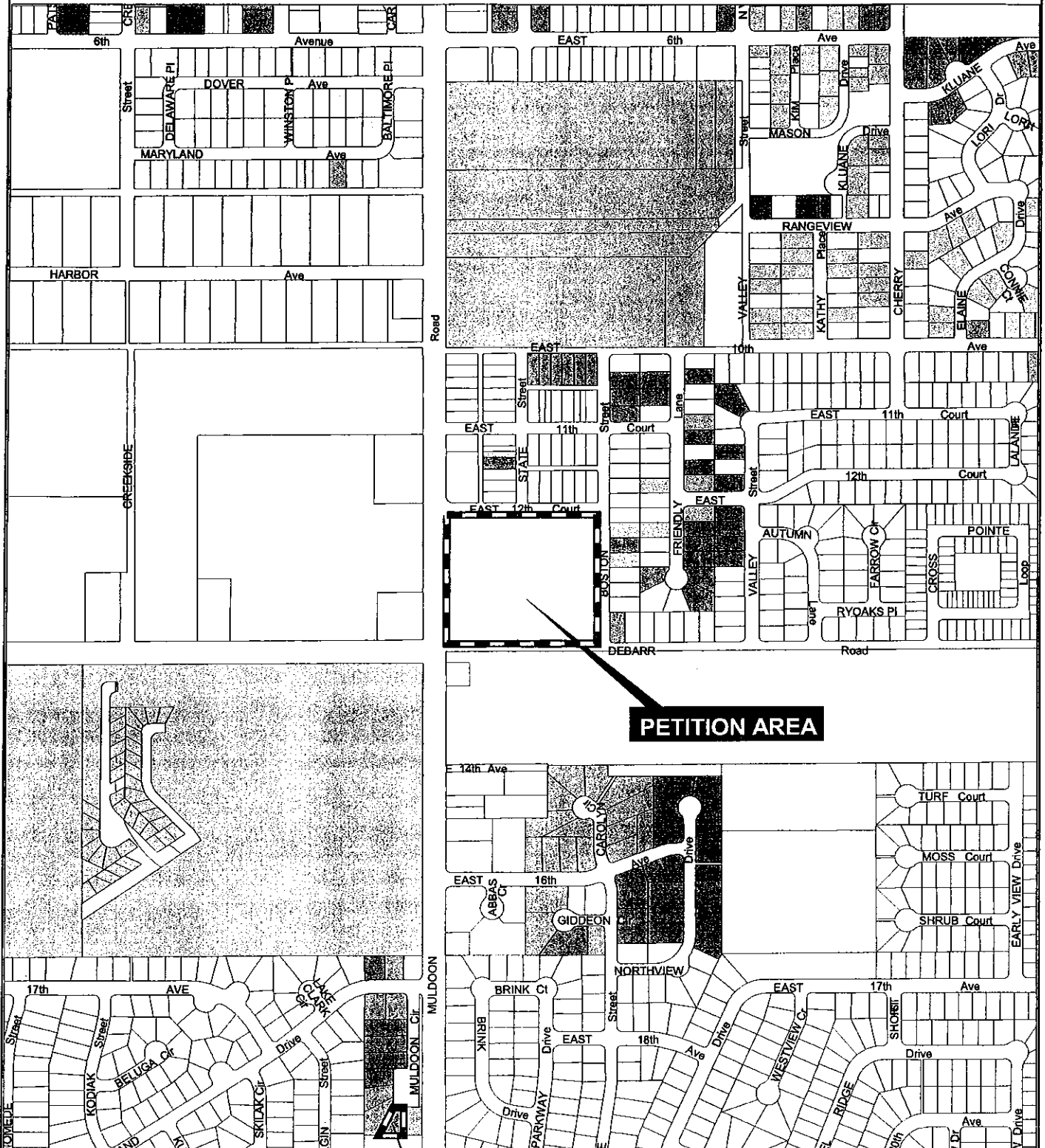
Date: August 19, 2005

Flood Limits

-  100 Year Floodplain
 500 Year Floodplain
 Floodway



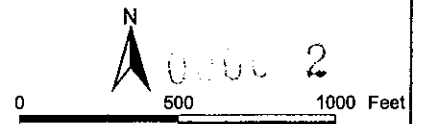
CONDITIONAL USE-ALCOHOL 2005-133



Municipality of Anchorage
Planning Department

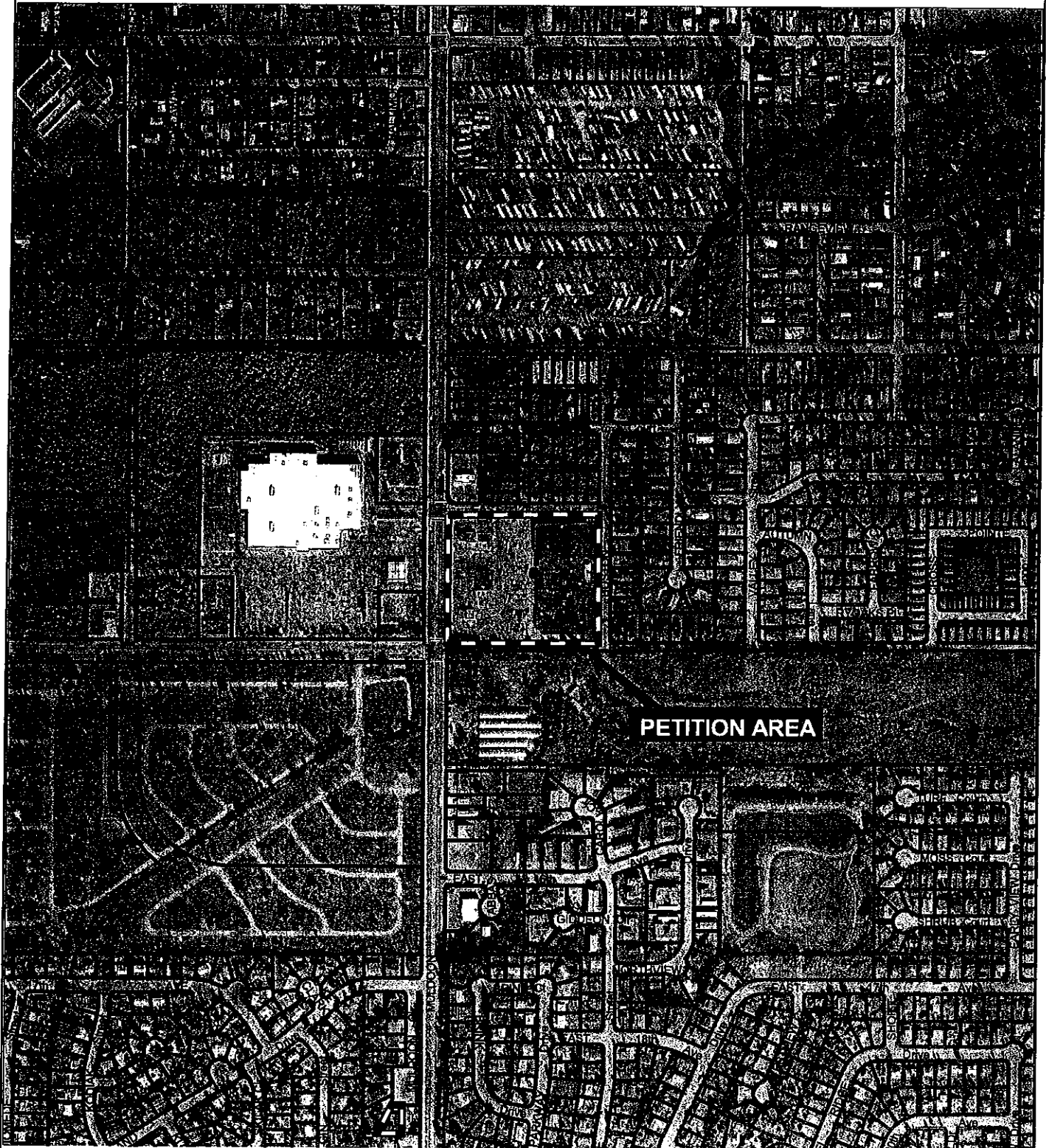
Date: August 19, 2005

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



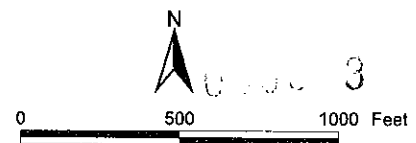
Source: Housing Stock based on 1998 Land Use Inventory
Planning Department, MOA

CONDITIONAL USE-ALCOHOL 2005-133



Municipality of Anchorage
Planning Department

Date: August 19, 2005



Date of Aerial Photography: 2001

Alcohol Extract from List Report

Case Number: 2005-133

Description: 1000 foot alcohol list

Parcel Business Name	Parcel Owner Name Applicant Name	Parcel Owner Address Business Address	City Lic. Number	State Lic. Zone	Zip Lic. Type
00612277000 AMF East 40 Bowl/Gold Room	NOODLUM EQUITIES AMF Bowling Centers, Inc.	3838 W 50TH AVENUE #1 1251 Muldoon Rd	ANCHORAGE 2289	AK B3	99502 Beverage Dispensary
00612277000 Ding How Restaurant	NOODLUM EQUITIES Lee, Jong Rey	3838 W 50TH AVENUE #1 1241 Muldoon Rd	ANCHORAGE 4123	AK B3	99502 Restaurant/Eating Place
00640306000 American Legion Post #29	AMERICAN LEGION American Legion Post #29	1467 Muldoon Rd	ANCHORAGE 2806	AK B3SL	99504 Club
00641107000 Pizza Hut #3	7 STARS INVESMTMENT LLC Kurani, Inc.	646 G STREET #100 1254 Muldoon Rd	ANCHORAGE 3595	AK B3	99501 Restaurant/Eating Place
00641108000 Applebee's II	APPLE ALASKA LLC Apple Alaska LLC	PO BOX 190337 7611 Debarr Rd	ANCHORAGE 4173	AK B3	99519 Beverage Dispensary
00641110000 Fred Meyer - Muldoon	FRED MEYER STORES INC Fred Meyer of Alaska, Inc.	3800 S E 22ND AVENUE 7701 Debarr Rd	PORTLAND 4108	OR B3SL	97202 Package Store

0000 4

2005 133 1000 ft liquor licenses



Mon Aug 22, 08:18:07, 2005

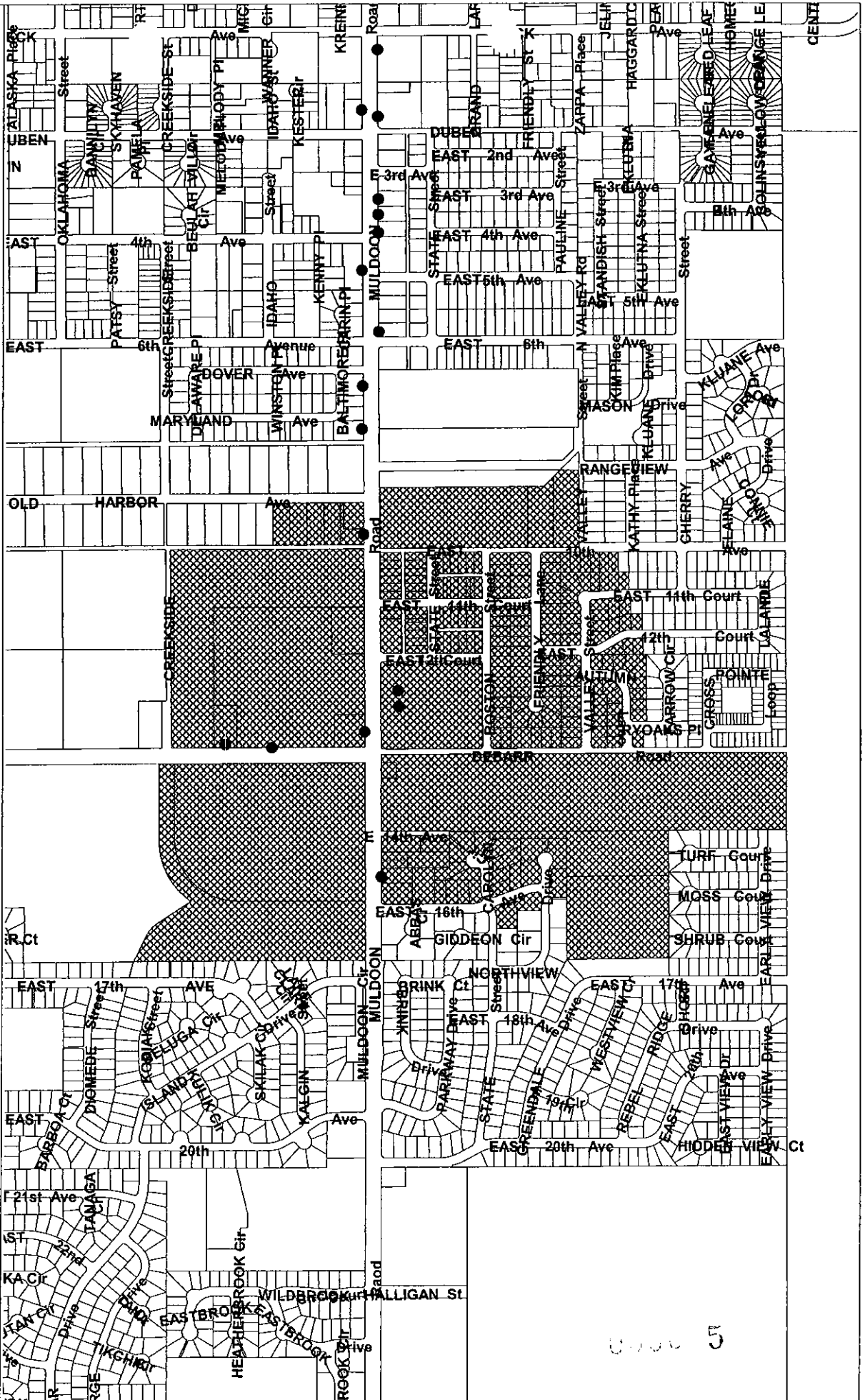
Map: Parcels--Basic Layers



Scale 1:10000

Legend:

Txt	STRNAME_BLI
	ALCOHOL
	PARCELS



CityView™

Municipal Software Corporation

0000 5

2005 133 liquor licenses




Mon Aug 22, 08:16:59, 2005

Map: Parcels--Basic Layers



Scale 1:8000

Legend:

- Txt
- 
- STRNAME_BLI
- 
- ALCOHOL
- 
- PARCELS



0000 6

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

DATE: October 11, 2005

CASE NO.: 2005-133

APPLICANT: Kenny H. Lee and Jong R. Lee
dba Samurai Sushi Garden

REPRESENTATIVE: Law Offices of Dan K. Coffey, P.C.

REQUEST: Conditional Use for an Alcoholic Beverages Conditional Use in the B-3 District for a Restaurant/Eating License and Use per AMC 21.40.180 D.8

LOCATION: Muldoon Heights Subdivision, Tract A; generally located at the northeast intersection of Muldoon Road and Debarr Road.

STREET ADDRESS: 1265 Muldoon Road

COMMUNITY COUNCIL: Northeast

TAX PARCEL: 006-122-77/ Grid SW 1341

ATTACHMENTS

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

RECOMMENDATION SUMMARY:

Generally meets the required Title 21 standards including AMC 21.50.160, and Title 10.50.

SITE:

Acres: 25,000 SF portion of a 362,599 SF Parcel
Vegetation: None
Zoning: B-3

Topography: Generally level
Existing Use: Restaurant
Soils: Public Sewer & Water

COMPREHENSIVE PLAN

Classification: Redevelopment/Mixed Use; Major Employment Center
(Anchorage 2020)
Commercial (1982 Anchorage Bowl Comprehensive Plan)
Density: N/A

SURROUNDING AREA

	NORTH	EAST	SOUTH	WEST
Zoning:	B-3	B-3	B-3 SL	B-3 SL
Land Use:	Ding How Restaurant	Muldoon Mall	Vacant (former Alaska Green Houses)	Fred Meyer

SITE DESCRIPTION AND PROPOSAL:

The petitioner is seeking a conditional use to serve beer and wine alcoholic beverages in the Samurai Sushi Garden Restaurant, located on Tract A of Muldoon Heights Subdivision, in the 2,559 square foot building formerly occupied by Taco Bell. This structure is located on the same tract as the Muldoon Mall, Ding How Restaurant and Taco Bell Restaurant.

Within 1,000 feet of this application, there are two beverage dispensary, two restaurant/eating place, one package store and one club license. The petitioner, Jong R. Lee, is the owner of Ding How Restaurant, License 4123.

The proposed hours of operation are Monday through Sunday, 11 AM – 10 PM. The application estimates that 10% of total sales will be from liquor. All employees in direct contact with alcohol will be TAM trained. No special security precautions are planned for inside the facility. The mall provides a private security patrol for the parking lot.

There are no churches or schools within 200 feet of the restaurant.

PUBLIC COMMENTS:

One hundred nine (109) public hearing notices (PHNs) were mailed September 9, 2005. At the time this report was written two PHNs were returned as undeliverable. No response was received from the Midtown Community Council.

FINDINGS

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

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.

The Anchorage 2020 Plan (ref. P.40) contains a generalized community vision that advocates "an active learning community with abundant cultural amenities." Several goals of the Anchorage 2020 Plan do address related issues such as recreational and economic opportunities. The sale of alcoholic beverages is part of the social, recreational and economic environment of the community. The restaurant will also facilitate a growing hospitality and tourism industry in Anchorage. Another of the Plan'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). The Plan emphasizes the need for centrally locating commercial uses, and the need for small-scale, local entrepreneurship. The use of this site for a restaurant is within a commercial mall and complies with the plan.

The petition property is located in an area identified a Town Center, which are generally one-half to one mile in diameter. Their core calls for a mix of community-serving retail, public services and public/civic facilities including and/or surrounded by medium to high-density residential development.

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

This standard is met.

Except for the alcoholic beverages conditional use standards established in AMC 21.50.160, the Assembly has not adopted specific zoning regulations for alcoholic beverage sales. The B-3 general business district zoning regulations allows alcoholic beverage sales through the conditional use permit process: AMC 21.40.180 D.8 liquor stores, restaurants, tearooms, cafes, private clubs or lodges, and other places

serving food or beverages involving the retail sale, dispensing or service of alcoholic beverages in accordance with AMC 21.50.160.

The petition site shares the same tract of land as the Muldoon Mall. (Although there was a preliminary plat S9998 approved for a commercial tract plat in 1991, it has expired. The last plat for this property is 70-251, recorded 9/21/70. Note: the application includes a lot survey certification dated 8/16/80 that shows Tracts A1, A2 and A3. There is also a topo, identified as Exhibit A dated 10/31/96 which shows Lots A-1, A-2, A-3 and A-4. However neither of these reflect the legally platted single lot.)

There are four separate buildings constructed on the subject property. Inside the Muldoon Mall is AMF East 40 Bowling Alley, and a child care facility called Kids' Corps. This program provides day care service to low-moderate income children between 15 months and 5 years of age. The Mall also serves as a "one stop" site that houses the State of Alaska Job Center. It provides a training and job referral service to families at risk for alcohol abuse. The Ding How Restaurant, a family oriented restaurant owned by the petitioner, occupies the same building formerly occupied by Godfather's Pizza. The subject restaurant will occupy the building that formerly housed Arby's Restaurant.

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 petition site is located in the B-3, in an area that is expected to remain in that land use category for the foreseeable future. The surrounding land uses are commercial and will not be negatively impacted. There is a day care service in the Muldoon Mall on the same tract of land as the proposed use, and appears to be more than 200-feet from the outer boundaries of the school. The 200-foot separation state statute requirement applies only to beverage dispensary and package store uses and licenses.

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. The following licenses are located within 1,000 feet of this location: two (2) beverage dispensary licenses, two restaurant/eating place licenses, one package store and one club license. The petitioner, Jong R. Lee, is the owner of Ding How Restaurant, License 4123. Approving this

restaurant/eating place license will add one more restaurant license within a 1,000 foot radius, for a total of three.

Name	Address	License Number	Type of License
AMF East 40 Bowl/Gold Room	1251 Muldoon Road	2289	Beverage Dispensary
Applebee's Neighborhood Grill	7611 Debarr Road	4173	Beverage Dispensary
Ding How Restaurant	1241 Muldoon Road	4123	Restaurant/Eating Place
Pizza Hut #3	1254 Muldoon Road	3595	Restaurant/Eating Place
Fred Meyer-Muldoon	7701 Debarr Road	4108	Package Store
American Legion Post #29	1467 Muldoon Road	2806	Club

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.

There is significant on site parking available on the subject 362.599 square foot parcel. There are two curb cuts directly off Muldoon Road that allow access to the site. There are no internal pedestrian sidewalks from one use to the other; however, there is a sidewalk around the perimeter of the existing structure.

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

There is no change of use at this site. Re-opening the restaurant at this location has no impact on public services. This structure was originally built as a restaurant. The site is served with public water and sewer.

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

This standard is met.

A restaurant/eating place license will not cause any environmental pollution. The parking lot is paved, which helps control air pollution.

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

The zoning, land use and the general area land use will not change as a result of this conditional use permit for a restaurant/eating place.

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 pages 4 and 5 for other alcohol licenses within 1,000 feet of this application.

The issuance of another conditional use for a restaurant will not adversely impact the immediate area or surrounding uses.

- 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 all managers and owners of the restaurant will be trained in accordance with the T.A.M. training and hold the appropriate certificates. Employees will be instructed to ask for the identification of all persons appearing to be under 30 years of age. Employees will patrol the parking lot to ensure the minimization of loitering.

- 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 met.

This conditional use application is for an alcoholic beverages conditional use in the B-3 District for a restaurant use.

AMC 10.50.035 sets forth that persons seeking the issue or transfer of a license shall comply with restrictions regarding happy hours, games or contests involving the consumption of alcohol, public transportation, notice of penalties, availability of nonalcoholic drinks, compliance determination with techniques in alcohol management (T.A.M.), solicitation of purchase of alcoholic beverages for consumption by employees, and warning signs. The petitioner has stipulated in his application that he will abide by requirements of AMC 10.50.035.

- 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 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.**

This standard appears to be met.

Within the past two years, Anchorage Police Department reports the following incidents for 1265 Muldoon Road: vandalism (1), warrant service (1), theft (2), stolen vehicle (1), threat (1), disturbance (1) Medic (1), DUI – outside (2).

- 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**

Treasury reports an outstanding 2005 business personal property taxes owing in the amount of \$1,522.18 by Jong Rey Lee, for the Ding How Restaurant at 1241 Muldoon Road.

- 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.**

The Department of Health and Human Services did not provide any comment on this case at the time this report is written. However, in the past their responses to similar cases question the lack of community standards for alcoholic beverage conditional uses.

- 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 alcoholic beverages in the B-3 District for a restaurant use generally meets the required standards of Title 21 and Title 10, and AMC 21.50.160.

If after a public hearing on the matter, the Anchorage Assembly finds that the required standards have been met, staff 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 a conditional use of a restaurant or eating place use and license in the B-3 district.
2. Prior to this conditional use becoming effective, resolve with Treasury the 2005 outstanding property taxes in the amount of \$1,522.18 owing by Jong Rey Lee for property located at 1241 Muldoon Road.
3. All uses shall conform to the plans and narrative submitted except as modified by this approval.
4. This conditional use approval is for an Alcoholic Beverages Restaurant/Eating Place Use and License in the B-3 District per AMC 21.40.180 D.8 for a 2,559 square foot tenant area located at 1265 Muldoon Road, Tract A, Muldoon Heights Subdivision. The hours of operation are 11 AM – 10 PM Monday through Sunday, but may operate 365 days a year with hours of operation as permitted by law. The petitioner estimates ten (10) percent alcohol sales compared to ninety (90) percent food sales. The restaurant has sixty-eight (68) non-fixed

seats with facility occupancy of seventy-one (71).

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

DEPARTMENTAL COMMENTS

Reviewing Agency Comment Summary Case No.: 2005-133

Agency	Comments Included in Packet	No Comments and/or Objections	No Response
Air Pollution Control			
Alaska DEC			
Alaska Division of Parks			
Alaska DOT/PS		X	
Anchorage Police Department	X		
ANWAD	X		
Code Enforcement	X		
Development Services			
DHS			
Environmental			
DHS Social Services			
Community Council			
Fire Prevention		X	
Flood Hazard		X	
MRP			
On Site Water & Wastewater		X	
Parks and Recreation			
Physical Planning			
Project Mgt & Engineering			
Right of Way		X	
School District			
Transit		X	
Treasury	X		
Traffic & Transportation Planning		X	

To: Planning/Zoning Rich Cartier

2005-133

RECEIVED

AUG 30 2005

POLICE DEPARTMENT CHECK LIST
FOR INVESTIGATION OF LICENSED LIQUOR ESTABLISHMENTS

Municipality of Anchorage
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
Samurai Sushi Garden	1265 Muldoon Road
BUSINESS NAME	LOCATION
Kenny H. LEE & Jong R. LEE	None
NAME OF APPLICANT (S)	CURRENT LICENSEE (S)

- ☐ Name Change
- ☒ Restaurant/Eating Place
- ☒ New Liquor License
- ☐ Renewal of License
- ☐ Corporate Stock Transfer Only
- ☐ Transfer of Location

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

08.24.05
DATE

LT G. Gilliam
for CHIEF OF POLICE

[Signature]
8/25/05

Samurai Sushi Garden

1265 Muldoon Road

-----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
1	04-31885	Vandalism
1	04-32092	Warrant Service
2	04-33581,55214	Theft
1	04-47575	Stolen Vehicle
1	05-5845	Threat
1	05-19541	Disturbance
1	05-20841	Medic
2	05-35340,37421	DUI (Outside)

Municipality of Anchorage
Treasury Division
Memorandum

RECEIVED

AUG 30 2005

Municipality of Anchorage
Zoning Division

Date: August 29, 2005
To: Rich Cartier, Planning Dept.
From: Sam Myers, Revenue Officer 
Subject: Liquor License Conditional Use Comments

Liquor License Conditional Use Application Case # 2005-133 Samurai Sushi Gardens has been received and reviewed.

I found that Jong Rey Lee, Ding How Restaurant, 1241 Muldoon Road, Anchorage, AK for the 2005 business personal property taxes owes \$1,522.18.

MUNICIPALITY OF ANCHORAGE
Anchorage Water & Wastewater Utility

MEMORANDUM

RECEIVED

AUG 31 2005

Municipality of Anchorage
Zoning Division

DATE: August 30, 2005
TO: Zoning and Platting Division, OPDPW
FROM: Hallie Stewart, Engineering Technician, AWWU *H Stewart*
SUBJECT: Zoning Board public hearing of October 25, 2005
AGENCY COMMENTS DUE September 27, 2005

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

05-132 Penland Park, Tract F-2 (conditional use) Grid 1335

1. AWWU water and sanitary sewer mains are available to the referenced lot.
2. AWWU has no objection to the proposed conditional use to allow a restaurant serving alcohol.

05-133 Muldoon Heights, Tract A (conditional use) Grid 1341

1. AWWU water and sanitary sewer mains are available to the referenced lot.
2. AWWU has no objection to the proposed conditional use to allow a restaurant serving alcohol.

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

**Municipality of Anchorage
MEMORANDUM**

RECEIVED

SEP 19 2005

**MUNICIPALITY OF ANCHORAGE
COMMUNITY PLANNING & DEVELOPMENT**

DATE: September 19, 2005

TO: Jerry Weaver, Manager, Zoning and Platting Division

FROM: Brian Dean, Code Enforcement Manager

SUBJECT: Land Use Enforcement Review Comments, Assembly case for the meeting of October 25, 2005

Case #: 2005-133

Type: Conditional Use

Subdivision: Muldoon Heights, Tract A

Grid: SW 1341

Tax ID #: 006-122-77

Zoning: B-3

Platting: 70-257, filed September 21, 1970

Lot area and width: AMC 21.40.180.F: "Minimum lot requirements are as follows: ...

2. All other uses, including residential uses associated with other uses:
- a. Width: 50 feet.
 - b. Area: 6,000 square feet."

The lot meets the minimum area and width requirements.

Minimum lot dimensions: The lot meets the width, depth, and width-to-depth ratio requirements of AMC 21.80.300.

Width of driveways: The site plan meets the requirements of AMC 21.80.330.D: "The total width of driveway entrances to a lot from a street shall not exceed two-fifths of the frontage of that lot on that street"

OS&HP setbacks: Muldoon is a class III major arterial. AMC 21.45.140 requires a 50 foot from centerline development setback in addition to the zoning district setback. The plat shows 50 feet from centerline dedication.

Yard requirements: AMC 21.40.180.G: "Minimum yard requirements are as follows: ...

2. All other uses:

a. Front yard: Ten feet.”

AMC 21.45.120.C: “In the case of corner lots with more than two frontages, the administrative official shall determine the front yard requirements, subject to the following limitations:

1. At least one front yard shall be provided having the full depth required generally in the district.
2. No other front yard on such lot shall have less than half the full depth required generally.”

The site plan shows the structures in conforming locations with respect to yard setbacks.

Lot coverage: AMC 21.40.180.H: “Maximum lot coverage is as follows: ...

2. All other uses: Unrestricted.”

Separation between buildings: AMC 21.45.030.B requires ten feet of separation between principal and detached accessory buildings.

Clear vision area: Clear vision areas apply to this property.

Legal nonconformities: None have been established with Land Use Enforcement.

Enforcement actions: Land use case 2005-02466, for a sign violation, is in reviewed status. As the sign is in compliance at the present time, this conditional use would not constitute an invalid land use entitlement under AMC 21.25.020.

Use determination: Property tax records indicate a 99,316 square foot neighborhood shopping center built in 1984, a 2,600 square foot building built in 2004, a 2,524 square foot building built in 1980, and a 4,000 square foot building built in 1980.

Building height: AMC 21.40.180.I: “Maximum height of structures is unrestricted, except that no structure shall exceed the standards of section 21.65.050.”

The property is not within any established Airport Height Zone.

Off-street parking: AMC 21.45.080.H: “Shopping centers.

1. Generally. Overall parking indices are as follows, except as modified under subsections 3 through 6 of this subsection:

- a. For centers having a gross leasable area of 25,000 to 400,000 square feet: 4.0 spaces per 1,000 square feet of gross leasable area. ...

2. "Gross leasable area" defined. For purposes of this subsection, gross leasable area shall include the gross square footage leased to tenants within the shopping center, but shall not include common areas, administration offices, storage, equipment rooms, common bathrooms, hallways or other areas not included within the leased premises.

3. Offices. Office space in shopping centers amounting up to ten percent of the total gross leasable area can be accommodated without providing parking spaces in addition to that required

by the application of the overall parking indices, described under subsection 1 of this subsection. Calculations to determine the amount of parking for office uses which are in excess of ten percent of the total gross leasable area of the shopping center shall be based on the increment of office space in excess of the permitted ten percent threshold, and shall be determined by the following formula:

$$\frac{\text{GLA of Office Space} - \text{GLA of (10\% X retail space)}}{350 \text{ square feet}}$$

...

5. Food services. Where food services occupy up to ten percent of the total gross leasable area of shopping centers with 100,000 square feet or less ... the parking requirements, in addition to the overall parking indices, are as follows:

- a. A shopping center with more than 25,000 and less than 100,000 square feet of total gross leasable area requires an additional ten parking spaces per 1,000 square feet of food service tenant area.
- b. A shopping center having 100,000 but no more than 200,000 square feet of total gross leasable area requires an additional 6.0 parking spaces per 1,000 square feet of food service tenant area. ...

6. Reduction of requirements when bus passenger spaces are provided. For every space provided for transit bus passenger boarding and alighting approved by the traffic engineer, the parking space requirement is reduced by 30 spaces."

AMC 21.45.080.K: "Restaurant, bars, lounges and nightclubs. One parking is required space for every three seats. Parking space requirements for such facilities without fixed seating shall be based on maximum capacity under the provisions of the Uniform Building Code."

AMC 21.45.080.W.7: "The off-street parking area, including all points of ingress and egress, shall be constructed in accordance with the following standards:

- a. A parking area related to any use within an urban or suburban use district, as defined in section 21.85.020, shall be paved with a concrete or asphalt compound to standards prescribed by the traffic engineer."

AMC 21.45.080.W.8 requires accessible parking for "commercial, industrial, public and institutional uses."

Submit parking calculations under AMC 21.45.080.H and AMC 21.45.080.K, and a current parking layout to Land Use Enforcement to verify compliance with AMC 21.45.080, or establish nonconforming rights.

Off-street loading: AMC 21.45.090.B: "The following numbers and types of berths shall be provided for the specified uses ...

Use	Aggregate Gross	Berths	Type
-----	-----------------	--------	------

	Floor Area (square feet)	Required	
4. Department stores, retail establishments, restaurants, funeral homes and commercial establishments not otherwise specified	...		
	...		
	50,000 - 100,000	3	B
	Over 100,000, each additional 50,000 or major fraction thereof	1 additional	B"

Submit a parking layout to Land Use Enforcement showing 3 type B loading berths in accordance with AMC 21.45.090, or establish nonconforming rights.

Landscaping requirements: AMC 21.40.180.N: "Landscaping.

1. Buffer landscaping. Buffer landscaping shall be planted along each lot line adjoining a residential district.
2. Perimeter landscaping. Except adjacent to collector or arterial streets, visual enhancement landscaping shall be planted along the perimeter of all outdoor areas used for vehicle circulation, parking, storage or display.
3. Arterial landscaping. Arterial landscaping shall be planted along all collector or arterial streets.
4. Visual enhancement landscaping. All areas not devoted to buildings, structures, drives, walks, off-street parking facilities or other authorized installations shall be planted with visual enhancement landscaping.
5. Maintenance. All landscaping shall be maintained by the property owner or his designee."

AMC 21.45.080.W.4.f requires refuse containers located within or on the same pavement as the parking area to be screened by a wall, fence or landscaping constructed in accordance with criteria established by the refuse collection agency.

AMC 21.45.080.W.6: "The perimeter of a parking area ... adjoining a lot in a residential district shall utilize the following schedule:

- a. Institutional, commercial or industrial uses adjoining a residential district: Buffer landscaping or a screening structure and visual enhancement landscaping." This provision is superseded by the more restrictive requirements of AMC 21.40.180.N.1.

AMC 21.45.080.W.10: "Landscaping for parking lots with 15 or more spaces.

- a. Visual enhancement landscaping shall be planted on the perimeter of the parking area adjoining a lot line or a screening structure shall be placed on the perimeter of the parking area adjoining a lot line and an area equal to at least five percent of the surface of the parking area including appurtenant driveways shall be devoted to visual enhancement landscaping [This provision is superseded by the more restrictive requirements of AMC 21.40.180.N.1.]
- b. The parking area shall be separated from any building on the same lot by a sidewalk or landscaped area, or both, at least four feet wide.
- c. In addition to the landscaping required under subsections a and b of this subsection, visual enhancement landscaping shall be planted within the interior of a parking area containing more than 60 spaces. The area devoted to visual enhancement landscaping shall equal at least five percent of the surface of the parking area, including appurtenant driveways."

Provide calculations to Land Use Enforcement verifying five percent interior landscaping as required by AMC 21.45.080.W.10.c, or establish nonconforming rights.

Provide a landscaping plan to Land Use Enforcement showing details of refuse screening and the location and type of plant materials used to satisfy the landscaping requirements of AMC 21.40.180.N and 21.45.080.W.10, or establish nonconforming rights.

Subdivision landscaping: No landscaping is required by the plat of record.

Fences: AMC 21.45.110.A: "A fence may be constructed at the lot line"

Access: Public streets about the property, meeting the requirements of AMC 21.45.040.

Stream protection setbacks: The property does not adjoin any stream protected by AMC 21.45.210.

Wetlands: Map 14 shows the property as uplands.

Seismic hazard: The property is not within an area of high ground failure susceptibility.

Attachment: Report of enforcement case 2005-02466.

Recommendations: If approval of this case is granted, Land Use Enforcement recommends the following:

1. Submit parking calculations under AMC 21.45.080.H and AMC 21.45.080.K, and a current parking layout to Land Use Enforcement to verify compliance with AMC 21.45.080, or establish nonconforming rights.
2. Submit a parking layout to Land Use Enforcement showing 3 type B loading berths in accordance with AMC 21.45.090, or establish nonconforming rights.
3. Provide calculations to Land Use Enforcement verifying five percent interior landscaping as required by AMC 21.45.080.W.10.c, or establish nonconforming rights.
4. Provide a landscaping plan to Land Use Enforcement showing details of refuse screening and the location and type of plant materials used to satisfy the landscaping requirements of AMC 21.40.180.N and 21.45.080.W.10, or establish nonconforming rights.

(Reviewer: Don Dolenc)

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)

RECEIVED

August 29, 2005

AUG 30 2005

RE: Zoning Case Review

Municipality of Anchorage
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 Cases and has no comment:

2005-117 Providence Chester Creek Subd Tract A/Conditional Use: Admin. Bldg.
2005-126 Hansen Subd Lot 1A Blk 3 2710 Spenard Rd/Conditional Use: liquor store
2005-127 Providence-Chester Creek Tract D-2/Rezone: R-O
2005-133 Muldoon Heights Tract A 1265 Muldoon Rd/Conditional use: restaurant

Comments:

2005-128 Lancaster Tract A 8501 Sand Lake Rd/Conditional use: natural resource extract
The applicant is required to get a driveway permit to access Sand Lake Road. They may contact Lynda Hummel, Rights of Way Agent at 269-0698 for an application and assistance.

2005-129 Raspberry Center Lot 1A (Northwood & Raspberry) Rezone: B-1BSL: The applicant is required to receive ADOT&PF approval and have a current valid driveway permit to access Raspberry Road. They may contact Lynda Hummel, Rights of Way Agent at 269-0698 for an application and assistance.

2005-131 Bruce Lot 20A/Site plan review: carwash: The applicant is required to receive ADOT&PF approval and have a current valid driveway permit to access Dimond Blvd. They may contact Lynda Hummel, Rights of Way Agent at 269-0698 for an application and assistance.

2005-132 Penland Park Tract F2 3801 DeBar Rd. Conditional use: restaurant: The applicant is required to receive ADOT&PF approval and have a current valid driveway permit to access DeBar Road and Bragaw Street. They may contact Lynda Hummel, Rights of Way Agent at 269-0698 for an application and assistance.

Stewart, Gloria I.

From: Schwan, Martin K.
Sent: Monday, September 19, 2005 8:13 AM
To: Stewart, Gloria I.
Cc: Cartier, Richard D.; Weaver Jr., Jerry T.
Subject: Plat review from fire prevention

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SEP 19 2005

MUNICIPALITY OF ANCHORAGE
COMMUNITY PLANNING & DEVELOPMENT

Permit #	Route To	Approved?	Subdivision	Comments	F
2005-134	R. Cartier	Yes 9/8/2005	Tract A Lancaster	No Objection Conditional use for natural r	
2005-133	R. Cartier	Yes 9/8/2005	Muldoon Heights Sub. Tract A	No Objection Conditional use: restaurant l	
S11411-1	J. Weaver	Yes 9/8/2005	T15N R1W Sect. 8	No Objection Subdivide 2 lots into 4 lots	
S11412-1	J. Weaver	Yes 9/8/2005	T14N R2W Sect. 12	No Objection Subdivide 1 lot into 2 lots	
S11413-1	J. Weaver	Yes 9/8/2005	T13N R3W Sect. 13	No Objection Subdivide 2 tracts of land int	
S11417-1	J. Weaver	Yes 9/8/2005	Thomas W. Sperstad #1	No Objection Subdivide 3 lots into 1 lot	
S11410-1	J. Weaver	Yes 9/8/2005	Jennifers Sub.	No Objection Subdivide 1 lot into 2 lots	
S11400-1	J. Weaver	Yes 9/8/2005	T13N R3W Sect. 23	No Objection To Sub. 1 unsub. Parcel intc	
S11405-1	J. Weaver	Yes 9/8/2005	Geirinhas Hts. Sub.	No Objection Amend note #1 on plat 93-1	
S11406-1	J. Weaver	Yes 9/8/2005	Resolution Point	No Objection Sub. 76 lots into 100 lots	
S11141-2	J. Weaver	Yes 9/8/2005	Mesquite Sub.	No Objection Extension	
S11208-2	J. Weaver	Yes 9/8/2005	Heather Meadows	No Objection Extension	
S11416-1	J. Weaver	Yes 9/8/2005	Patricia Sub.	No Objection Modification of Plat note	
S11414-1	J. Weaver	Yes 9/8/2005	Ordinance Amendment	No Objection Allows Commercial lots to b	
2005-135	R. Cartier	Yes 9/8/2005	Alyeska North #3 sub. Blk 6, Lot7	No Objection Side yard set back encroach	

000 29

9/19/2005

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AUG 25 2005

Municipality of Anchorage
Zoning Division



FLOOD HAZARD REVIEW SHEET for PLATS

Date: 8-24-05

Case: 2005-133

Flood Hazard Zone: C

Map Number: 0235

☐ 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

DATE: September 1, 2005
TO: Jerry Weaver, Jr., Platting Officer, CPD
FROM: *DR* Daniel Roth, Program Manager, On-Site Water and Wastewater Program
SUBJECT: Comments on Cases due September 27, 2005

Municipality of Anchorage
Zoning Division

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

2005 – 132 A request concept/final approval of a conditional use to permit a restaurant serving alcohol in the B-1ASL Local and neighborhood business district w/special limitations

No objection

2005 – 133 A request concept/final approval of a conditional use to permit a restaurant serving alcohol in the B-3 General Business District

No objection

Stewart, Gloria I.

From: Long, Patty R.
Sent: Monday, September 19, 2005 12:05 PM
To: Stewart, Gloria I.
Subject: FW: Plat and Zoning Reviews

RECEIVED

SEP 19 2005

MUNICIPALITY OF ANCHORAGE
COMMUNITY PLANNING & DEVELOPMENT

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

From: Staff, Alton R.
Sent: Monday, September 19, 2005 11:05 AM
To: Long, Patty R.; Pierce, Eileen A
Cc: Taylor, Gary A.
Subject: Plat and Zoning Reviews

The Public Transportation Department has no comment on the following plats:

S11058-2
S10890
S11141
S11207
S11208
S10388-3
S11391
S11397
S11400
S11404
S11405
S11406
S11410
S11411
S11412
S11413
S11414
S11415
S11416
S11417
S11418
S11419
S11420

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

2005- 108
116
117
126
133

Thank you for the opportunity to review.



MUNICIPALITY OF ANCHORAGE

Development Services Department
Right of Way Division



MEMORANDUM

RECEIVED

DATE: September 22, 2005
TO: Planning Department, Zoning and Platting Division
THRU: Jack L. Frost, Jr., Right of Way Supervisor *LF*
FROM: Lynn McGee, Senior Plan Reviewer *LM*
SUBJ: Request for Comments on Assembly case(s) for the Meeting of October 25, 2005.

SEP 22 2005

MUNICIPALITY OF ANCHORAGE
COMMUNITY PLANNING & DEVELOPMENT

Right of Way has reviewed the following case(s) due September 27, 2005.

05-132 Penland Park, Tract F2, grid 1335
(Conditional Use, Restaurant Serving Alcohol)
Right of Way Division has no comments at this time.
Review time 15 minutes.

05-133 Muldoon Heights, Tract A, grid 1341
(Conditional Use, Restaurant Serving Alcohol)
Right of Way Division has no comments at this time.
Review time 15 minutes.



MUNICIPALITY OF ANCHORAGE
Traffic Department



MEMORANDUM

DATE: September 14, 2005
TO: Jerry T. Weaver, Platting Supervisor, Planning Department
THRU: Leland R. Coop, Associate Traffic Engineer
FROM: Mada Angell, Assistant Traffic Engineer
SUBJECT: Comments, October 25, 2005 for Municipal Assembly

SEP 15 2005
Municipality of Anchorage
Zoning Division

05-132 Penland Park; Conditional Use to permit a restaurant in the B-1ASL; Grid 1335

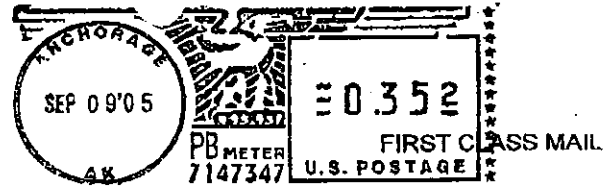
Traffic has no comment.

05-133 Muldoon Heights; Conditional Use permit for a restaurant; Grid 1341

Traffic has no comment.

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

RESORTED
FIRST CLASS



006-122-12-000
THIBAUT DAVID A & PAMELA J
8421 E 12TH COURT
ANCHORAGE, AK 99504

RECEIVED

SEP 12 2005

Municipality of Anchorage
Zoning Division

ASSEMBLY NOTICE OF PUBLIC HEARING -- Tuesday, October 11, 2005

Planning Dept Case Number ~~00472200501335~~ 2005-133

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, October 11, 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: 2005-133
PETITIONER: Kenny H & Jong R Lee
REQUEST: Assembly conditional use for a restaurant serving alcohol
TOTAL AREA: 0.690 acres
SITE ADDRESS: 1265 MULDOON RD
CURRENT ZONE: B-3 General business district
COM COUNCIL(S): 1--Northeast

LEGAL/DETAILS: An alcoholic beverage conditional use for a restaurant license for Samara Sushi Garden. Muldoon Heights Subdivision, Tract A. Located at 1265 Muldoon Road.

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 of 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.

Case # 2005-133

Name: David & Pam Thibault
Address: 8421 E. 12th Court

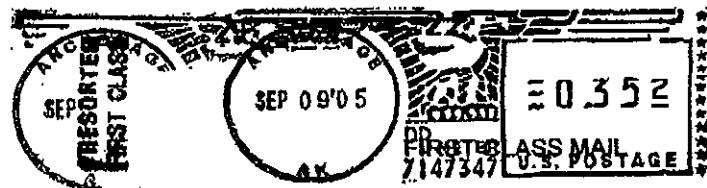
Legal Description: "

Comments: We request the petition for Alcoholic beverage conditional use for a restaurant license for Samara Sushi Garden be denied. Alcoholic consumption in the Muldoon area is detrimental to those who use it and those who live and work in the area. Thank you for your consideration.

POSTAGE

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

POSTED
FIRST CLASS



006-411-11-000
MILLER JOHN I
2135 SORBUS WAY
ANCHORAGE, AK 99508

SEP 12 2005

Municipality of Anchorage
Zoning Division

**ASSEMBLY
NOTICE OF PUBLIC HEARING** Tuesday, October 11, 2005

Planning Dept Case Number: **2005-133**

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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 of Anchorage, Department of Planning, P.O. Box 196650, 343-7943; FAX 343-7927. Case information may be viewed at www.municipalityofanchorage.org by selecting Departments/Planning/Zoning and Platting Cases.

For convenience, Mailing Address: Municipality of Anchorage, P.O. Box 196650, Anchorage, Alaska 99519-6650. For more information call: 343-7943.

Name: John I Miller
Address: 2135 Sorbus Way
Legal Description: 006-411-11-000
Comments: NO OBJECTION

2005-133

000036

Zoning and Platting Cases On-line

View Case Comments

[Submit a Comment](#)

**** These comments were submitted by citizens and are part of the public record for the cases ****

Questions? If you have questions regarding a case, please contact Zoning at **907-343-7943** or Platting & Variances at **907-343-7942**.

1. **Select a Case:**

[View Comments](#)

2. **View Comments:**

Case Num: 2005-133

Assembly conditional use for a restaurant serving alcohol

Site Address: 1265 MULDOON RD

Location: An alcoholic beverage conditional use for a restaurant license for Samara Sushi Garden. Muldoon Heights Subdivision, Tract A. Located at 1265 Muldoon Road.

[Details](#) | [Staff Report](#) | [submit a comment](#)

Public Comments

8/23/05

Clinton R Hodges II
6930 East 11th Avenue
Anchorage AK 99504

Absolutely not! If you can buy an existing license then that's ok. But I am opposed to any new or conditional licenses being approved.

[Zoning & Platting Cases On-line website](#)

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) Lee, Kenny H. & Lee, Jong R.	Name (last name first) The Law Offices of Dan K. Coffey, P.C.
Mailing Address 1265 Muldoon Road Anchorage, AK 99504	Mailing Address 207 E. Northern Lights Blvd., Suite 200 Anchorage, AK 99503
Contact Phone: Day: (907) 345-0033 Night: (907) 727-1024	Contact Phone: Day: (907) 274-3385 Night:
FAX: (907)	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): 006-122-77-000-06		
Site Street Address: 1265 Muldoon Road Anchorage, AK 99504		
Property Owner: Noodlum Equities		
Current legal description: (use additional sheet in necessary)		
Muldoon Heights Subdivision Tract A		
Zoning: B3	Acreage: 0.69	Grid # SW 1341

ALCOHOLIC BEVERAGE CONTROL BOARD LICENSE PROPOSED		
<input 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 checked="" type="checkbox"/> Restaurant	
Is the proposed license: X New <input type="checkbox"/> Transfer of location: ABC license number: SAMURAI SUSHI GARDEN		
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 8/8/05	Signature (Agents must provide written proof of authorization) JONG R. LEE Kenny Lee
----------------	--

Accepted by MA	Poster & Affidavit 2	Fee 2560 ⁰⁰	Case Number 2005-133
-------------------	-------------------------	---------------------------	-------------------------

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/open space ☐ Public Land Institutions
☐ Marginal land ☐ Alpine/Slope Affected ☐ Special Study
☐ Residential at _____ dwelling units per acre

Girdwood- Tumagain Arm

- ☐ Commercial ☐ Industrial ☐ Parks/open 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.

15 August 2005 

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): Samurai Sushi Garden

What is the gross leaseable floor space in square feet? 2,559 sq. ft.

What is the facility occupant capacity? 71

What is the number of fixed seats(booth and non movable seats)? 0

What is the number non-fixed seats(movable chairs, stools, etc.)? 68

What will be the normal business hours of operation? 11:00 a.m.-10:00 p.m., Monday -Sunday

What will be the business hours that alcoholic beverages will be sold or dispensed? 11:00 a.m.-10:00 p.m., M-Sunday

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

10% Alcoholic beverage sales

90% 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
Muldoon Road Baptist Church	382 Muldoon Road Anchorage, AK 99504

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? Approximately 1-5

How would you rate this area's license concentration on a scale of 1 to 5 with 5 = high? 2

How many active liquor licenses are within the boundaries of the local community council? Approximately 10

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

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

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

All employees in direct contact with alcohol will be TAM trained. The management team of Samurai Sushi takes this issue very seriously and will continue to follow all City and State guidelines.

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.

- ☐ Yes ☒ No Happy hours?
☐ Yes ☒ No Games or contests that include consumption of alcoholic beverages?
☒ Yes ☐ No Patron access and assistance to public transportation?
☒ Yes ☐ No Notice of penalties for driving while intoxicated posted or will be posted?
☒ Yes ☐ No Non-alcoholic drinks available to patrons?
☐ Yes ☒ 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

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

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

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

Additional space if needed.

STANDARDS FOR CONDITIONAL USE APPROVAL
RESTAURANT/EATING PLACE LIQUOR LICENSE

LOCATION AND DESCRIPTION OF PLANNED USE

Kenny H. Lee & Jong R. Lee are making application for a conditional use allowing "on premises" alcohol sales for Samurai Sushi Garden, which is located at 1265 Muldoon Road, Anchorage, AK 99504. The use of this location for a sushi restaurant with a restaurant/eating place 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.

Samurai Sushi Garden is located on Muldoon Road on an adjoining lot with the Muldoon Town Center. The restaurant will add diversity by providing a wide range of services that are important to the life of Town Centers. Ultimately, the addition of this restaurant will improve the quality of life for area residents and provide a more attractive environment for visitors. The Muldoon Town Center is linked by a transit supported development corridor that accomplishes a balance between pedestrian and auto comfort, visibility, and accessibility.

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 Samurai Sushi Garden 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 notify the Northeast Community Council and we foresee no opposition to this change of use. The operation of an authentic and culturally diverse eatery with the service of beer and wine is consistent with the code and will expectantly 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 Major Employment Center as "the focus of community activity for smaller subareas of Anchorage" and is intended to include "a mix of retail shopping and services, public facilities and medium- to high- density residential uses." Samurai Sushi Garden will target the appetites of all Anchorage residents and will serve the finest Asian cuisine. Thus, the proposed conditional use is compatible with the surrounding neighborhood and district. Overall, this unique combination of authentic dining with alcoholic beverages will provide the surrounding residential areas with a new and exciting restaurant 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 within the Muldoon Town Center and aids in the City's long-term goal of giving local residents more dining options while creating a refined balance between automobile usage and other forms of transportation such as walking, bicycling, car pooling, and bus transportation.

Samurai Sushi Garden has building and site plans that 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. Additionally, a sidewalk and a People Mover bus stop located directly outside the restaurant provide bus commuters and pedestrian's convenient access to the restaurant.

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

The following public services currently exist at Samurai Sushi Garden:

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 multiple 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.

Samurai Sushi Garden 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. The location of the facility is in close proximity to public transportation and is situated along a transit supported development corridor that will reduce air pollution as local residents have very few miles to travel in reaching the location.

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.

Public Safety

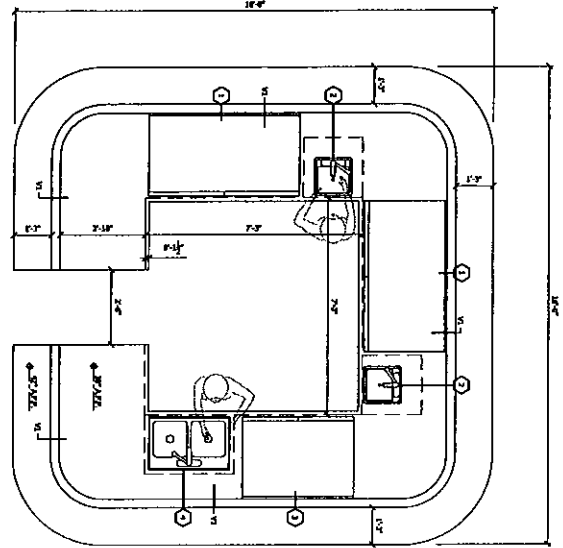
What are the proposed precautions to maintain order and prevent unlawful conduct at the licensed premises?

Inside Facility:

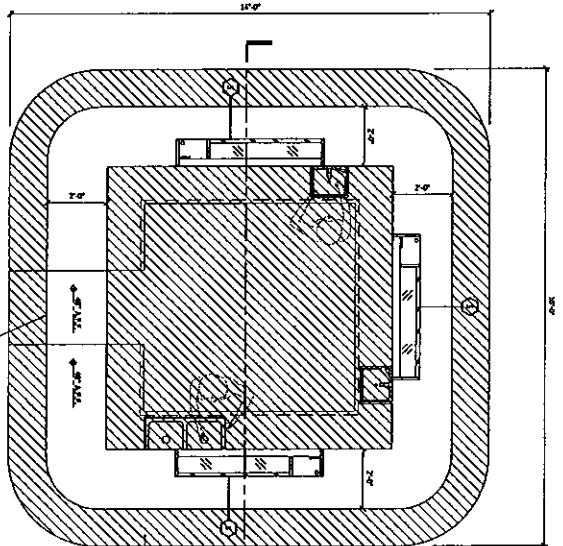
All Samurai Sushi servers will be TAM certified. Employees will be instructed to ask for the identification of all persons appearing to be under 30 years of age. Employees who violate this policy will be terminated and will be instructed so upon employment. Further, managers and all servers will be trained 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:

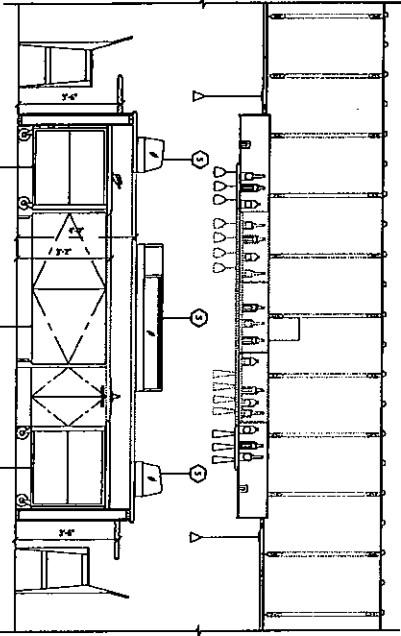
Further, for the protection of patrons in the parking lot, Samurai Sushi Garden employees will patrol the parking lot, as needed, to ensure the minimization of loitering. The Petitioners will work with surrounding tenants, neighbors, neighboring community councils and service patrols to combat any problems which arise in or near the facility.



201 Sushi Bar Lower Level Plan
Scale: 1/8" = 1'-0"



202 Sushi Bar Upper Level Plan
Scale: 1/8" = 1'-0"



203 Sushi Bar Section
Scale: 1/8" = 1'-0"

SUSHI BAR EQUIPMENT SCHEDULE									
ITEM	DESCRIPTION	QUANTITY	UNIT	PRICE	TOTAL	REMARKS	DATE	BY	CHK
1	WIND SHIELD	1	EA	10000	10000				
2	WIND SHIELD	1	EA	10000	10000				
3	COOLER	1	EA	10000	10000				
4	WIND SHIELD	1	EA	10000	10000				
5	WIND SHIELD	1	EA	10000	10000				

204 Sushi Bar Equipment Schedule
Scale: 1/8" = 1'-0"

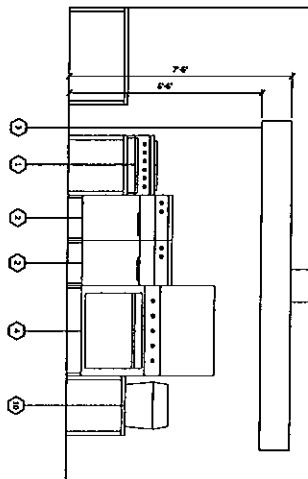
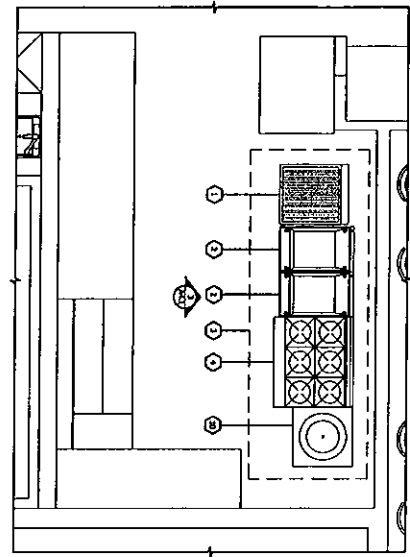
27" x 36" (11" x 14")
SCALE: 1/8" = 1'-0"

A4.0

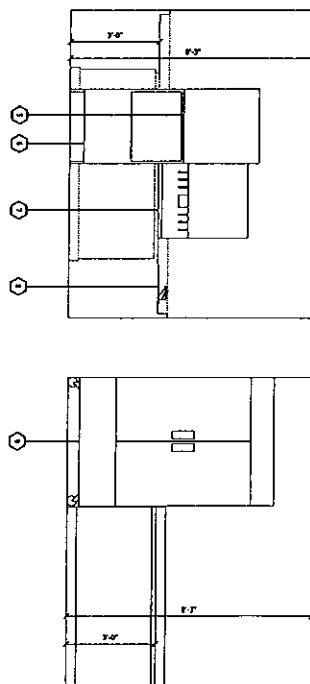
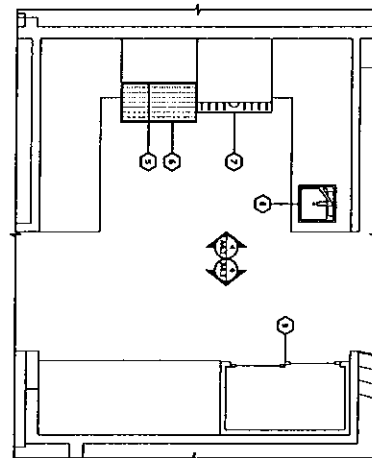
Samurai Sushi

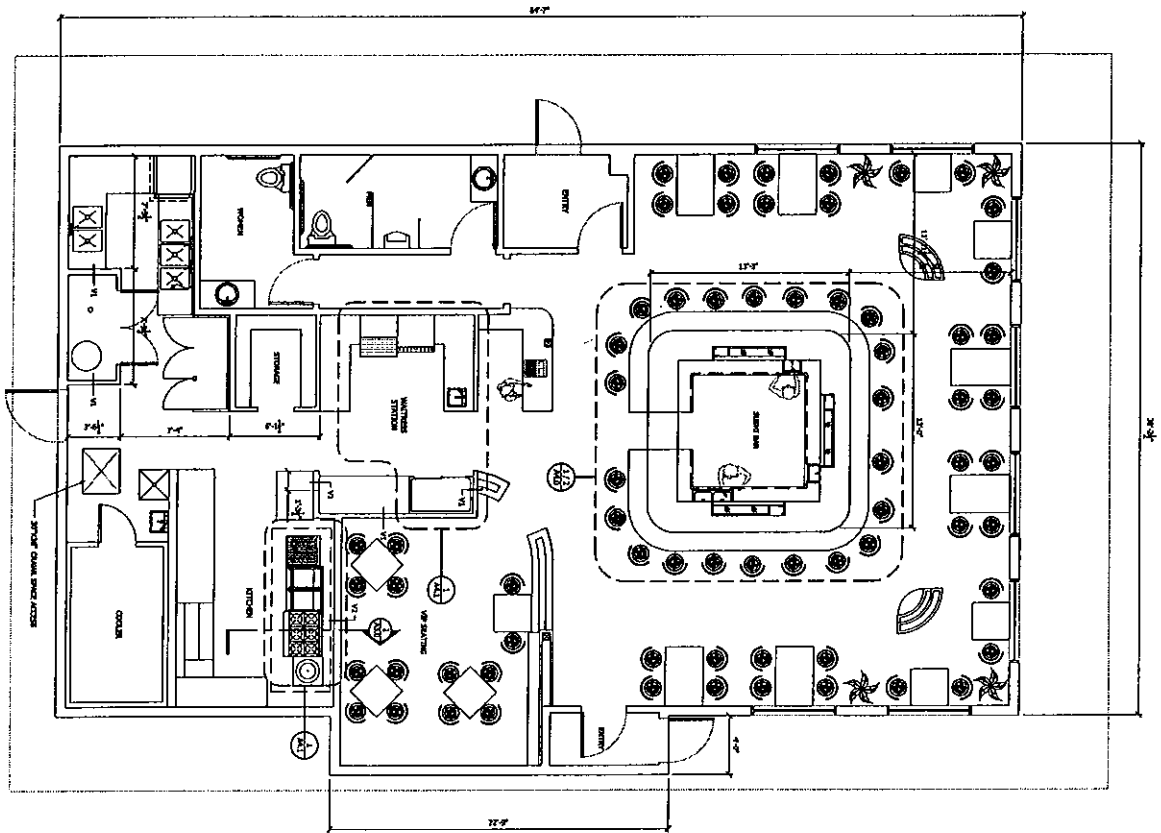
1265 Muldoon Road - Anchorage, Alaska



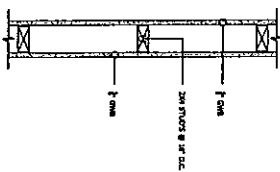


STATION	WET SIDE	DEPTH	WETZ	DEPTH	WIDE NUMBER	POWER TRANSDUCERS
1	DOWN BAR	1"	10"	0.1"	3000X	3000X
2	DOWN PIER	1.5"	20"	0.1"	3000X	3000X
3	WIDE	1"	4"	2"	3000X	3000X
4	WIDE	3"	3"	3"	3000X	3000X
5	32" WIDE	3"	3"	3"	3000X	3000X
6	12" WIDE	3"	2"	4"	3000X	3000X
7	DOWN WIDE	3"	3"	3"	3000X	3000X
8	DOWN WIDE	1"	1"	1"	3000X	3000X
9	DOWN WIDE	3"	3"	3"	3000X	3000X
10	DOWN WIDE	1"	1"	1"	3000X	3000X

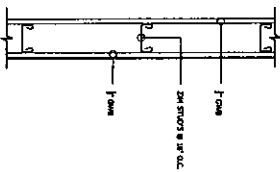




Floor Plan
Scale: 1/8" = 1'-0"



Vertical Assemblies
Scale: 1/8" = 1'-0"



Vertical Assemblies
Scale: 1/8" = 1'-0"

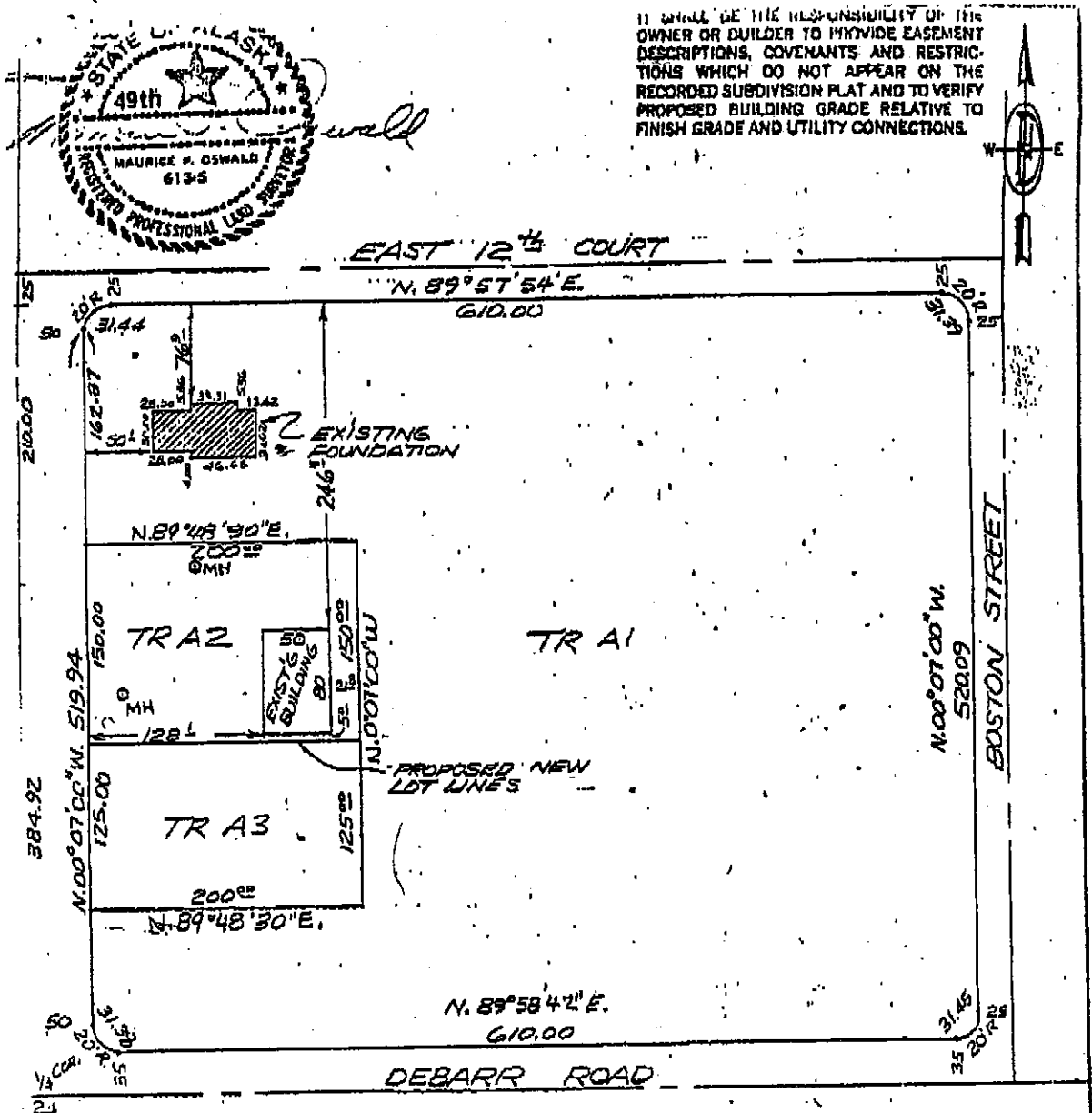
1/8" = 1'-0" SCALE
1/8" = 1'-0" SCALE
1/8" = 1'-0" SCALE

NO.	DESCRIPTION	DATE
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2	REVISION	
3	REVISION	
4	REVISION	
5	REVISION	
6	REVISION	
7	REVISION	
8	REVISION	
9	REVISION	
10	REVISION	

Samurai Sushi

1265 Muldoon Road - Anchorage, Alaska





LOT SURVEY CERTIFICATION

TRACT A, Block _____ Area _____ Sq. Ft.

~~WILSON HEIGHTS SUBD.~~

Plat File No. _____ Zoning District _____

Anchorage Recording District, Alaska

DICKINSON OSWALD WALCH LEE

ENGINEERS

4040 S. 1ST AVE.
ANCHORAGE, ALASKA

Scale: 1" = 100'

8/16/80

EXHIBIT "A"

LEGEND:

- (S) Brass Cap Monument
- (P) Iron Pipe
- (I) Steel Pin
- (H) Survey Hub & Tack

DATE	BY
8/16/80	MA

REVISIONS	DATE	BY
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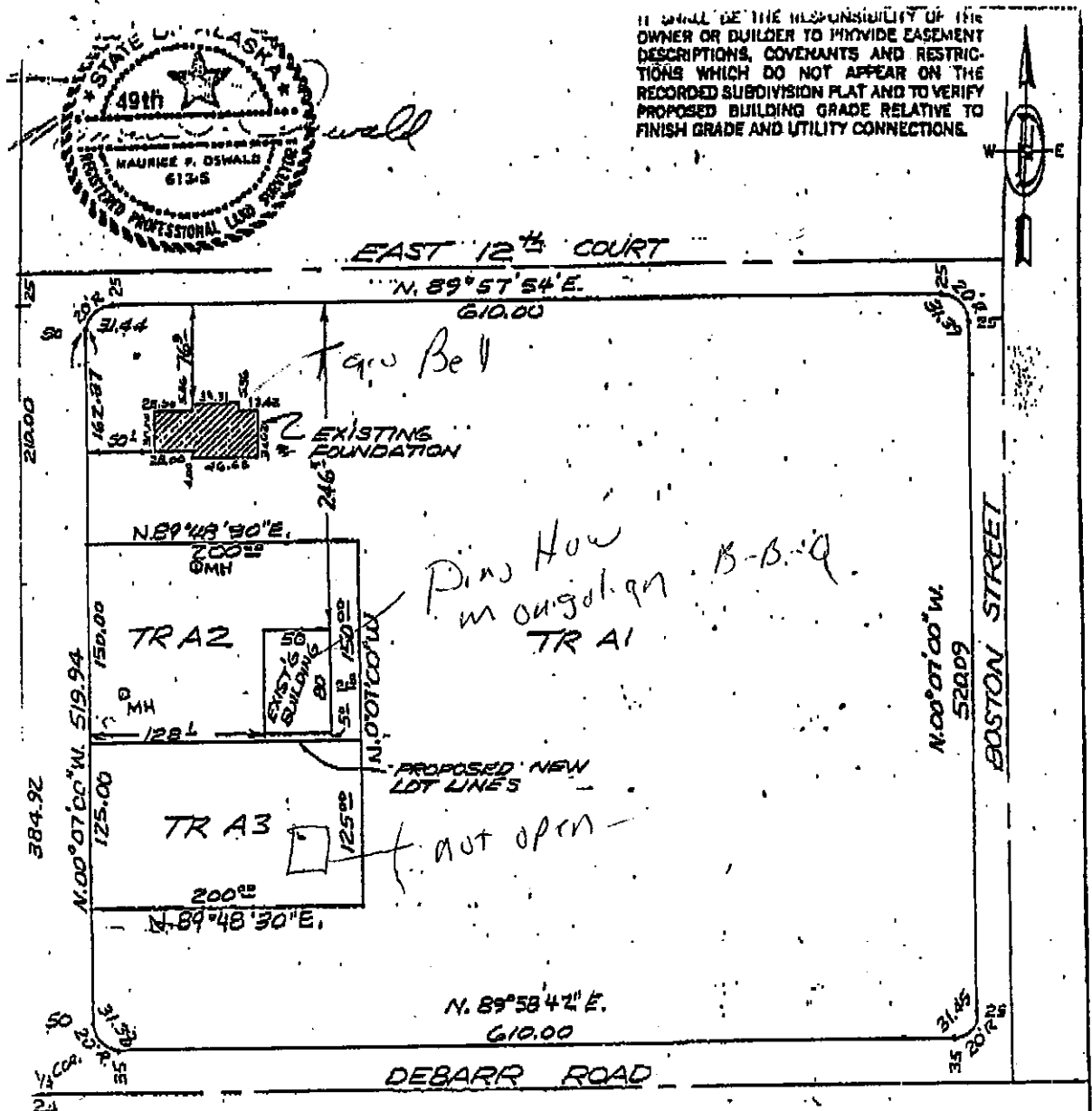
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IT SHALL BE THE RESPONSIBILITY OF THE OWNER OR BUILDER TO PROVIDE EASEMENT DESCRIPTIONS, COVENANTS AND RESTRICTIONS WHICH DO NOT APPEAR ON THE RECORDED SUBDIVISION PLAT AND TO VERIFY PROPOSED BUILDING GRADE RELATIVE TO FINISH GRADE AND UTILITY CONNECTIONS.

LOT SURVEY CERTIFICATION

TRACT A
 20th Block Area Sq. Ft.
 THE EDON HEIGHTS SUBD.
 Plat File No. Zoning District
 Anchorage Recording District, Alaska

LEGEND:

- ⊕ Brass Cap Monument
- Iron Pipe
- Steel Pin
- ⊞ Survey Hub & Tack

REVISIONS	DATE	BY

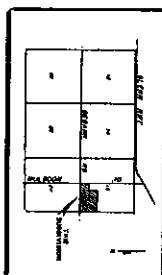
DICKINSON-OSWALD-WALCH-LEE
ENGINEERS
 4040 B STREET
 ANCHORAGE, ALASKA

Residence of:

By: 8/16/80 Date: 7-1-80 Scale: 1"=700' File No: 72635 F.B. No: 715-50 Grid: 134-1

EXHIBIT "A"

59



WILSON, LTR.
BY: ALBERT L. MOORE
SECRETARY TREASURER

ENGINEER'S CERTIFICATE

I, the undersigned registered engineer or surveyor, hereby certify that the drawing has been completed by me or under my direct supervision and that surveys and measurements have been made and established and shown the dimensions shown herein are true and correct.

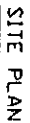
19.5.5222004/46 31.8.824

CONTAINING \$7.00 ABOVE BOOK OR LIBEL

ENTERING

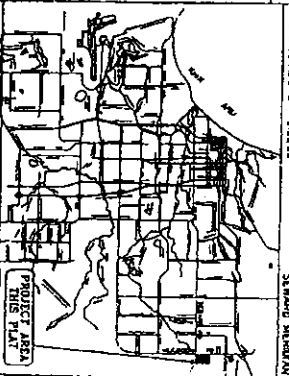
ALF OF	
MULDOON MICHIGNS	
A BARRISTER	
LOCATED WITHIN THE 100 OF SECTION 16,	
T10N, R9W, S1N	
NATION RESERV & ASSOCIATES	
NATION RESERV & ASSOCIATES	
NATION RESERV & ASSOCIATES	
DATE: 8-27-75	WHEEL: 1-100
MEASURE: 4.00	WHEEL: 1-100
SECTION: 113	WHEEL: 1-100

70-251 FO



SURVEYOR'S CERTIFICATE

I, J. Don't Hall, professional land surveyor, do hereby certify that the plat of Tract A Madison Heights Subdivision is a true and correct representation of lots according to the record plat, filed August 13, 1970, under Recorder's plat number 79-257. No field survey was conducted for this plat.



VICINITY MAP

SECTION 13, T13N, R3W
SEWARD MERIDIAN

Page of
TRACT A-1

MILDOON HEIGHTS SUBDIVISION
A Replatment of
Tract A, Mildoon Heights
Subdivision (70-257)
With Right-of-Way Easement
Located within the S 1/2 of

SECTION AND LAND ACRES	SECTION	13, T. 13 N., R. 3 W., S. 4. Metho
AN ADJUTANT GENERAL'S OFFICE, WASHINGTON, D.C.		Anchorage Recording District
PLANNING PERMITS		Containing 0.07 Acres
Don Colley		DATE RECORDED:

DATE	9/12/95	N/A
BL'S	0000	
ORDERED BY	JH4	
SCALE	1"=60'	
ASB NO	95054	
SHEET	2	OF 2

Online Public Notices

Department of Commerce

find

Alaska Corporations, Business and Professional Licensing

Officers & Directors

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- ☐ LLC
- ☐ File Online
- ☐ Business Corporation
- ☐ File Online
- ☐ Online Orders
- ☐ Register for Online
- ☐ Orders
- ☐ Order Good Standing

Name**Title(s)**

TERRY D PARKS
3838 W 50TH AVE
ANCHORAGE AK 99502

DONALD W TEEKELL

DAN K COFFEY

ALBERT D PATTERSON

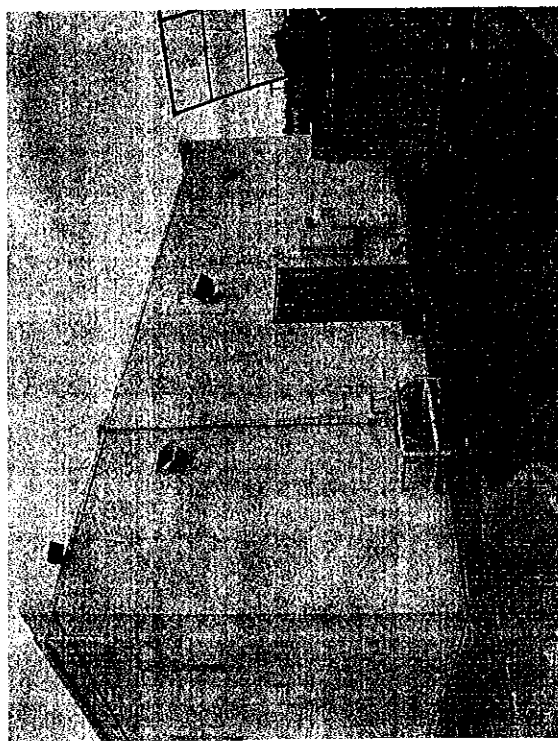
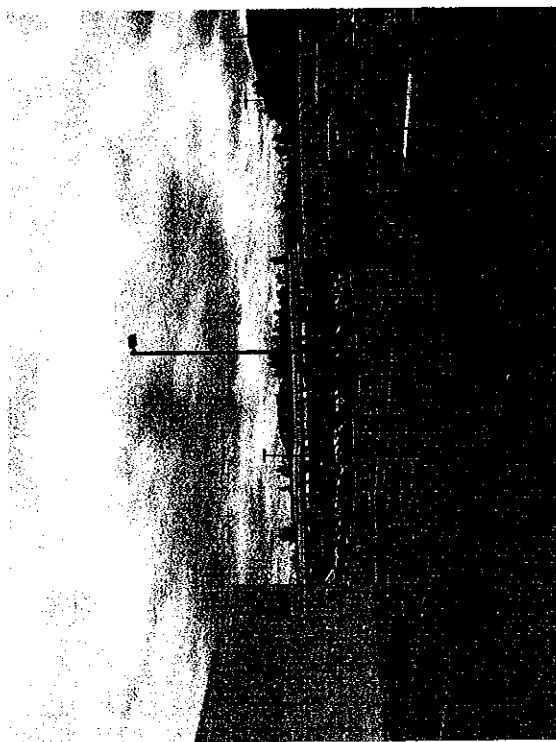
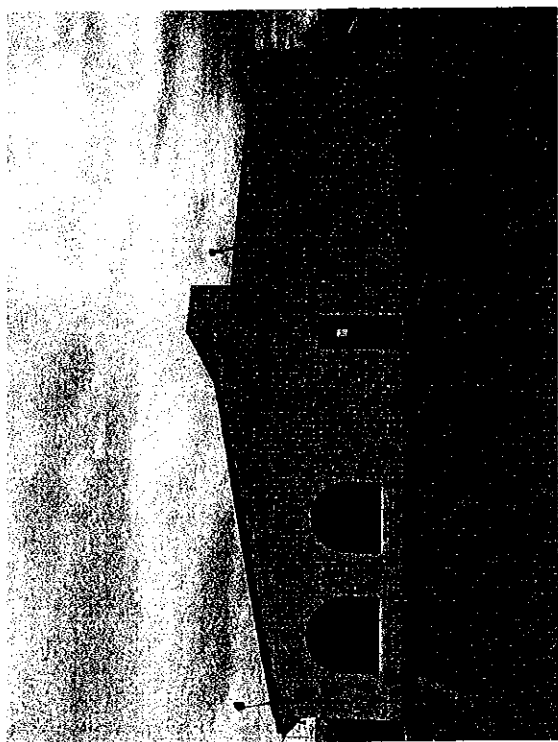
KAZUKO TEEKELL

TEEKELL COMPANY ALASKA

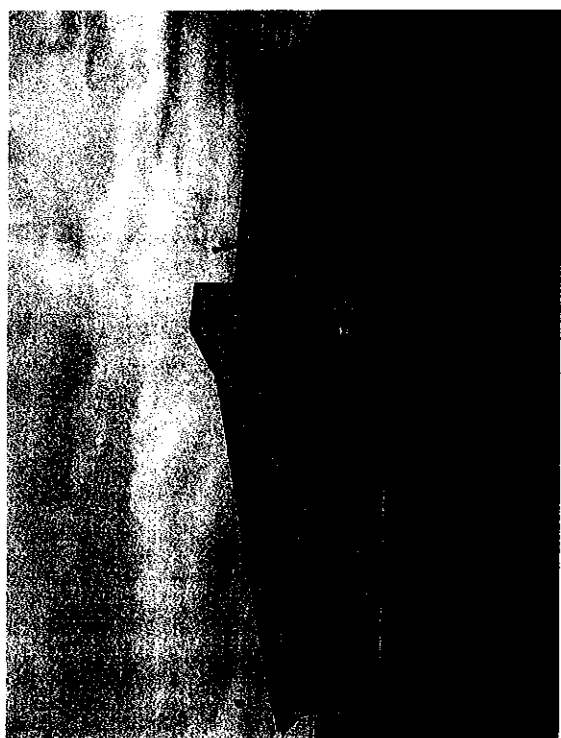
COFFEY FAMILY LTD PRTNHP

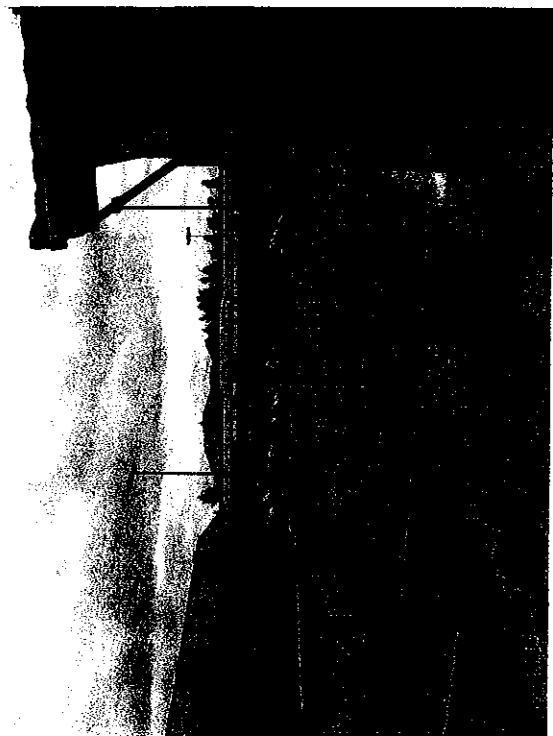
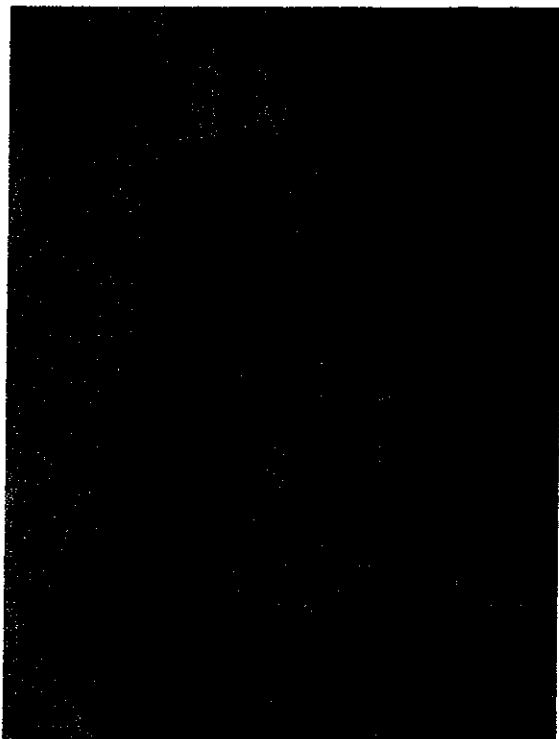
[Click here to go back to the Corporation](#)

[Webmaster](#) [Contact the Division](#)









This application is for:

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

SECTION A. LICENSE INFORMATION. Must be completed for all types of applications.

FEES

License Year: 2005/2006	License Type: Restaurant/Eating Place	License Fee: \$ 600.00
Statute Reference Sec. 04.11.100	Local Governing Body: (City, Borough or Unorganized)	Filing Fee: \$ 100.00
Federal EIN or SSN: 556-59-6925	Municipality of Anchorage	Total Submitted: \$ 700.00
Name of Applicant: Kenny H. Lee & Jong R. Lee	Street Address or Location of Business: 1265 Muldoon Road	Community Council Name(s) & Mailing Address: Northeast Community Council 160 Jelinek Place Anchorage, AK 99504
Doing Business As (Business Name): Samurai Sushi Garden	City: Anchorage	
Mailing Address: 1265 Muldoon Road	Bus. Tel. #: (907) 345-0033	
	Fax Tel. #: (907) 276-8410	
City, State, Zip: Anchorage, Alaska 99504	Email Address:	

SECTION B. PREMISES TO BE LICENSED. Must be completed.

Name to be used on public sign or advertising: Samurai Sushi Garden	<input type="checkbox"/> Premises is GREATER than 50 miles from the boundaries of an incorporated city, borough, or unified municipality.
Closest school grounds: Chester Valley Elementary	<input type="checkbox"/> Premises is LESS than 50 miles from the boundaries of an incorporated city, borough, or unified municipality.
Closest church: Muldoon Road Baptist Church	<input checked="" type="checkbox"/> Not applicable
Distance measured under: <input checked="" type="checkbox"/> AS 04.11.410 OR <input type="checkbox"/> Local ordinance No.	<input type="checkbox"/> Plans submitted to Fire Marshall (required for new & proposed buildings)
Premises to be licensed is: <input type="checkbox"/> Proposed building <input checked="" type="checkbox"/> Existing facility <input type="checkbox"/> New building	<input checked="" type="checkbox"/> Diagram of premises attached

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

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

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

Name	Name of Business	Type of License	Business Street Address	State
Jong Rey Lee	Ding How Restaurant	Restaurant/Eating Place	1241 Muldoon Road, Anchorage 99504	Alaska

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

☒ Yes ☐ No If Yes, attach written explanation.

Office use only

License Number	Date Approved	Director's Signature

Alcoholic Beverage Control Board
5848 E Tudor Rd
Anchorage, AK 99507
(907) 269-0350
Fax: (907) 272-9412

New Liquor License

PAGE 2 OF 2
Individual - Partnership
Joint Venture
Information
<http://www.dps.state.ak.us/abc/>

Individual(s), Partner(s), Joint Venture Parties OR Affiliates. Attach additional sheets if necessary.

Full Name Kenny H. Lee		Applicant <input checked="" type="checkbox"/> Affiliate <input type="checkbox"/>		Full Name Jong R. Lee		Applicant <input type="checkbox"/> Affiliate <input checked="" type="checkbox"/>	
Mailing Address 2130 Banbury Dr.				Mailing Address 2130 Banbury Dr.			
City, State, Zip Code Anchorage, Alaska 99504				City, State, Zip Code Anchorage, Alaska 99504			
Date of Birth 10/10/1960	Home Telephone # (907) 245-1036	Work Telephone # (907) 345-0033		Date of Birth 08/15/1963	Home Telephone # (907) 245-1036	Work Telephone # (907) 245-1036	



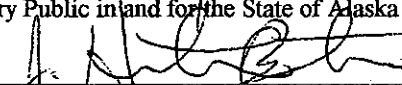

Full Name		Applicant <input type="checkbox"/> Affiliate <input type="checkbox"/>		Full Name		Applicant <input type="checkbox"/> Affiliate <input type="checkbox"/>	
Mailing Address				Mailing Address			
City, State, Zip Code				City, State, Zip Code			
Date of Birth	Home Telephone #	Work Telephone #		Date of Birth	Home Telephone #	Work Telephone #	

Full Name		Applicant <input type="checkbox"/> Affiliate <input type="checkbox"/>		Full Name		Applicant <input type="checkbox"/> Affiliate <input type="checkbox"/>	
Mailing Address				Mailing Address			
City, State, Zip Code				City, State, Zip Code			
Date of Birth	Home Telephone #	Work Telephone #		Date of Birth	Home Telephone #	Work Telephone #	

Note: On a separate sheet provide information on ownership of all organized entities that are partners or joint venture parties of the licensee.

Declaration

- I declare under penalty of perjury that I have examined this application, including the accompanying schedules and statements, and to the best of my knowledge and belief it is true, correct and complete, and this application is not in violation of any security interest or other contracted obligations.
- The undersigned certifies on behalf of the (individual(s)) (partnership) (joint venture), it is understood that a misrepresentation of fact is cause for rejection of this application or revocation of any license issued.
- I further certify that I have read and am familiar with Title 4 of the Alaska statutes and its regulations, and that in accordance with AS 04.11.450, no person other than the licensee(s) has any direct or indirect financial interest in the licensed business.
- I agree to provide all information required by the Alcoholic Beverage Control Board in support of this application.

Signature of Licensee(s)	
Signature 	Signature 
Name & Title (Please Print) Kenny Lee	Name & Title (Please Print) Jong Lee
Subscribed and sworn to before me this 20 th day of July, 2005	Subscribed and sworn to before me this 20 th day of July, 2005
Notary Public in and for the State of Alaska 	Notary Public in and for the State of Alaska 
My commission expires: 12-1-08	My commission expires: 12-1-08



Property Appraisal

Municipality of Anchorage, Alaska

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[Taxes](#)

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Public Inquiry Parcel Details

Show Parcel on Map

PARCEL: 006-122-77-000-06 01/04 Commercial Nbhd Shopping Cent 07/20/05

NOODLUM EQUITIES

MULDOON HEIGHTS

TR A

3838 W 50th Avenue #1

Anchorage

AK 99502

Site ~~1231~~ Muldoon Rd

Lot Size:	363,666	---Date Changed---	---Deed Changed---
Zone :	B3	Owner :	06/15/93
Tax Dist:	003	Stateid:	2433 0000771
Grid :	SW1341	Address:	05/25/00
GRW:	PIWC	Date :	06/07/93
		Hra # :	
		Plat :	700257
		REF #:	

ASSESSMENT HISTORY

	---	Land--	--Building-	---Total---	
Final Value 2003:	2,074,900	3,183,900	5,258,800		
Final Value 2004:	2,127,400	3,214,900	5,342,300	--Exemption---	
Appraised 2005:	2,203,400	3,601,400	5,804,800	-----Type-----	
Exempt Value 2005:	0	0	0		
State Credit 2005:			0		
Resid Credit 2005:			0		
Final Value 2005:			5,804,800		

Liv Units: 001 Common Area:

Leasehold : Insp Dt: /
02/99 Interior

BUILDING DATA

Name: MULDOONMALL

Bldg Area: 99,316 Eff Yr: 1984 Ident

Bldg Use : Nbhd Shopping Ctr

Grade : Average P # Units: 001 Units: 1

INTERIOR FEATURES

Floor	Size	Use	Wall	Wall	Constrct	Heat	Air Phys	Funct
-------	------	-----	------	------	----------	------	----------	-------

000068

Level	Area:	Type:	Hgth:	Material:	Type:	Type:	Con	Cond:	Utilt
01/01	49,040	Multi-Use	18	Conc. Block	Fire Resist	Hot Air	1	Normal	Poor
01/01	39,981	Bowling Al	18	Conc. Block	Fire Resist	Hot Air	1	Normal	Normal
01/01	10,295	Covered Ma	18	Conc. Block	Fire Resist	Hot Air	1	Normal	Poor

OTHER BUILDING AND YARD IMPROVEMENTS

Yard Structure:	Size/Amt:	Units:	Yr/Blt:	Condition:	Funct/Util:
Paving Asphalt Pk	208,700	01	99	Normal	Normal
Mercury Light Pole	1	14	84	Normal	Normal

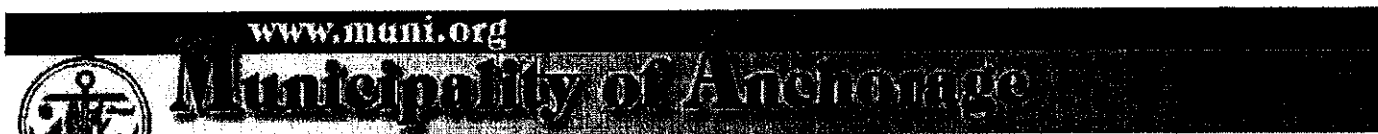
BUILDING OTHER FEATURES-ATTACHED IMPROVEMENTS

Qty:	Structure Code:	Size1:	Size2:	Qty:	Structure Code:	Size1:	Size2:
1	Canopy- Roof/S1	4,604	1				

[Feedback E-mail: wwflpa@muni.org](mailto:wwflpa@muni.org)

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000 69



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@nbsp;

@nbsp;



Owner Information **DETAILED PROPERTY INFORMATION** 07/20/05 14:42:11

Parcel ID 006 122 77 000 1 2
Legal Description MULDOON HEIGHTS
 TR A
Site Address 1231 MULDOON RD
Tax District 003
Account Name NOODLUM EQUITIES
Mailing Address 3838 W 50TH AVENUE #1
 ANCHORAGE AK 99502 3969

2005 Taxable Value	5,804,800	
Current Full Year Tax	94,502.14	
Sr. Citizen/Disabled Vet.	(.00)	(if applicable)
Residential Exemption	(.00)	(if applicable)
First Half Tax Amount	47,251.07	<u>Due June 15, 2005</u>
Second Half Tax Amount	47,251.07	<u>Due August 15, 2005</u>

**Mortgage Company
Requesting Tax Information:**

Account Status	Tax	Interest	Penalty	Cost	Total Due
Advance Payment	.00	.00			
Current Year 2005	47,251.07	.00	.00	.00	47,251.07
Prior Year(s)	.00	.00	.00	.00	.00
Total	47,251.07	.00	.00	.00	47,251.07

NOTICE: The above figures are taken from the most recent postings available. Current year tax is the calendar year 2005.

When payment is applied to an account in delinquent status, it will automatically pay delinquent year(s) first in the following order: cost; penalty; interest; principal.

For detail on prior year(s) taxes owing contact the Tax Section at (907) 343-6650.

Information concerning Tax Deed Property is not available on the website. For more information on Tax Deed Property, contact Real Estate Services at (907) 343-7953 or (907) 343-7986.

632 W. 6th Avenue Anchorage, Alaska 99501

000 70

POSTING
AFFIDAVIT

RECEIVED

SEP 19 2005

MUNICIPALITY OF ANCHORAGE
COMMUNITY PLANNING & DEVELOPMENT



AFFIDAVIT OF POSTING

CASE NUMBER: 2005-132

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 Cd-alcohol. The notice was posted on 9-15-05 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 19th day of September, 2005

Signature

LEGAL DESCRIPTION

Tract or Lot F2

Block _____

Subdivision Penland Park

\\w G:\CPD\Public\FORMS\Other\Doc\AOP.DOC

5

HISTORICAL INFORMATION

PARCEL INFORMATION**APPRAISAL INFORMATION**

Legal MULDOON HEIGHTS
TR A

Parcel 006-122-77-000
Owner NOODLUM EQUITIES

#



Descr NBHD SHOPPING CENTER
Site Addr 1231 MULDOON RD

3838 W 50TH AVENUE #1
ANCHORAGE

AK 99502 3969

RELATED CAMA PARCELS**Cross Reference (XRef) Type Legend**

Related Parcel(s)	XRef Type	Leased Parcels
2000-123		
1997-045		
2001-138		
2000-227		

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 2000-227 # of Parcels 1 Hearing Date 10/23/2000

Case Type Zoning conditional use for a liquor store

Legal A package store liquor license conditional use for Muldoon Heights Subdivision, Tract A. Located at 1241 Muldoon Road. Generally located at the northeast corner of Debarr Road and Muldoon Road.

PLAT

Case Number S9998

Grid 1341

Proposed Lots 2

Existing Lots 1

Action Type Commercial Tract

Action Date 12/04/1996

Legal Muldoon Heights Subdivision, Tract A, located within the S1/2 of Section 13, T13N, R3W, S.M., AK

PERMITS

Permit Number TOW050009

Project COLO & ANTENNAS AK-ANC017

Work Desc Collocation on existing tower

Use TOWERS

BZAP

Action No. 86-5235

Action Date 01/01/1986

Resolution

Status OPN

Case Open

Type BP

Building Permits

**ALCOHOL
LICENSE**

Business AMF East 40 Bowl/Gold Room

Applicants Name AMF Bowling Centers, Inc.

Address 1251 Muldoon Rd

Conditions

Anchorage, AK 99504

License Type Beverage Dispensary

Status Valid/Active

PARCEL INFORMATION

APPRAISAL INFORMATION

Legal MULDOON HEIGHTS
TR A

Parcel 006-122-77-000
Owner NOODLUM EQUITIES



Descr NBHD SHOPPING CENTER
Site Addr 1231 MULDOON RD

3838 W 50TH AVENUE #1
ANCHORAGE

AK 99502 3969

RELATED CAMA PARCELS

Cross Reference (XRef) Type Legend

Related Parcel(s)	XRef Type	Leased Parcels

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 2001-138 # of Parcels 1 Hearing Date 07/11/2001

Case Type Assembly conditional use for a restaurant serving alcohol

Legal A Restaurant Liquor License Conditional Use for Muldoon Heights, Tract A. Located at 1231 Muldoon Road.

PLAT

Case Number S9998

Grid 1341

Proposed Lots 2

Existing Lots 1

Action Type Commercial Tract

Action Date 12/04/1996

Legal Muldoon Heights Subdivision, Tract A, located within the S1/2 of Section 13, T13N, R3W, S.M., AK

PERMITS

Permit Number TOW050009

Project COLO & ANTENNAS AK-ANC017

Work Desc Collocation on existing tower

Use TOWERS

BZAP

Action No. 86-5235

Action Date 01/01/1986

Resolution

Status OPN

Type BP

Case Open

Building Permits

ALCOHOL LICENSE

Business AMF East 40 Bowl/Gold Room

Address 1251 Muldoon Rd
Anchorage, AK 99504

Applicants Name AMF Bowling Centers, Inc.

Conditions

License Type Beverage Dispensary

Status Valid/Active

PARCEL INFORMATION**APPRAISAL INFORMATION**

Legal MULDOON HEIGHTS
TR A

Parcel 006-122-77-000
Owner NOODLUM EQUITIES



Descr NBHD SHOPPING CENTER
Site Addr 1231 MULDOON RD

3838 W 50TH AVENUE #1
ANCHORAGE

AK 99502 3969

RELATED CAMA PARCELS**Cross Reference (XRef) Type Legend**

Related Parcel(s)	XRef Type	Leased Parcels

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 1997-045 # of Parcels 1 Hearing Date 03/03/1997
Case Type Plan Amendment Official Streets and Highways Plan
Legal Assembly Ordinance concerning an amendment to the 1996 Official Streets & Highways Plan (OS&HP) to add Boston Street and Twelfth Court as Class 1C Neighborhood Collectors,

PLAT

Case Number S9998 Grid 1341 Proposed Lots 2 Existing Lots 1
Action Type Commercial Tract Action Date 12/04/1996
Legal Muldoon Heights Subdivision, Tract A, located within the S1/2 of Section 13, T13N, R3W, S.M., AK

PERMITS

Permit Number TOW050009
Project COLO & ANTENNAS AK-ANC017
Work Desc Collocation on existing tower
Use TOWERS

BZAP

Action No. 86-5235
Action Date 01/01/1986
Resolution Status OPN Case Open
Type BP Building Permits

**ALCOHOL
LICENSE**

Business AMF East 40 Bowl/Gold Room Applicants Name AMF Bowling Centers, Inc.
Address 1251 Muldoon Rd Conditions
Anchorage, AK 99504
License Type Beverage Dispensary
Status Valid/Active

PARCEL INFORMATION

APPRAISAL INFORMATION

Legal MULDOON HEIGHTS
TR A

Parcel 006-122-77-000
Owner NOODLUM EQUITIES

#

Descr NBHD SHOPPING CENTER
Site Addr 1231 MULDOON RD

3838 W 50TH AVENUE #1
ANCHORAGE

AK 99502 3969

RELATED CAMA PARCELS

Cross Reference (XRef) Type Legend

Related Parcel(s)	XRef Type	Leased Parcels

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 1997-045 # of Parcels 1 Hearing Date 03/03/1997

Case Type Plan Amendment Official Streets and Highways Plan

Legal Assembly Ordinance concerning an amendment to the 1996 Official Streets & Highways Plan (OS&HP) to add Boston Street and Twelfth Court as Class 1C Neighborhood Collectors,

PLAT

Case Number S9998

Grid 1341

Proposed Lots 2

Existing Lots 1

Action Type Commercial Tract

Action Date 12/04/1996

Legal Muldoon Heights Subdivision, Tract A, located within the S1/2 of Section 13, T13N, R3W, S.M., AK

PERMITS

Permit Number TOW050009

Project COLO & ANTENNAS AK-ANC017

Work Desc Collocation on existing tower

Use TOWERS

BZAP

Action No. 86-5235

Action Date 01/01/1986

Resolution

Status OPN

Type BP

Case Open

Building Permits

ALCOHOL LICENSE

Business AMF East 40 Bowl/Gold Room

Address 1251 Muldoon Rd

Anchorage, AK 99504

Applicants Name AMF Bowling Centers, Inc.

Conditions

License Type Beverage Dispensary

Status Valid/Active

PARCEL INFORMATION

OWNER

NOODLUM EQUITIES

3838 W 50TH AVENUE #1

ANCHORAGE

AK 99502 3969

Deed 2433 0000771

CHANGES: Deed Date Jun 07, 1993

Name Date Jun 15, 1993

Address Date May 25, 2000

PARCEL

Parcel ID 006-122-77-000

Status

Renumber ID 000-000-00-00000

Site Addr 1231 MULDOON RD

Comm Concl NORTHEAST

Comments SUBJECT TO PUES (1.057SF, 962S
F AND 4,108SF)

01
02

TAX INFO

2005 Tax 94,502.14 Balance 0.00

District 003

LEGAL

MULDOON HEIGHTS

TR A

Unit
Plat 700257

SQFT 363,666

Zone B3

Grid SW1341

HISTORY

	Year	Building	Land	Total
Assmt Final	2003	3,183,900	2,074,900	5,258,800
Assmt Final	2004	3,214,900	2,127,400	5,342,300
Assmt Final	2005	3,601,400	2,203,400	5,804,800
Exemptions				0
State Credit				0
Tax Final				5,804,800

PROPERTY INFO

#	Type	Land Use
01	COMMERCIAL	NBHD SHOPPING CENTER
02	COMMERCIAL	NBHD SHOPPING CENTER
03	COMMERCIAL	NBHD SHOPPING CENTER
04	COMMERCIAL	NBHD SHOPPING CENTER

SALES DATA

Mon	Year	Price	Source	Type
06	1993	2,300,000	BUYER	LAND & BLDG
08	1999	3,750,000	DEED/T	LAND & BLDG

LAND & COMMON PARCEL INFORMATION

APPRAISAL INFORMATION

Legal MULDOON HEIGHTS
TR A

Parcel 006-122-77-000

01 of 04

Owner NOODLUM EQUITIES

Site Addr 1231 MULDOON RD

3838 W 50TH AVENUE #1
ANCHORAGE AK 99502

LAND INFORMATION

Land Use NBHD SHOPPING CENTER
Class COMMERCIAL
Living Units 001
Community Council 017 NORTHEAST
Entry: Year/Quality 01 1980 0
02 1996 INTERIOR
Access Quality GOOD
Access Type
Leasehold (Y=Leasehold)
Drainage GOOD
Front Traffic MEDIUM
Street PAVED CURB & GUTTER
Topography EVEN LEVEL
Utilities PUBLIC WATER PUBLIC SEWER
Wellsite
Wet Land

CONDOMINIUM INFORMATION

Common Area 0
Undivided Interest 0.00

COMMERCIAL INVENTORY

APPRAISAL INFORMATION

Legal MULDOON HEIGHTS
TR A

Parcel 006-122-77-000

01 of 04

01
02

Owner NOODLUM EQUITIES

Site Addr 1231 MULDOON RD
Prop Info # NBHD SHOPPING CENTER

3838 W 50TH AVENUE #1
ANCHORAGE AK 99502

BUILDING INFORMATION

Structure Type NBHD SHOPPING CTR

Building SQFT 99,316

Year Built 1984

Grade C+

Effective Year Built 1984

Property Information # 01

Building Number 01

Identical Units 01

Number of Units 001

INTERIOR DATA

Floor	Level	Partitions	Heat System	Air Conditioner	Plumbing	Physical Condition	Functional
01	01	NORMAL	HOT AIR	CENTRAL	ADEQUATE	NORMAL	POOR
01	01	NORMAL	HOT AIR	CENTRAL	ADEQUATE	NORMAL	NORMAL
01	01	NORMAL	HOT AIR	CENTRAL	ADEQUATE	NORMAL	POOR

EXTERIOR DATA

Floor	Level	Size	Perim	Use Type	Hgt	Wall Type	Const Type
01	01	49,040	772	MULTI-USE SALES	18	CONC. BLOCK	FIRE RESISTANT
01	01	39,981	619	BOWLING ALLEY	18	CONC. BLOCK	FIRE RESISTANT
01	01	10,295	70	COVERED MALL	18	CONC. BLOCK	FIRE RESISTANT

BUILDING OTHER FEATURES - ATTACHED IMPROVEMENTS

Type	Qty	Size1	Size2
CANOPY- ROOF/SLAB	01	4,604	1

OTHER BUILDINGS AND YARD IMPROVEMENTS

Type	Size/Amt	Units	Yr/Built	Condition	Funct/Utility
PAVING ASPHALT PK	208,700	01	1999	NORMAL	NORMAL
MERCURY LIGHT POLE	1	14	1984	NORMAL	NORMAL

BUILDING PERMIT INFORMATION**APPRAISAL INFORMATION**

Legal MULDOON HEIGHTS
TR A

Parcel 006-122-77-000

01 of 04

01
02

Owner NOODLUM EQUITIES

Prop Info # NBHD SHOPPING CENTER
Site Addr 1231 MULDOON RD

3838 W 50TH AVENUE #1
ANCHORAGE AK 99502

BUILDING PERMITS

Permit # TOW050009
00 5095
00 6192

Class Type A

Class Use TOWERS

Date May 05, 2005

Address 1231 MULDOON RD

Cond Occ/Occ 00000000 00000000

Certification

Contract Type OWNER

Name NOODLUM EQUITIES

E-mail

Phone () -

Fax () -

Address 3838 W 50TH AVENUE #1

City/State/Zip ANCHORAGE AK 99502-3969

Project COLO & ANTENNAS AK-ANC017

Sewer / Water PUBLIC PUBLIC

Work Type ADMIN

Work Collocation on existing tower

Description

CASES

1998-044
2005-133
1997-045
2001-138

Case Number 1998-044

of Parcels 1

Hearing Date Thursday, April 09, 1998

PERMIT COMMENT

OWNER HISTORY

APPRAISAL INFORMATION

Legal MULDOON HEIGHTS

TR A

Property Info # Descr NBHD SHOPPING CENTER

Parcel 006-122-77-000

01 of 04

01
02

Site Address 1231 MULDOON RD

Current 06/07/93

NOODLUM EQUITIES

3838 W 50TH AVENUE #1

ANCHORAGE AK 99502 3969

3rd

1402 0000 04/10/86

GREAT WESTERN
SAVINGS BANK

PO BOX C-91080

BELLEVUE WA 98004

Prev

2379 0000 02/24/93

NOODLUM EQUITIES

207 E NORTHERN LIGHTS BLVD

SUITE 200

ANCHORAGE AK 99503

4th

1026 0000 00/00/00

OLYMPIC INC

3351 ARCTIC BLVD

ANCHORAGE AK 99503

2nd

2300 0000 08/03/92

TEEKELL COMPANY ALASKA

% NOODLUM EQUITIES

200 W 34TH AVENUE #1130

ANCHORAGE AK 99503

5th

0000 0000 / /

00000

Liquor License Identify Results

License Information

License Number: 2289
Requested Action: Renewal
Request Date: 16/3/04
Approval Date: 16/3/04
Protest Date: 22/3/04
License Doc. Number: AM 234-2004
ABC Approval Date: 17/3/04
Restaurant Date:
License Type: Beverage Dispensary
License Years: 04-05
Parcel ID: 00612277000
License Comments: AM 970-2001 app 12/11/01

Associated Conditions

Applicant Information

Applicant Name: AMF Bowling Centers, Inc.
Applicant Address: 8100 AMF Dr., Licensing
Mechanicsville VA 23111
License Status: Valid/Active
Status Date: 16/3/04

Business Information

Business Name: AMF East 40 Bowl/Gold Room
Business Address: 1251 Muldoon Rd
Anchorage AK 99504
Business Phone 1: 9073374022
Business Phone 2: 8003425263

Community Council Information

Community Council: Northeast
Type: Primary

Owner Information

Name: Watkins, John P.
Name: Bardaro, Michael P.

[View This License](#)[Main Menu](#)[View Map](#)

License Information

Lic. # *	Requested Action *	Action Date *
<input type="text" value="2289"/>	<input type="text" value="Renewal"/> <input checked="" type="checkbox"/>	<input type="text" value="3/16/04"/>
Approval Date	Protest Date	License Document #
<input type="text" value="3/16/04"/>	<input type="text" value="3/22/04"/>	<input type="text" value="AM 234-2004"/>
Restaurant Date	License Status	Lic. Status Date *
<input type="text" value="3/16/04"/>	<input type="text" value="Valid/Active"/> <input checked="" type="checkbox"/>	<input type="text"/>
License Type *	Lic. Years *	
<input type="text" value="Beverage Dispensary"/> <input checked="" type="checkbox"/>	<input type="text" value="04-05"/> <input checked="" type="checkbox"/>	
Soc. Sec. Num.	Fed. EIN Num.	
<input type="text"/>	<input type="text"/>	
Parcel ID	Tax ID Verified	
<input type="text" value="00612277000"/>	<input type="radio"/> Yes <input checked="" type="radio"/> No	
License Comments		
<input type="text" value="AM 970-2001 app 12/11/01"/>		
ABC Approval Date		
<input type="text" value="3/17/04"/>		

Business Information

Business Name *	Applicant
<input type="text" value="AMF East 40 Bowl/Gold Room"/>	<input type="text" value="AMF E"/>
Business Address *	Applicant
<input type="text" value="1251 Muldoon Rd"/>	<input type="text" value="8100 /"/>
City *	State *
<input type="text" value="Anchorage"/>	<input type="text" value="Alaska"/> <input checked="" type="checkbox"/>
Zip *	City
<input type="text" value="99504"/>	<input type="text" value="Mechanics"/>
Phone 1	Phone 2
<input type="text" value="9073374022"/>	<input type="text" value="8003425263"/>
Zip	Zip
<input type="text" value="99504"/>	<input type="text" value="99504"/>

Community Council Information

Primary Community Council	<input type="text" value="Northeast"/> <input checked="" type="checkbox"/>
Secondary Community Council	<input type="text" value="<none>"/> <input checked="" type="checkbox"/>

Condition Documents

Document Num.	Condition Type	Request Date	Approval Date
<input type="text"/>	<input type="text" value="Land Use Conditions"/> <input checked="" type="checkbox"/>	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text" value="Land Use Conditions"/> <input checked="" type="checkbox"/>	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text" value="Land Use Conditions"/> <input checked="" type="checkbox"/>	<input type="text"/>	<input type="text"/>

Owner Information

Owner Name	Address	City	State
<input type="text" value="Watkins, John P."/>	<input type="text" value="11 Bridge Way Rd."/>	<input type="text" value="Richmond"/>	<input type="text" value="VA"/>
<input type="text" value="Bardaro, Michael P."/>	<input type="text" value="2700 Castle Hill Rd."/>	<input type="text" value="Midlothian"/>	<input type="text" value="VA"/>
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

LIQUOR LICENSE BROWSE

LICENSE INFORMATION

List	License Number	Action Type	Action Date
22200	22200	Renewal	03/15/2004
22201	Approval Date	Protest Date	License Document
22202	03/15/2004	03/22/2004	VA 22200 2004
22203	Restaurant Date	License Status	Status Date
22204		Valid/Active	03/15/2004
22205	Soc. Sec. Num.	Fed. EIN Num.	ABC App. Date
22206			03/15/2004
22207	License Type	License Years	
22208	Coverage: On Premise	02/03	
22209	Comment		
22210	VA 22200 2004 app 12/1/04		
22211			
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Liquor License Identify Results

License Information

License Number: 4123
Requested Action: Renewal
Request Date: 15/2/05
Approval Date: 15/2/05
Protest Date: 22/2/05
License Doc. Number: AM 105-2005
ABC Approval Date: 16/2/05
Restaurant Date: 25/9/01
License Type: Restaurant/Eating Place
License Years: 05-06
Parcel ID: 00612277000
License Comments: AM 163-2003 app 2/25/03 renewal AM 562-2001 ap May 14, 2001

Associated Conditions

Document Number: AR 2001-244
Condition Type: Land Use/License Conditions
Request Date:
Approval Date:
Comments:

Applicant Information

Applicant Name: Lee, Jong Rey
Applicant Address: 1241 Muldoon Rd
Anchorage AK 99504
License Status: Valid/Active
Status Date: 25/2/03

Business Information

Business Name: Ding How Restaurant
Business Address: 1241 Muldoon Rd
Anchorage AK 99504
Business Phone 1: 9073450033
Business Phone 2:

Community Council Information

Community Council: Northeast
Type: Primary

Owner Information

Name: Lee, Jong R.

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[View This License](#)[Main Menu](#)[View Map](#)

License Information

Lic. # *	Requested Action *	Action Date *
<input type="text" value="4123"/>	<input type="text" value="Renewal"/>	<input type="text" value="2/15/05"/>
Approval Date	Protest Date	License Document #
<input type="text" value="2/15/05"/>	<input type="text" value="2/22/05"/>	<input type="text" value="AM 105-2005"/>
Restaurant Date	License Status	Lic. Status Date *
<input type="text" value="9/25/01"/>	<input type="text" value="Valid/Active"/>	<input type="text" value="2/25/03"/>
License Type *	Lic. Years *	
<input type="text" value="Restaurant/Eating Place"/>	<input type="text" value="05-06"/>	
Soc.Sec.Num.	Fed. EIN Num.	
<input type="text" value=""/>	<input type="text" value="92-0169849"/>	
Parcel ID	Tax ID Verified	
<input type="text" value="00612277000"/>	<input type="radio"/> Yes <input checked="" type="radio"/> No	
License Comments		
<input type="text" value="AM 163-2003 app 2/25/03 renewal"/>		
<input type="text" value="AM 562-2001 ap May 14, 2001"/>		
ABC Approval Date		
<input type="text" value="2/16/05"/>		

Business Information

Business Name *	Applicant
<input type="text" value="Ding How Restaurant"/>	<input type="text" value="Lee, J"/>
Business Address *	Applicant
<input type="text" value="1241 Muldoon Rd"/>	<input type="text" value="1241 I"/>
City *	State *
<input type="text" value="Anchorage"/>	<input type="text" value="Alaska"/>
Zip *	City
<input type="text" value="99504"/>	<input type="text" value="Anchorage"/>
Phone 1	Phone 2
<input type="text" value="9073450033"/>	<input type="text" value=""/>

Community Council Information

Primary Community Council	<input type="text" value="Northeast"/>
Secondary Community Council	<input type="text" value="<none>"/>

Condition Documents

Document Num.	Condition Type	Request Date	Approval Date
<input type="text" value="AR 2001-244"/>	<input type="text" value="Land Use/License Conditions"/>	<input type="text" value=""/>	<input type="text" value=""/>
Comments <input type="text" value=""/>			
<input type="text" value=""/>	<input type="text" value="Land Use Conditions"/>	<input type="text" value=""/>	<input type="text" value=""/>
<input type="text" value=""/>	<input type="text" value="Land Use Conditions"/>	<input type="text" value=""/>	<input type="text" value=""/>

Owner Information

Owner Name	Address	City	State
<input type="text" value="Lee, Jong R."/>	<input type="text" value="1241 Muldoon Rd"/>	<input type="text" value="Anchorage"/>	<input type="text" value="AK"/>
<input type="text" value=""/>	<input type="text" value=""/>	<input type="text" value=""/>	<input type="text" value=""/>
<input type="text" value=""/>	<input type="text" value=""/>	<input type="text" value=""/>	<input type="text" value=""/>
<input type="text" value=""/>	<input type="text" value=""/>	<input type="text" value=""/>	<input type="text" value=""/>

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LIQUOR LICENSE BROWSE

LICENSE INFORMATION

List	License Number	Action Type	Action Date
4058	122	Renewal	02/15/2005
4059	Approval Date	Protest Date	License Document
4060	02/15/2005	02/15/2005	AM1305-2005
4061	Restaurant Date	License Status	Status Date
4062	09/28/2004	Valid/Active	02/15/2005
4063	Soc. Sec. Num.	Fed. EIN Num.	ABC App. Date
4064		0201888-0	02/15/2005
4065	License Type	License Years	
4066	Restaurantating Bldg	05.00	
4067	Comment		
4068	AM1305-2005-001-22503 renewal		
4069	AM1305-2005-001-22503 renewal		
4070	Tax ID	Tax ID Verified	No
4071	005-122-77-000		

BUSINESS INFORMATION

Name	King Bow Restaurant
Address	1221 Muldoon Rd
	Anchorage, AK 99503
Phone 1	(907) 345-0034
Phone 2	()
Community Councils	Northeast
	Primary

APPLICANT INFORMATION

Name	Lee Jung Ray
Address	1221 Muldoon Rd
	Anchorage, AK 99503

CONDITION DOCUMENTS

Document Num.	Condition Type	Request Date	Approval Date
AR 2004-249	Land Use/Leasing Conditions		
Comment			

OWNER INFORMATION

Owner Name	Address	City	State	Zip
Lee Jung Ray	1221 Muldoon Rd	Anchorage	AK	99503

Content Information**Content ID :** 003363**Type:** AR_AllOther - All Other Resolutions

Final Alcoholic Beverages Conditional Use in the B-3 District per

Title: AMC 21.40.180 D.8 for a Restaurant/Eating Place Use and License for Samurai Sushi Garden.**Author:** curtiscr2**Initiating Dept:** Planning

Final Alcoholic Beverages Conditional Use in the B-3 District per

Description: AMC 21.40.180 D.8 for a Restaurant/Eating Place Use and License for Samurai Sushi Garden.**Keywords:****Date Prepared:** 9/30/05 2:46 PM**Director Name:** Tom Nelson**Assembly Meeting**
Date MM/DD/YY: 10/11/05**Public Hearing Date**
MM/DD/YY: 10/11/05**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	9/30/05 2:49 PM	Checkin	weaverjt	Public	003363
ECD_SubWorkflow	9/30/05 3:56 PM	Approve	thomasm	Public	003363
Planning_SubWorkflow	9/30/05 3:56 PM	Approve	nelsontp	Public	003363
MuniManager_SubWorkflow	9/30/05 4:42 PM	Checkin	curtiscr2	Public	003363
MuniManager_SubWorkflow	9/30/05 5:15 PM	Approve	leblancdc	Public	003363
MuniMgrCoord_SubWorkflow	9/30/05 5:15 PM	Approve	curtiscr2	Public	003363

M.O.A.
 2005 OCT -3 AM 9:38
 CLERKS OFFICE