

*Filed 4/18/06*

IMMEDIATE RECONSIDERATION  
FAILED 4-18-06

Submitted by:

Prepared by:  
For reading

Chair of the Assembly at  
the Request of the Mayor  
Planning Department  
March 28, 2006

Anchorage, Alaska  
AR 2006-67

A RESOLUTION OF THE ANCHORAGE MUNICIPAL ASSEMBLY APPROVING  
AN ALCOHOLIC BEVERAGES CONDITIONAL USE IN THE B-2B DISTRICT  
FOR A NEW BEVERAGE DISPENSARY USE PER AMC 21.40.160 D.13. FOR  
CALYPSO; LOCATED ON LOT 7, BLOCK 110, ANCHORAGE ORIGINAL  
TOWNSITE; SITE ADDRESS BEING 637 A STREET; GENERALLY LOCATED  
ON THE NORTHEAST CORNER OF A STREET AND EAST 7<sup>TH</sup> AVENUE.

(Calypso) (Case 2006-025)

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THE ANCHORAGE ASSEMBLY RESOLVES:

**Section 1.** The conditional use permit for an Alcoholic Beverages Conditional Use in the B-2B District for a new Beverage Dispensary use and license per AMC 21.40.160 D.13. for Calypso; located on Lot 7, Block 110, Anchorage Original Townsite, meets the applicable provisions of AMC 21.50.020 and AMC 21.50.160.

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

1. A Notice of Zoning Action shall be filed with the State District Recorder's Office within 120 days of the Assembly's approval of the final conditional use approval for a beverage dispensary use in the B-2B District.
2. All uses shall conform to the plans and narrative submitted with this conditional use application, including the building plans except as modified by this approval.
3. This conditional use approval is for an Alcoholic Beverages Conditional Use in the B-2B District for a Beverage Dispensary use per AMC 21.40.160.D.13 for a martini lounge of approximately 6,286 SF located on Lot 7, Block 110, Anchorage Original Townsite. The dining and lounge area will have one fixed bar. Plans indicate 91 seats: 10 fixed seats and 81 non-fixed seats.
4. On-premise sales of alcohol beverages will be from 11:00 AM to 2:00 AM, Monday through Sunday, 365 days a year. Liquor sales represent 85 percent compared to 15 percent food sales.

1 5. Upon demand, the applicant shall demonstrate compliance with the liquor  
2 "Server Awareness Training Program," approved by the State of Alaska  
3 Alcoholic Beverage Control Board, such as or similar to, the program for  
4 Techniques in Alcohol Management (T.A.M.).

5  
6 6. The use of the property by any person for the permitted purposes shall comply  
7 with all current and future Federal, State and local laws and regulations,  
8 including but not limited to, laws and regulations pertaining to the sale,  
9 dispensing, service and consumption of alcoholic beverages and the storage,  
10 preparation, sale, service and consumption of food. The owner of the property,  
11 the licensee under the Alcoholic Beverage Control license and their officers,  
12 agents and employees shall not knowingly permit, or negligently fail to prevent  
13 the occurrence of illegal activity on the property.  
14

15 7. A copy of the conditions imposed by the Assembly in connection with this  
16 conditional use approval shall be maintained on the premise at a location visible  
17 to the public.  
18

19 **Section 3.** Failure to comply with the conditions of this conditional use permit shall  
20 constitute grounds for its modification or revocation.  
21

22 **Section 4.** This resolution shall become effective immediately upon passage and  
23 approval by the Anchorage Assembly.  
24

25 PASSED AND APPROVED by the Anchorage Assembly this \_\_\_\_\_  
26 day of \_\_\_\_\_ 2006.  
27  
28

ATTEST:

\_\_\_\_\_  
Chair

\_\_\_\_\_  
Municipal Clerk

(Planning Case Number 2006-025)  
(Tax Parcel Number 002-125-09)



**MUNICIPALITY OF ANCHORAGE  
ASSEMBLY MEMORANDUM**

No. AM 181-2006

**Meeting Date:** March 28, 2005

**From:** Mayor

**Subject:** AR 2006-67      Alcoholic Beverages Conditional Use in the B-2B District for a Beverage Dispensary Use per AMC 21.40.160 D.13 for Caldou Corporation, dba Calypso.

1 Caldou Corporation has made application for a beverage dispensary alcoholic beverage  
2 conditional use in the B-2B District for Lot 7, Block 100, Anchorage Original Townsite,  
3 per AMC 21.40.160 D.13 for a martini lounge in an existing building, dba Calypso.  
4

5 The proposal is for a new beverage dispensary alcoholic beverage conditional use at 637 A  
6 Street, located at the northeast corner of A Street and East 7<sup>th</sup> Avenue. Calypso will be  
7 located in a 6,286 square-foot building. The lounge will have seating for 91: 10 fixed  
8 seating and 81 non-fixed seating. On-site parking is not required in the B-2B zoning  
9 district. Sixteen spaces are shown on adjacent Lot 8 to the east, but are not part of the  
10 application. A loading area is provided on the north side of the proposed lounge.  
11 Driveways are proposed from an alley located on the north side of the site.  
12

13 AMC 21.50.160 B. requires that a list of all alcohol licenses located within a minimum of  
14 1,000 feet of the proposed conditional use be provided. There are two beverage  
15 dispensary, two beverage dispensary-tourism, and two restaurant/eating place licenses  
16 within 1,000 feet of the proposed restaurant. Approving this conditional use for a beverage  
17 dispensary use and license would add a third beverage dispensary use and license in this  
18 area. There do not appear to be any churches or schools within 200 feet of the petition site.  
19

20 Calypso will typically be open Monday through Sunday from 11:00 AM to 2:00 AM, or as  
21 permitted by law. The petitioner estimates that 85 percent of his total sales will be for  
22 alcohol. Employees will be trained in handling inebriated patrons, and will be trained in  
23 accordance with the Alcoholic Beverage Control Board's "Liquor Server Awareness  
24 Training Program."  
25

26 The Anchorage Police Department had no liquor-related incident calls to this address  
27 during the past two years. There are no personal or business taxes owing. The Department  
28 of Health and Human Services provided no comment.  
29

1 This conditional use for the beverages dispensary use and license in the B-2B District  
2 generally meets the applicable provisions of AMC Titles 10 and 21, and Alaska Statute  
3 04.11.090.

4  
5 Prepared by: Jerry T. Weaver Jr., Zoning Administrator, Planning Department

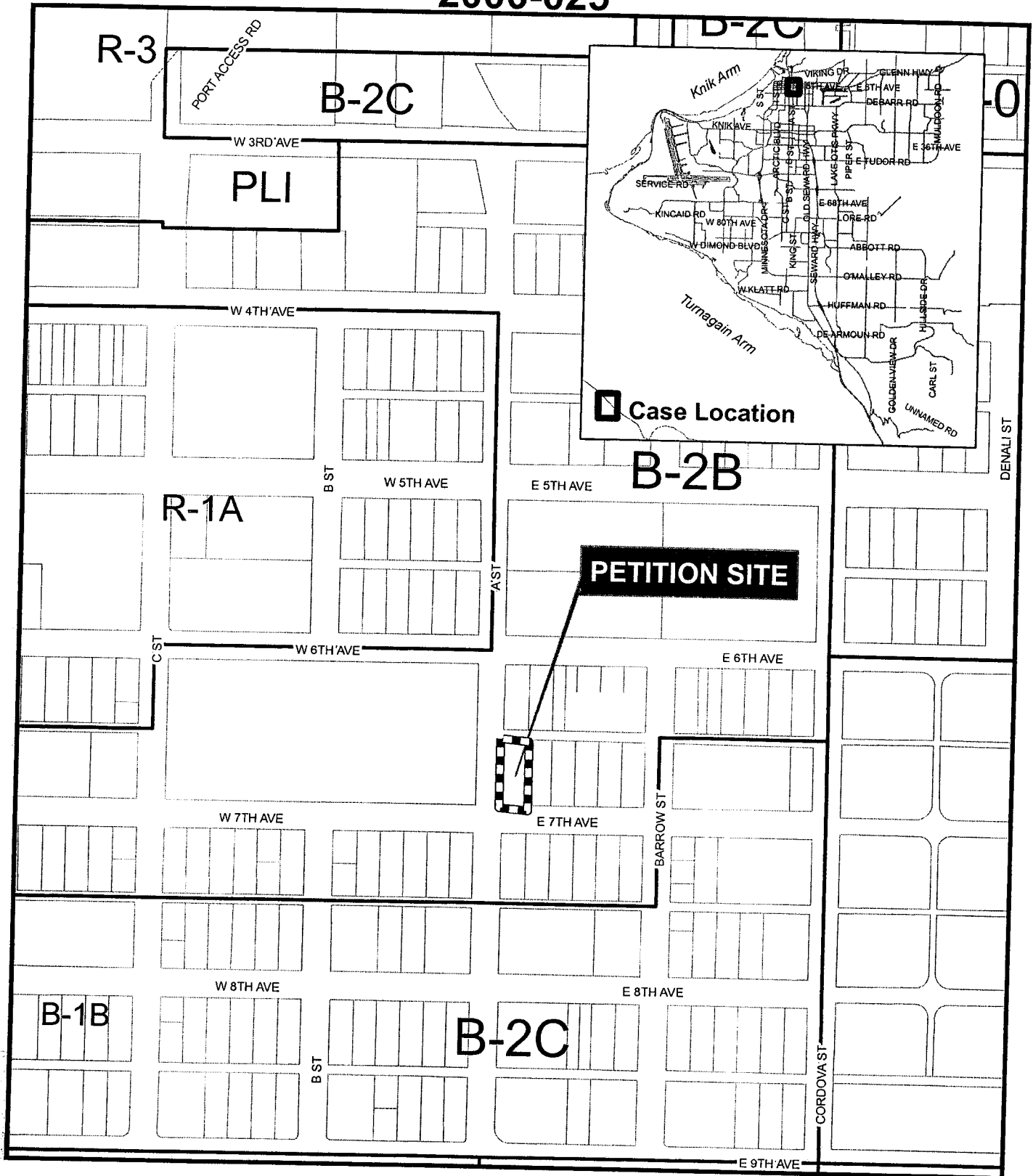
6 Concur: Tom Nelson, Director, Planning Department

7 Concur: Mary Jane Michael, Executive Director, Office of Economic & Community  
8 Development

9 Concur: Denis C. LeBlanc, Municipal Manager

10 Respectfully submitted: Mark Begich, Mayor

# CONDITIONAL USE-ALCOHOL 2006-025



Municipality of Anchorage  
Planning Department

Date: January 19, 2006

**Flood Limits**  
 100 Year  
 500 Year  
 Floodway



001

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

**DATE:** March 28, 2006

**CASE NO.:** 2006-025

**APPLICANT:** Caldou Corporation  
dba Calypso

**REPRESENTATIVE:** The Law Offices of Ernouf & Coffey, PC

**REQUEST:** A Conditional Use for an Alcoholic Beverages  
Conditional Use in the B-2B (Central Business District  
- Intermediate) for a Beverage Dispensary Use per AMC  
21.40.160 D.13 for a new license for Calypso.

**LOCATION:** AOT, Block 110, Lot 7

**STREET ADDRESS:** 637 A Street

**COMMUNITY  
COUNCIL:** Downtown

**TAX PARCEL:** 002-125-09/ Grid SW 1331

**ATTACHMENTS**

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

**RECOMMENDATION SUMMARY:**

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

**SITE:**

Acres: 7,038 SF

Vegetation: Enhanced commercial landscaping

Zoning: B-2B (Central Business District - Intermediate)

Topography: Relatively level

Existing Use: Professional office

Soils: Public Sewer & Water

**COMPREHENSIVE PLAN**

Classification: Redevelopment – Mixed Use Area in Anchorage 2020  
Commercial in the 1982 Anchorage Bowl Comp Plan  
Density: N/A

**SURROUNDING AREA**

	NORTH	EAST	SOUTH	WEST
Zoning:	B-2B	B-2B	B-2B	B-2B
Land Use:	Commercial	Mixed Residential/ Business	Commercial	Commercial

**SITE DESCRIPTION AND PROPOSAL:**

The petition site is comprised of only one lot for the proposed lounge. The site, a former office structure, is located at the northeast corner of A Street and East 7<sup>th</sup> Avenue. However, the lot abutting the site to the east is where on-site parking is proposed to be located for this use. Currently, it is developed with a parking area and an existing house. Both lots are under common ownership. The site is zoned B-2B, and on-site parking is not required in that zoning district. However, when parking is proposed, it must meet code requirements for layout, landscaping, etc. This parking area may have nonconforming rights. Use of the subject lot to the east is included as information to the Assembly, but not included as part of the subject conditional use.

This is a conditional use for a new beverage dispensary use/license for a new beverage dispensary use in an existing building, dba Calypso, in accordance with 21.40.160.D. The use of this site is for an upscale martini ultra lounge.

7

Calypso will be located in a 6,286 square foot restaurant building. The restaurant will have seating for 91: 10 fixed seating and 81 non-fixed seating. On-site parking is not required in the B-2B zoning district. However, 16 spaces are provided on the adjacent lot to the east. A loading area is provided on the north side of the proposed lounge. Driveways are proposed from an alley located on the north side of the site.

Daily operating hours are from 11:00 AM to 2:00 AM, Monday through Sunday, 365 days a year. The sale of alcoholic beverages represent 85% compared to 15% food sales. Entertainment provided is proposed to be recorded music, live music, floor shows and patron dancing. All managers and servers will be trained in accordance with the Alcoholic Beverage Control Board's Liquor Server Awareness Training Program. Non-alcoholic beverages will be available, notices of penalties for driving intoxicated will be posted, and patrons will have access and assistance

to public transportation. There is no entertainment defined as “indecent material” or “adult entertainment,” no happy hours, games or contests that include consumption of alcoholic beverages, and no solicitation or encouragement of alcoholic beverage consumption. Sales to persons who are inebriated or underage are prohibited. Calypso employees will patrol the parking lot, as needed, to ensure the minimization of loitering. The petitioner also states in the application that they will work with surrounding tenants, neighbors, neighboring community councils and service patrols to combat any problems which arise in or near the facility.

#### **PUBLIC COMMENTS:**

One hundred fifty-six (156) public hearing notices (PHNs) were mailed. At the time this report was written, two PHN's were returned, both against granting the conditional use. No written comment was received from the Downtown 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 site is located on the northeast corner of A Street and East 7<sup>th</sup> Avenue. Development will not require a new building, but a renovation of an existing structure, which is in keeping with a commercial policy that encourages efficient reuse or infilling of commercial land. The site is located in an area identified as a Redevelopment – Mixed Use Area (reference Anchorage 2020 Plan Land Use Policy Map, page 50). The site is classified as commercial in the 1982 Anchorage Bowl Comprehensive Plan. Several goals of the Anchorage 2020 Plan do address related issues such as recreational and economic opportunities.

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

The application states the bar will conform to the Downtown Development Plan and the *Anchorage 2020 Comprehensive Plan* by adding an



entertainment facility to the palette of activities available on the east side of Downtown.

Hotels, business centers, and public facilities that enrich the hospitality and tourism industry in Anchorage inhabit the east side, and the result of adding an upscale bar in the area will help to create more of a multi-use center of commerce. The inclusion for this bar will help to encourage growth and private development of an expanding downtown that is striving to represent a world-class metropolitan center.

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

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

- Use: The B-2B District zoning regulations allow alcoholic beverage sales through the conditional use permit process: AMC 21.40.160 D.13, 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 section 21.50.160.
- Parking: AMC 21.40.160 K. states that no off-street parking need be provided. However, if off-street parking is provided, it must comply with subsections 21.45.080 W.2.-11. The site plan submitted with the application shows 16 parking stalls. The parking plan needs to be reviewed and approved by Traffic Engineering. This will be resolved through the permitting process as the lot on which the parking is located is not a part of this request.
- Parking Location: "all required parking shall be on the same lot as the main building served or on an abutting lot provided that the zoning district in which the lot is located allows for off-street parking as a permitted principal use or as a conditional use. AMC 21.45.080.W.1." The off-street parking provided is on an abutting lot where off-street parking with fewer than 50 spaces is permitted with an existing principle use.
- Refuse containers located within or on the same pavement as the parking area shall be screened by a wall, fence or landscaping (AMC 21.45.080.W.4.f). Location and detail shows an unscreened dumpster on the site plan in parking stall number 16. This will be resolved through the

permitting process as the lot on which the parking is located is not a part of this request.

- Loading facilities/offstreet are not required for restaurants under 7,000 SF in aggregate gross floor area (AMC 21.45.090). The proposed restaurant has a gross floor area of 6,286 square feet. However, a receiving area has been provided on the north side of the building.
- Landscaping: B-2B zoning requires all areas not devoted to buildings, structures, drives, walks, off-street parking facilities or other authorized installations shall be planted with visual enhancement landscaping. The landscaping shall be maintained by the property owner or his designee (AMC 21.40.160.Q). These requirements appear to have been met.

It appears that all requirements have been met for the petition site. Through the building permitting process, the requirements for the adjacent lot will be reviewed for parking. The petitioner may be required to apply for nonconforming rights for sidewalks less than 11.5 feet in width (AMC 21.40.160 L. and for streetscape bonus points (AMC 21.40.160 I.3.b.).

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

This standard is met.

The subject property is within the Redevelopment-Mixed Use Area toward the eastern edge of Downtown. In and around this location, there are numerous office buildings, hotels, commercial businesses and other non-residential uses. Because of its location it is readily available to the traveling public, both local residents as well as out of state visitors.

The bar will be located at the northeast corner of A Street and East 7<sup>th</sup> Avenue. This area is developed with offices, warehouses and retail uses to the north, and the museum, Federal Building, and a mix of restaurants, offices and personal services to the west. To the immediate south and east are offices, retail and restaurant uses, with a mix of residential uses and densities comprising an older, established neighborhood further east and southeast. There appear to be no churches and/or schools within 200 feet of the subject site.

AMC 21.50.160.B asks that a list of all alcohol licenses located within a minimum of 1,000 feet of the proposed conditional use be provided. There are 2 beverage dispensary, 2 beverage dispensary – tourism, and 2 restaurant/eating place licenses within 1,000-feet of the proposed

restaurant. Approving this conditional use for a beverage dispensary use and license would add a 3<sup>rd</sup> beverage dispensary use and license in this area.

Name	Address	License Number	Type of License
Days Inn	321 E. 5 <sup>th</sup> Avenue	2152	Beverage Dispensary/ Tourism
Clarion Suites Hotel/Choice	325 W. 8 <sup>th</sup> Avenue	3851	Beverage Dispensary/ Tourism
Sullivan's Steak House	320 W. 5 <sup>th</sup> Avenue, Unit C100	3412	Beverage Dispensary
Howard Johnson Plaza Hotel	239 W. 4 <sup>th</sup> Avenue	519	Beverage Dispensary
Kodiak Café	225 E. 5 <sup>th</sup> Avenue	3679	Restaurant/Eating Place
Tito's Gyros	120 E. 6 <sup>th</sup> Avenue	4062	Restaurant/Eating Place

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

**1. Pedestrian and vehicular traffic circulation and safety.**

The Anchorage Trails Plan shows an existing multi-use paved trail along the east side of A Street and a planned bike route on the west side of A Street. 2004 aerial imagery shows a sidewalk located on the east side of A Street adjacent to the petition site.

Transit had no comment on this request. Three bus routes run along A Street adjacent to the petition site. The site plan shows pedestrian sidewalks along the west and south sides of the site, next to a row of parking spaces leading to the pedestrian sidewalk, and a pedestrian route leading to the entrance from the parking area to the east.

MOA Traffic had no comment on this request. The building permit process will address vehicular and pedestrian traffic circulation and safety.

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

Electrical, water and sewer, natural gas are available to the site. Road infrastructure and public transit is already in place. The petition site is within ARDSA, Police and Fire service areas. The Police and Fire Department had no comments on this request.

- 3. Noise, air, water, or other forms of environmental pollution.**  
This standard is met.

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

- 4. The maintenance of compatible and efficient development patterns and land use intensities.**  
This standard is met.

The zoning, land use and the general area land use will not change as a result of this conditional use permit for a beverage dispensary license.

#### **Standards Chapter 10.50 Alcoholic Beverages**

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

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

See table and narrative on pages 5 and 6 for other alcohol licenses within 1,000 feet of this application.

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

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

This standard is met.

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

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

This standard is not applicable.

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

Because this site was previously occupied by an office use, and because the proposed restaurant has yet to be opened for business, there are no alcohol related violations to the subject property. The Anchorage Police Department reported no other previous incidents to the subject property within the two prior years.

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

This standard is met.

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

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

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

- G. Municipality of Anchorage Alcoholic Beverage Licensee Compliance Form.** In order to determine whether applicants seeking issue, renewal or transfer of alcoholic beverage licenses have complied with the provisions of this chapter, applicants shall, at the request of the Assembly, submit to the municipal clerk such information as is

**required on a municipal form prepared by the municipal clerk known as the Municipality of Anchorage Alcoholic Beverage Licensee Compliance Form. Upon request, operators shall also provide the municipal clerk with certificates from all current employees demonstrating that those employees have successfully completed a "Liquor Service Awareness Training Program" such as the program for techniques in alcohol management (T.A.M.) as approved by the State of Alaska Alcoholic Beverage Control Board.**

This form was not requested of this applicant.

**RECOMMENDATION:**

This application for a final conditional use for a beverage dispensary use serving alcoholic beverages in the B-2B District per AMC 21.40.160 D.13 appears to meet or can meet the required standards of AMC Title 10 and Title 21 through the building permit process, and State Statute 04.11.090.

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

1. A notice of Zoning Action shall be filed with the State District Recorder's Office within 120 days of the Assembly's approval of the final conditional use approval for a beverage dispensary use in the B-2B District.
2. All uses shall conform to the plans and narrative submitted with this conditional use application, including the building plans except as modified by this approval.
3. This conditional use approval is for an Alcoholic Beverages Conditional Use in the B-2B District for a Beverage Dispensary Use per AMC 21.40.160.D.13 for approximately 6,286 SF restaurant building located on AOT, Block 110, Lot 7. The dining and lounge area will have one fixed bar. Plans indicate 91 seats: 10 fixed seats and 81 non-fixed.
4. On-premise sale of alcohol beverages are from 11:00 AM to 2:00 AM, Monday through Sunday, 365 days a year. Liquor sales represent 85% compared to 15% food sales.
5. Upon demand, the applicant shall demonstrate compliance with a liquor "Server Awareness Training Program" approved by the State of Alaska alcoholic Beverage Control Board, such as or similar to the program for techniques in alcohol management (T.A.M.).

6. The use of the property by any person for the permitted purposes shall comply with all current and future federal, state and local laws and regulations, including but not limited to, laws and regulations pertaining to the sale, dispensing, service and consumption of alcoholic beverages and the storage, preparation, sale, service and consumption of food. The owner of the property, the licensee under the Alcoholic Beverage Control license and their officers, agents and employees shall not knowingly permit or negligently fail to prevent the occurrence of illegal activity on the property.
7. A copy of the conditions imposed by the Assembly in connection with this conditional use approval shall be maintained on the premise at a location visible to the public.

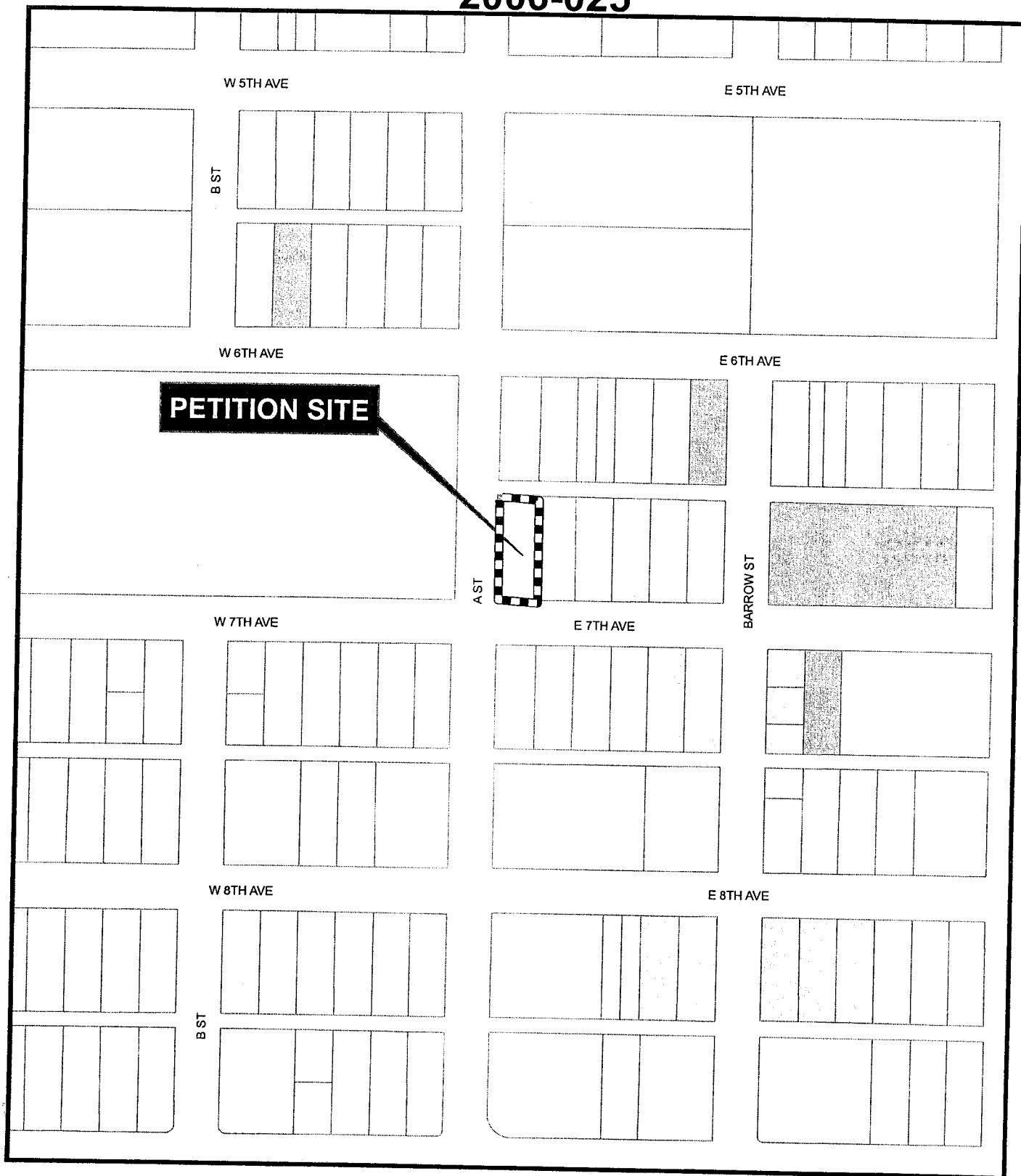


# 2

## **HISTORICAL MAPS AND AS-BUILTS**




# CONDITIONAL USE-ALCOHOL

## 2006-025



Municipality of Anchorage  
Planning Department

Date: January 19, 2006

-  Single Family
-  Multi-Family
-  Mobile Home Park

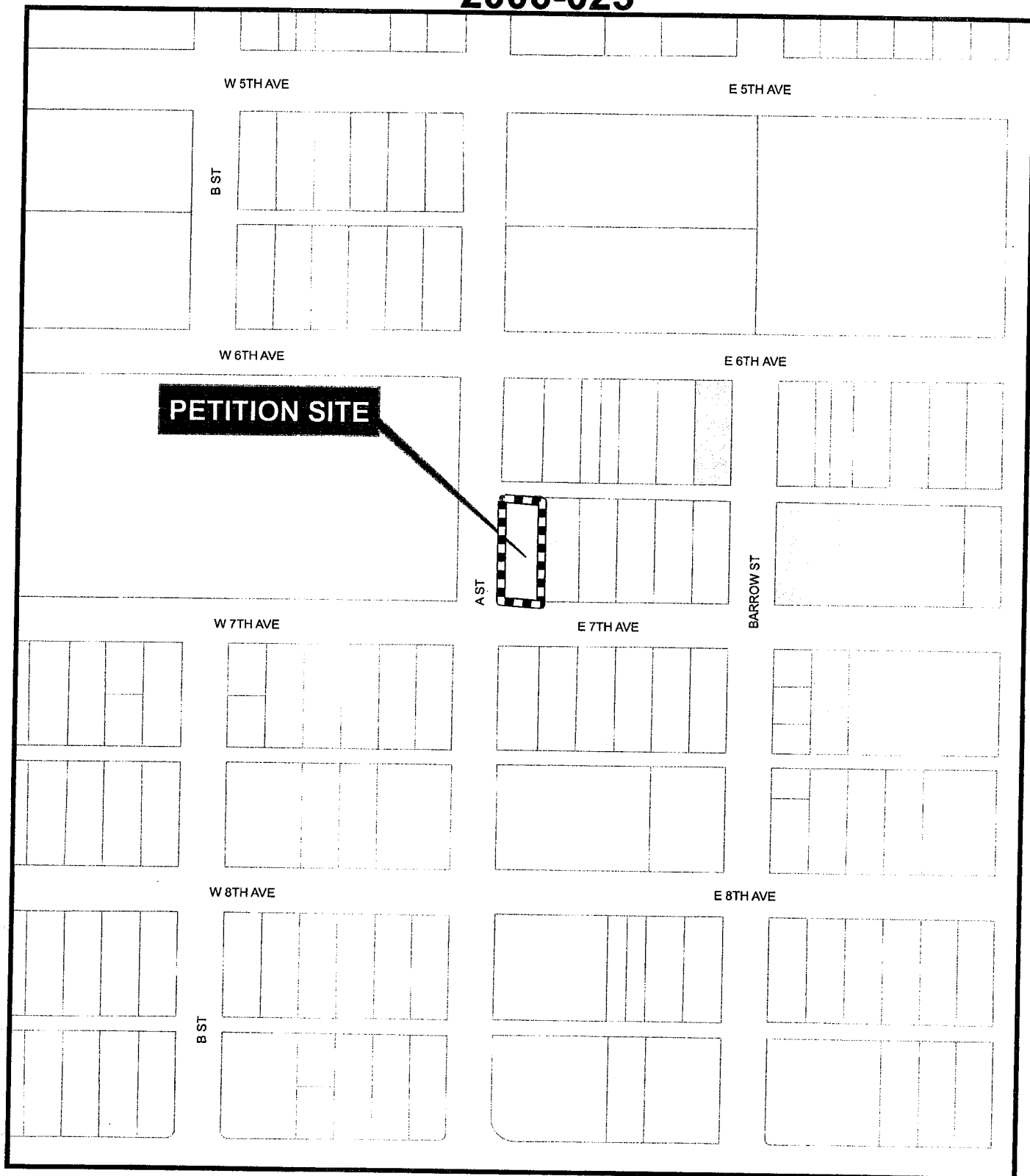
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# CONDITIONAL USE-ALCOHOL

## 2006-025



Municipality of Anchorage  
Planning Department

Date: January 19, 2006

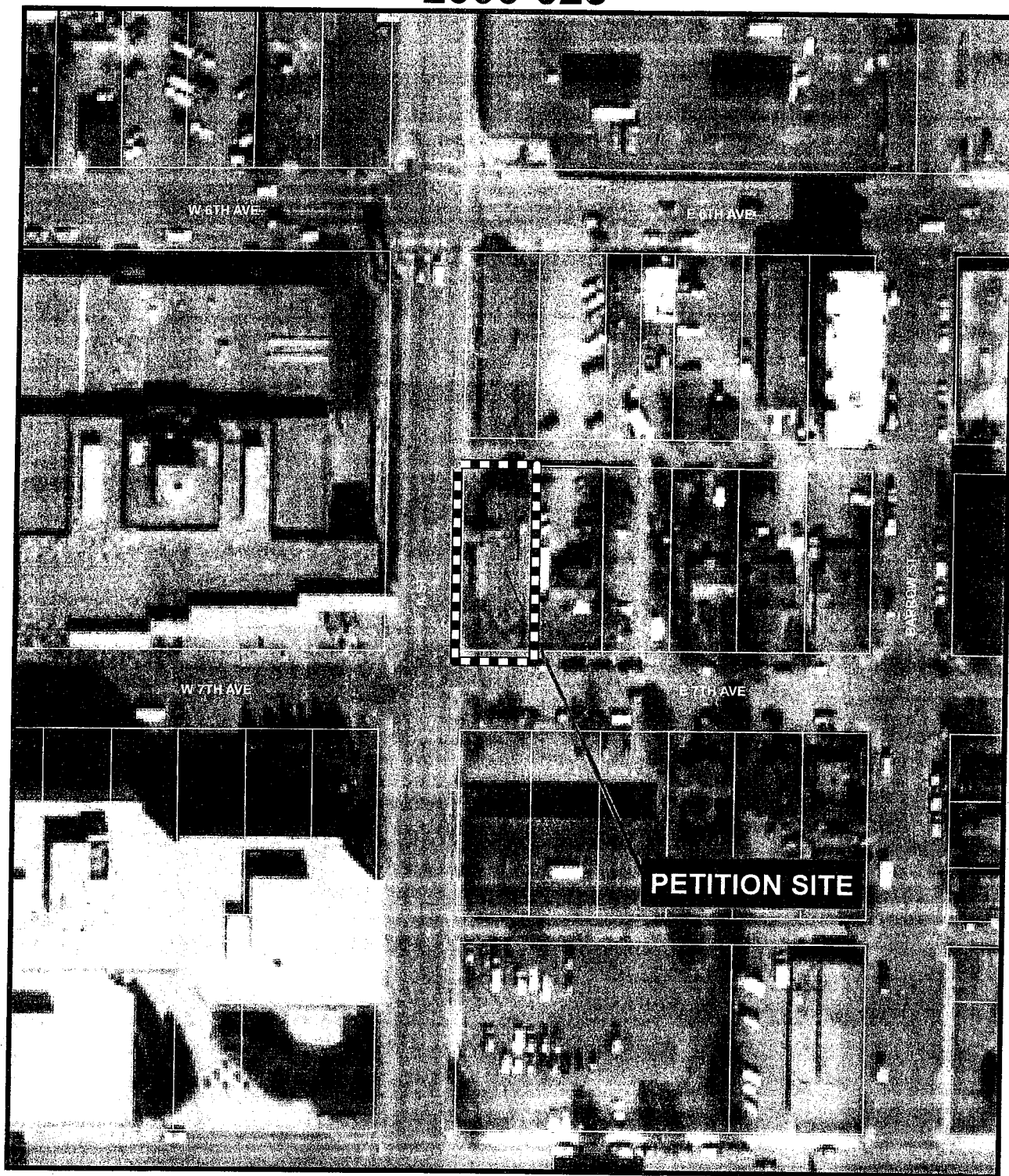
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-  Multi-Family
-  Mobile Home Park

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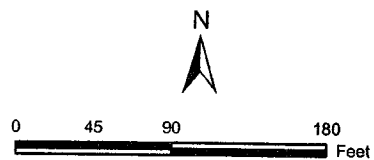
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2006-025



Municipality of Anchorage  
Planning Department

Date: January 18, 2006



# 3

**DEPARTMENTAL**

**COMMENTS**

RECEIVED

FEB 27 2006

Municipality of Anchorage  
Zoning Division

**Municipality of Anchorage  
MEMORANDUM**

**DATE:** February 27, 2006  
**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 March 28, 2006

**Case #:** 2006-025  
**Type:** Conditional Use (Alcohol)  
**Subdivision:** Original Blk 110 Lot 7  
**Grid:** SW 1331  
**Tax ID #:** 002-125-09  
**Zoning:** B-2B

**Platting:** Original Townsite, filed May 8, 1916

**Lot area and width:** AMC 21.40.160.F: "Minimum lot requirements are as follows:

1. Width: 50 feet.
2. Area: 6,000 square feet."

The lot meets the minimum area and width requirements.

**Minimum lot dimensions:** The depth of a lot shall be at least 100 feet. The width of a corner lot shall be at least 50 feet. The width of a lot shall be at least one-third the depth of the lot.

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

**OS&HP setbacks:** A Street is a class IIIC major arterial. AMC 21.45.140 requires a 30 foot from centerline development setback in addition to the zoning district setback. The plat shows 30 feet from centerline dedication.

7<sup>th</sup> Avenue is a class IC neighborhood collector. AMC 21.45.140 requires a 30 foot from centerline development setback in addition to the zoning district setback. The plat shows 30 feet from centerline dedication.

**Yard requirements:** AMC 21.40.160.G: "Minimum yard requirements are as follows: ...

2. ... None, except as provided in the supplementary district regulations.”

AMC 21.45.120.B requires that “in the case of corner lots, a front yard of the required depth shall be provided in accordance with the prevailing yard pattern and a second front yard of half the depth required generally for front yards in the district shall be provided on the other frontage.”

AMC 21.35.020.B provides that “in the case of double-frontage and corner lots, there will be no rear yards, but only front and side yards.”

**Lot coverage:** AMC 21.40.160.H: “Buildings may be constructed within the full limits of the lot, up to three stories in height. Above three stories in height, construction shall conform to the following bulk requirements:....”

**Clear vision area:** A clear vision area, as defined in AMC 21.45.020.A, applies to this property.

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

**Enforcement actions:** No land use cases are listed in CETS.

**Use determination:** Property tax records indicate a 7,038 square foot office building built in 1956.

**Building height:** AMC 21.40.160.I: “Maximum height of structures ...

2. Subject to subsection I.3 of this section, no building or structure shall exceed five stories in height.”

**Off-street parking requirements:** AMC 21.40.080.160.K: “No off-street parking need be provided, but off-street parking that is provided shall be landscaped in accordance with the supplementary district regulations. If off-street parking is provided, it must comply with subsections 21.45.080.X.2-11.”

**Landscaping requirements:** AMC 21.40.160.Q: “All areas not devoted to buildings, structures, drives, walks, off-street parking facilities or other authorized installations shall be planted with visual enhancement landscaping. The landscaping shall be maintained by the property owner or his designee.”

AMC 21.40.160.N: “Ground-level trash containers, loading areas, vehicle and equipment storage areas, and service areas shall be screened. Screening shall also be provided for rooftop mechanical equipment. Screening shall take the form of a fence, wall or vegetation, or a combination of these.” One of the photos submitted shows unscreened garbage cans. Several photos also show unscreened rooftop mechanical equipment. Provide details of refuse screening and to Land Use Enforcement. Provide details of rooftop mechanical equipment screening to Land Use Enforcement, or establish nonconforming rights.

**Sidewalks:** AMC 21.40.160.L: "Sidewalks shall be located at the curb or in an enclosed mall or arcade connected to adjacent pedestrian circulation facilities. Sidewalks shall be no less than 11.5 feet wide. This width may be decreased by one foot where the adjoining structure contains no retail space with street display windows on the ground floor." Provide a site plan to Land Use Enforcement showing conforming sidewalks, or establish nonconforming rights.

**Signs:** All signs shall conform to the requirements of AMC 21.47.

**Access:** Public streets abut the property, which meets the requirements of AMC 21.45.040.

**Wetlands:** Map 9 shows the property as uplands.

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

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

1. AMC 21.40.160.N: "Ground-level trash containers, loading areas, vehicle and equipment storage areas, and service areas shall be screened. Screening shall also be provided for rooftop mechanical equipment. Screening shall take the form of a fence, wall or vegetation, or a combination of these." One of the photos submitted shows unscreened garbage cans. Several photos also show unscreened rooftop mechanical equipment. Provide details of refuse screening and to Land Use Enforcement. Provide details of rooftop mechanical equipment screening to Land Use Enforcement, or establish nonconforming rights.
2. AMC 21.40.160.L: "Sidewalks shall be located at the curb or in an enclosed mall or arcade connected to adjacent pedestrian circulation facilities. Sidewalks shall be no less than 11.5 feet wide. This width may be decreased by one foot where the adjoining structure contains no retail space with street display windows on the ground floor." Provide a site plan to Land Use Enforcement showing conforming sidewalks, or establish nonconforming rights.

(Reviewer: Don Dolenc)





# MUNICIPALITY OF ANCHORAGE

Development Services Department

Right of Way Division



## MEMORANDUM

**DATE:** February 23, 2006  
**TO:** Planning Department, Zoning and Platting Division  
**THRU:** Jack L. Frost, Jr., Right of Way Supervisor *[Signature]*  
**FROM:** Lynn McGee, Senior Plan Reviewer *[Signature]*  
**SUBJ:** Request for Comments on Assembly case(s) for the Meeting of March 28 2006.

RECEIVED

FEB 23 2006

MUNICIPALITY OF ANCHORAGE  
PLATTING DIVISION

Right of Way Division has reviewed the following case(s) due February 28, 2006.

- 06-025** Anchorage Townsite, Block 110, Lot 7, grid 1331  
(Conditional Use, Alcohol Service)  
Resolve the parking requirements with ADOT and the MOA Traffic Departments.  
Review time 15 minutes.
- 06-026** Campbell Creek Commercial Park, Tract E-1D, grid 1932  
(Conditional Use, Alcohol Service)  
Correct the plat of record on the application to the one forming the current lot boundaries (2000-144?). Also supply a current as-built of the lot with all improvements to evaluate land use and rights of way conformities.  
Review time 15 minutes.
- 06-031** Van's, Block 1, Lots 9 & 10, Block 3, Lots 9 & 10, grid 2232  
(Conditional Use, Alcohol Service)  
Right of Way Division has no comments at this time.  
Review time 15 minutes.

# 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

FEB 21 2006

Municipality of Anchorage  
Zoning Division

February 15, 2006

RE: Zoning Case Review

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

Dear Mr. Weaver:

In reviewing these conditional use/site review/zoning applications, the Alaska Department of Transportation and Public Facilities has no comment:

- 2006-025, Original Block 110, Lot 7, Caldou Corporation
- 2006-026, Campbell Creek Commercial Park, Lot E-1D, Alaska Wild Berry Products
- 2006-031, Van's Subdivision, Lots 9&10, Block 1 and Lots 9&10, Block 3, Henry's of Anchorage
- 2006-035, University Lake Subdivision, Tract A, Alaska Pacific University
- 2006-041, Gregory Subdivision, Tract 5, Bill Taylor
- 2006-042, Alyeska Subdivision, Lot 1A, Block 2, Susan McCready

#### Comments:

- 2005-032, Bob West Subdivision, Tract A, JCLDS

A driveway permit from ADOT&PF is currently being reviewed within the Alaska Department of Transportation and Public Facilities. The site plan is acceptable once the driveway permit has been issued.

- 2006-034, Bonibrook Subdivision, Tract A1, Anchorage School District

Use as an administrative headquarters is acceptable as long as access is not changed. Planning will be necessary for any changes to the vehicle circulation.



**MUNICIPALITY OF ANCHORAGE**  
Traffic Department



**MEMORANDUM**

RECEIVED

FEB 21 2006

Municipality of Anchorage  
Zoning Division

DATE: January 26, 2006  
TO: Jerry T. Weaver, Platting Supervisor, Planning Department  
THRU: Leland R. Coop, Associate Traffic Engineer  
FROM: Mada Angell, Assistant Traffic Engineer

SUBJECT: Comments, March 28, 2006, Assembly public hearing

**06-025** AOT; Conditional Use to permit a beverage dispensary; Grid 1331

Traffic has no comment.

**06-026** Campbell Creek Commercial Park; Conditional Use to permit a restaurant serving alcohol; Grid

Traffic has no comment.

2006-025

**POLICE DEPARTMENT CHECK LIST  
FOR INVESTIGATION OF LICENSED LIQUOR ESTABLISHMENTS**

FEB 06 2006

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
None /	

Wylie Coyote

2421 E Tudor Road

OLD BUSINESS NAME

OLD LOCATION

Calypso

637 A Street

BUSINESS NAME

LOCATION

Caldou Corporation

AOK, Inc.

NAME OF APPLICANT (S)

CURRENT LICENSEE (S)

☐ Name Change

☒ Beverage Dispensary

☐ Renewal of License

☒ Transfer of Ownership

☐ Corporate Stock Transfer Only

☒ Transfer of Location

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

31  
01.27.06  
DATE

LT G. Gilliam, [Signature]  
For Chief of Police

024


Municipality of Anchorage  
Treasury Division  
Memorandum

---

RECEIVED

FEB 07 2006

Municipality of Anchorage  
Zoning Division

**Date:** February 3, 2006  
**To:** Rich Cartier, Planning Dept.  
**From:** Daisy VanNortwick, Revenue Officer   
**Subject:** Liquor License Conditional Use Comments

Liquor License Conditional Use Application Case # 2006-025 for Caldou Corporation dba Calypso located 637 A Street. License Transfer from Call of the Wild (Tony Romas)

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

Fire Department site plan review.

RECEIVED

JAN 27 2006

Municipality of Anchorage  
Zoning Division

S11285-2 No Objection

S11447-1 No Objection

S11451-1 1) Future development shall include AFD approved fire department apparatus access road per IFC section 503 and conforming to the requirements of appendix D

S11452-1 1) One- or 2 family residential developments where the number of units exceeds 30 shall be provided with separate and approved fire apparatus access roads, and shall meet the requirements of section D104.3. Exceptions: A) Where there are 30 or fewer dwelling units on a single public or private access way and all dwelling units are protected by an approved residential sprinkler systems, access from 2 direction shall not be required. B) The number of dwelling units on a single fire apparatus access road shall not be increased unless fire apparatus access roads will connect with future development, as determined by the fire code official.

S11454-1 No Objection

S11455-1 No Objection

S11456-1 1) Dwelling units with fire flow calculation area greater than 3600 square feet shall have fire flow as required in table B105.1. 2) Lots 4B and 4C shall have approved fire apparatus turnarounds.

2006-025 No Objection

2006-026 No Objection

2006-027 1) Obtain building permit and fire plan review.

2006-028 No Objection

2006-029 No Objection

2006-030 No Comment

Stewart, Gloria I.

RECEIVED

From: Staff, Alton R.  
Sent: Wednesday, January 25, 2006 8:48 AM  
To: Pierce, Eileen A; Stewart, Gloria I.  
Cc: Taylor, Gary A.  
Subject: Zoning and Plat Case Reviews

JAN 25 2006  
MUNICIPALITY OF ANCHORAGE  
PLATTING DIVISION

The S11288-2 People Mover has an existing bus stop adjacent to proposed lot 2A on the Old Seward Highway. If pedestrian facilities are constructed along 42<sup>nd</sup> Avenue, the connection to the bus stop should be considered.

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

S11202-2  
S11446-1  
S11447-1  
S11449-1

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

2006-025  
2006-026

Thank you for the opportunity to review.

Alton Staff, Operations Supervisor  
Public Transportation Department  
People Mover  
907-343-8230  
Right Fax 907-249-7492



***Municipality of Anchorage***  
Office of Planning, Development, & Public Works  
Project Management & Engineering Department



**PZC Case Comments for Assembly Hearing**

**DATE:** 1/23/2006

**TO:** Eileen Pierce, P&Z

**FROM:** Anastasia Taylor, PM&E

**SUBJECT:** Comments for hearing date: 3/28/06

**RECEIVED**

**JAN 23 2006**

**MUNICIPALITY OF ANCHORAGE  
PLATTING DIVISION**

**Case No.** 2006-025 Conditional Use Permit "Calypso"

Project management and engineering has no adverse comment for this case.

**Case No.** 2006-026 Condition Use Permit "Alaska Wild Berry"

Project management and engineering has no adverse comment for this case.



RECEIVED

JAN 24 2006

MUNICIPALITY OF ANCHORAGE  
PLATTING DIVISION



## FLOOD HAZARD REVIEW SHEET for PLATS

Date: 01-24-06

Case: 2006-025

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)."

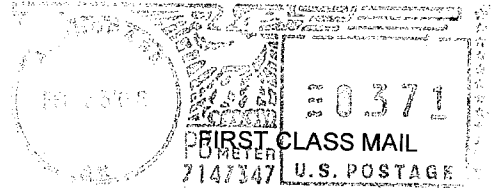
☐ A Flood Hazard permit is required for any construction in the floodplain.

☒ I have no comments on this case.

Reviewer: Jack Puff

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

RECEIVED  
MAY 10 2006



RECEIVED

MAR 06 2006

Municipality of Anchorage  
Zoning Division

002-125-02-035  
COBB RICHARD S & DOROTHY L  
225 E FIREWEED LANE #205  
ANCHORAGE, AK 99503

## ASSEMBLY NOTICE OF PUBLIC HEARING - -

Tuesday, March 28, 2006

Planning Dept Case Number **002-125-02-035**

The Assembly of the Municipality of Anchorage will hold a public hearing on a petition proposing a conditional use at its regular meeting of Tuesday, March 28, 2006. 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: 2006-025  
PETITIONER: Caldou Corporation  
REQUEST: Assembly conditional use for a beverage dispensary  
TOTAL AREA: 0.160 acres  
SITE ADDRESS: 637 A ST  
CURRENT ZONE: B-2B Central business district-intermediate  
COM COUNCIL(S): 1---Downtown

LEGAL/DETAILS: An alcoholic beverage conditional use for a beverage dispensary for Calypso. Original Townsite, Block 110, Lot 7. Located at 637 A Street.

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

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

Name: DOROTHY L & RICHARD COBB

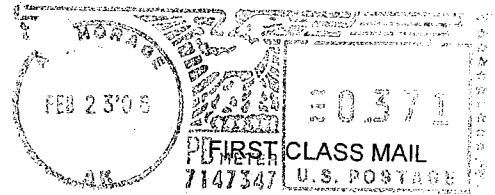
Address: 225 E FIREWEED #205 ANCHORAGE, AK 99501

Legal Description: RE. BLK 110, LOT 7

Comments: There are over 75 households within a 1 block area of this proposed night club. Granting this liquor license would create a severe hardship for all 75 families in term of noise, parking loss, & general nuisance. We strongly oppose this action.

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

RECEIVED  
FIRST CLASS



002-102-15-000  
KRIEGER LES & MARY  
145 W 6TH AVENUE  
ANCHORAGE, AK 99501

RECEIVED

MAR 02 2006

Municipality of Anchorage  
Zoning Division

**ASSEMBLY  
NOTICE OF PUBLIC HEARING - - Tuesday, March 28, 2006**

Planning Dept Case Number 002-102-15-000-0254

The Assembly of the Municipality of Anchorage will hold a public hearing on a petition proposing a conditional use at its regular meeting of Tuesday, March 28, 2006. 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: 2006-025  
PETITIONER: Caldou Corporation  
REQUEST: Assembly conditional use for a beverage dispensary  
TOTAL AREA: 0.160 acres  
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LEGAL/DETAILS: An alcoholic beverage conditional use for a beverage dispensary for Calypso. Original Townsite, Block 110, Lot 7. Located at 637 A Street.

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

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

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Legal Description: \_\_\_\_\_

Comments: *Downtown does not need another Bar or night club. There is NO parking & excess noise in Condo/business area. We are not in favor of issuing another liquor license.*

2006-025

*Les Krieger 031*

# 4

## 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.

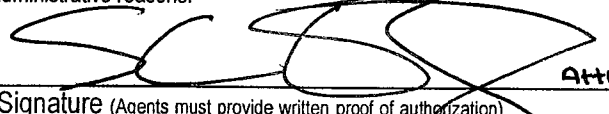
PETITIONER*	PETITIONER REPRESENTATIVE (IF ANY)
Name (last name first) <b>Caldou Corporation</b>	Name (last name first) <b>The Law Offices of Ernauf &amp; Coffey, P.C.</b>
Mailing Address <b>207 E. Northern Lights Blvd. Ste 200</b>	Mailing Address <b>207 E. Northern Lights Blvd. Suite 200</b>
<b>Anchorage AK 99503</b>	<b>Anchorage, Alaska 99503</b>
Contact Phone: Day: <b>274-3385</b> Night:	Contact Phone: Day: <b>274-3385</b> Night:
FAX: <b>274-4258</b>	FAX: <b>274-4258</b>
E-mail: <b>doug@cox.net</b>	E-mail: <b>Sernouf@eclawfirm.net</b>

\*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): <b>002-125-09-000-06</b>		
Site Street Address: <b>637 A Street</b>		
Property Owner (if not the Petitioner): <b>Lawrence H. Peek</b>		
Current legal description: (use additional sheet in necessary) <b>Original Block 110 Lot 7</b>		
<b>DBA CALYPSO</b>		
Zoning: <b>B2B</b>	Acreage: <b>7,038 sq. ft</b>	Grid # <b>SW1331</b>

ALCOHOLIC BEVERAGE CONTROL BOARD LICENSE PROPOSED		
<input checked="" type="checkbox"/> Beverage Dispensary	<input type="checkbox"/> Private Club	<input type="checkbox"/> Restaurant, exempt
<input type="checkbox"/> Beverage Dispensary-Tourism	<input type="checkbox"/> Public Convenience	<input type="checkbox"/> Theater
<input type="checkbox"/> Brew Pub	<input type="checkbox"/> Recreational	<input type="checkbox"/> Other (Please explain):
<input type="checkbox"/> Package Store	<input type="checkbox"/> Restaurant	
Is the proposed license: <input type="checkbox"/> New <input checked="" type="checkbox"/> Transfer of location: ABC license number: <b>859</b>		
Transfer license location: <b>637 A Street</b>		
Transfer licensed premises doing business as: <b>Calypso</b>		

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 <b>12/15/05</b>	Signature (Agents must provide written proof of authorization)  <b>Attorney Caldou Corporation</b>
-------------------------	--

Accepted by: <b>1/19/06 MA</b>	Poster & Affidavit: <b>2 YES</b>	Fee: <b>\$4000.00</b>	Case Number: <b>2006-025</b>
--------------------------------	----------------------------------	-----------------------	------------------------------

### COMPREHENSIVE PLAN INFORMATION

Anchorage 2020 Urban/Rural Services: ☐ Urban ☐ Rural

Anchorage 2020 West Anchorage Planning Area: ☐ Inside ☐ Outside

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

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

Eagle River-Chugiak-Peters Creek Land Use Classification:

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

Girdwood-Turnagain Arm

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

### ENVIRONMENTAL INFORMATION (All or portion site affected)

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

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

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

### DOCUMENTATION

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

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

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

Date January 11, 2006 Signature Burt Edwards \* For Lawrence Peck, see attached letter

\*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):

Calypso

What is the gross leaseable floor space in square feet?

6,286

What is the facility occupant capacity?

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

10

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

81

What will be the normal business hours of operation?

11:00 am - 2:00 am

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

11:00 am - 2:00 am

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

85 % Alcoholic beverage sales

15 % 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

Denali Elementary 148 E. 9th Avenue (Approx. .18 mile)

metropolitan Community Church 417 Barrow Street (Approx. .17 mile)

### PACKAGE STORES

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

% less than \$5.00

% \$5.00 to \$10.00

% \$10.00 to \$25.00

% greater than \$25.00

### CONDITIONAL USE STANDARDS

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

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

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

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.



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.

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

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

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

#### STANDARDS CHAPTER 10.50 ALCOHOLIC BEVERAGES

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

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

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

None

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

None

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

3

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

80

*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 trained in accordance with the Alcoholic Beverage Control Board's Liquor Server Awareness Training Program.*

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

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

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

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

*outside facility:*

**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**  
**BEVERAGE DISPENSARY LIQUOR LICENSE FOR CALDOU CORPORATION**

**LOCATION AND DESCRIPTION OF PLANNED USE**

Caldou Corporation is making application for a conditional use allowing "on premises" alcohol sales for Calypso, which is located at 637 A Street, Anchorage, Alaska 99501. The use of this location for an upscale martini ultra lounge with a beverage dispensary liquor license, serving cold canapés is consistent with the Anchorage Central Business District Comprehensive Development Plan and 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.***

Calypso is located on A Street in between 6<sup>th</sup> and 7<sup>th</sup> Avenues in the downtown district. The bar will conform to the Downtown Development Plan and the Anchorage 20/20 Comprehensive Plan by adding an entertainment facility to the palette of activities available on the east side of downtown. Hotels, business centers, and public facilities that enrich the hospitality and tourism industry in Anchorage already inhabit the east side. The result of adding an upscale bar in this area will help to create more of a multi-use center of commerce that is the core vision of the Anchorage Central Business District Comprehensive Development Plan. The inclusion of Calypso into this area will help to encourage growth and private development of an already expanding downtown that is striving to represent a world-class metropolitan center. In helping to shape future growth patterns in a downtown area with limited land to be developed, Calypso will be reusing an already established parcel that is attractively landscaped and well-suited to take on all the needs of local residents and visitors.

***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 Calypso conforms to the standards of Title 21 as well as the Anchorage 2020 Comprehensive Plan in all respects.

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

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

The proposed conditional use conforms to all Title 21 standards and is consistent with the Comprehensive Plan. My client will be presenting a detailed presentation to the Downtown, Fairview, and South Addition Community Councils in January 2006, in which we foresee no opposition. The operation of an upscale bar and nightclub 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.***

Calypso's location is adjacent to an area referenced in the Land Use Policy Map as a "Major Employment Center" and is more specifically in the middle of a "Redevelopment/Mixed-Use Area". The Anchorage 2020 Plan describes a Major Employment Center as "A place that serves as a focal point for the highest concentration of office employment, together with supporting retail and commercial uses." Redevelopment and Mixed-Use Areas are intended to support and connect to major employment centers. The Mixed-Use areas were pre-conceived to minimize impacts on established neighborhoods while allowing for well-planned and integrated development. Land Use policy #20 of the Anchorage 20/20 Comprehensive Plan promotes mixed uses in aging and underutilized areas such as the east side where Calypso will be located. Thus, the proposed conditional use is compatible with the surrounding neighborhood and district. Overall the inclusion of a metropolitan bar with alcoholic beverages and cold canapés will provide the downtown community with a new and exciting entertainment 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.**

Calypso is situated on the east side of downtown and aids in the City's long-term goal of giving local residents more entertainment options while creating a refined balance between automobile usage and other forms of transportation such as walking, bicycling, car pooling, and bus transportation. Calypso has extensive building and site plans, which sufficiently accommodate vehicular and pedestrian traffic circulation and safety. The site plan provides for adequate entrances and exits for vehicles to and from adjacent streets and designated parking areas. The plans also show pedestrian sidewalks and alleyways along the streets and roadways adjacent to the parking lot entrance for ease of access. Calypso is conveniently located on a vital downtown thoroughfare that reduces the necessity to travel by vehicle and invites customers to park and walk through scenic downtown. Public transportation and pedestrian access enhance the efficiency and overall convenience of this location.

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

The following public services are currently existing at the Calypso location:

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.**

Calypso 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 central location of the facility should reduce air pollution as downtown residents have very few miles to travel in reaching our 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 Calypso 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, Calypso employees will patrol the parking lot, as needed, to ensure the minimization of loitering. My client will work with surrounding tenants, neighbors, neighboring community councils and service patrols to combat any problems which arise in or near the facility.



**AUTHORIZATION FOR REPRESENTATION**

TO: ALCOHOLIC BEVERAGE CONTROL BOARD  
MUNICIPALITY OF ANCHORAGE  
FROM: LAW OFFICES OF ERNOUF & COFFEY  
RE: AUTHORIZATION FOR REPRESENTATION  
-BEVERAGE DISPENSARY LIQUOR LICENSE TRANSFER  
-CONDITIONAL USE APPLICATION  
DATE: 12/16/2005

TO WHOM IT MAY CONCERN:

The purpose of the Memo is to inform the Alcoholic Beverage Control Board and the Municipality of Anchorage that Calodu Corporation, d/b/a Calypso which is currently applying for transfer of a Beverage Dispensary Liquor License and a conditional use permit in the Municipality of Anchorage at 637 A Street, in Anchorage, Alaska hereby authorizes the Law Offices of Ernouf & Coffey, PC, W. Sherman Ernouf and his staff to represent Caldou Corporation with regard to transfer of location and the conditional use related to its license and to execute such forms and applications as may be required to transfer the location of such license and secure the conditional use permit for the described location.

Questions concerning this authorization may be directed to CALVIN WOODLAND 702-610-2017.

DATED at Anchorage, Alaska this 16<sup>th</sup> day of December 2005.

Caldou Corporation  
d/b/a Calypso

By: C. Woodland

Its: President

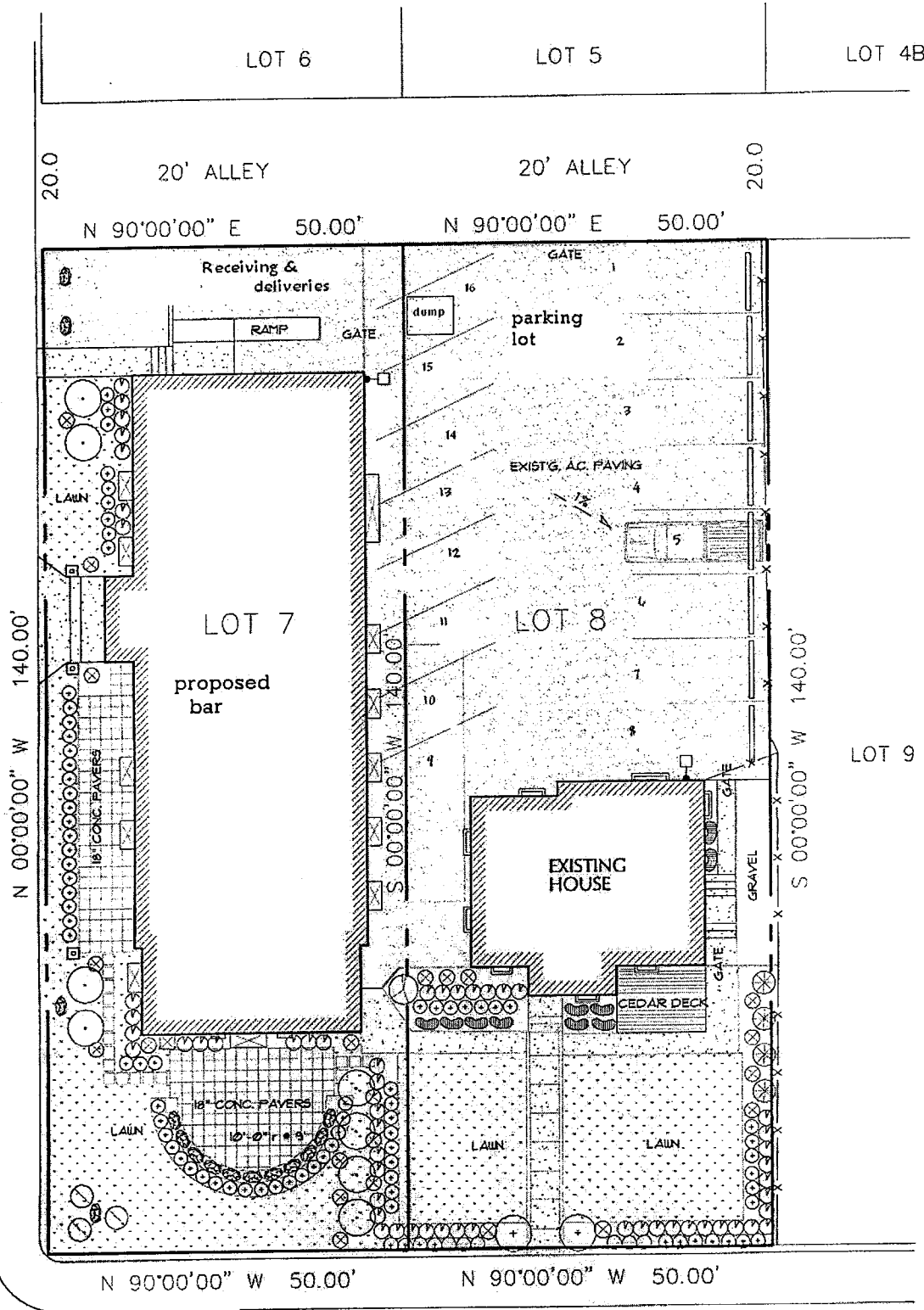
"A" STREET

30.0

30.0

30.0

30.0



1

SITE/LANDSCAPE PLAN

SCALE: 3/32" = 1'-0"

EAST SEVENTH AVENUE

THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, ARE AN INSTRUMENT OF PROFESSIONAL ARCHITECTURAL SERVICE. IF THE PROPERTY OF LAWRENCE H. PEEK ARCHITECTS AND IS NOT TO BE USED IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF LAWRENCE H. PEEK ARCHITECTS.

**LAWRENCE H. PEEK ARCHITECTS OFFICE, I.S.**  
 637 A STREET AND 111 E SEVENTH AVENUE  
 ANCHORAGE, ALASKA 99501  
 SITE/LANDSCAPE PLAN

Date: 1/19/4  
 Drawn: LHP  
 Check: LHP  
 Project: 000036

SHEET:  
 A-1  
 of

**LAWRENCE H. PEEK ARCHITECTS**  
 637 A STREET ANCHORAGE, ALASKA 99501  
 (907) 522-6101 fax (907) 522-8002

## SYMBOLS LEGEND

- SITE LIGHTING (WALL MOUNTED)
- T.S.-1 VAN ACCESSIBLE H.C. SIGNAGE
- F.H. FIRE HYDRANT

## SITE MATERIALS LEGEND

- EXISTING A.C. PAVING
- EXISTING CONCRETE WALKS

## ZONING INFORMATION:

LEGAL: ANCH. TOWNSHIP, LOTS 1 AND 8, BLOCK 110  
TAX ID. No's. 00-2-125-071 & 00-2-125-08

ZONING: B-7B

PARKING:

NONE REQUIRED  
16 PARKING STALLS EXISTING

SETBACKS REQUIRED:

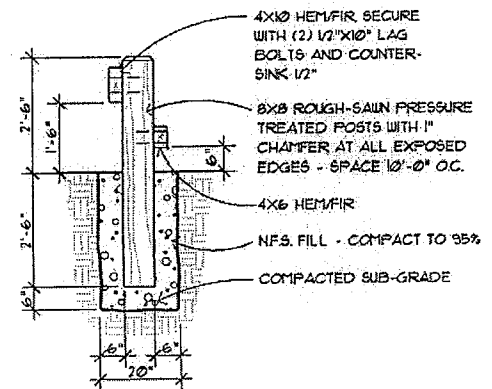
FRONT YARD: 10 FEET  
SIDE YARD: 5 FEET  
REAR YARD: 10 FEET

## PLANT SCHEDULE(E) - EXISTING TREES TO REMAIN

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
○	NOT USED	SCORUS ALPINUS	MT. ASH	2 1/2" CAL.	FILL BRANCHES TO GROUND PYRAMIDAL FORM
⊗	4	PICEA GLAUCA	WHITE SPRUCE	5-6 FT.	B (B, 5.3) HEIGHT TO SPREAD RATIO
⊗	NOT USED	PICEA PARVIFLORA	COLORADO BLUE SPRUCE	5-6 FT.	B (B, 5.3) HEIGHT TO SPREAD RATIO
○	NOT USED	BETULA Papyrifera	PAPER BIRCH	1" CAL.	8' HEIGHT
⊗	1	PRUNUS PADUS	MAY DAY CHERRY	1 1/2" CAL.	ALASKAN NURSERY GROWN DISEASE FREE
⊗	2	PRUNUS VIRGINIANA	CANADA RED CHERRY	1 1/2" CAL.	B (B, 5.3) DISEASE FREE, 8' HEIGHT
⊗	8	PRUNUS MAJOR	AMERICAN CHERRY	1 1/2" CAL.	B (B, 5.3) DISEASE FREE
○	NOT USED	MALUS RADIANTE	CRAB APPLE RADIANTE	2 1/2" CAL.	B (B, 5.3)
⊗	NOT USED	SPIRAEA EUROPEA	EUROPEAN SPIREA	2 GAL.	SPACE 7'-6" ON CENTER
⊗	65	SPIRAEA GOLDPLATE	GOLDPLATE SPIREA	2 GAL.	SPACE 7'-6" ON CENTER
⊗	56	COTONEASTER AQUIFOLIA	PEKING COTONEASTER	2-3 FT.	SPACE 3'-0" ON CENTER
○	NOT USED	ACER GINNALA	AMERICAN MAPLE	4 FT.	SPACE 3'-0" ON CENTER
⊗	6	RIBES ALPINUM	ALPINE CURRANT	2 GAL.	SPACE 7'-6" ON CENTER
○	NOT USED	ROSA ALBA	ALBINO ROSE	2 GAL.	SPACE 7'-6" ON CENTER
⊗	21	CORNUS ALBA	RED-BARKED DOGWOOD	3-4 FT.	SPACE 3'-0" ON CENTER
⊗	NOT USED	PRUNUS HISSIDA PULILO	DWARF HISSIDA PINE	2 GAL.	SPACE 7'-6" ON CENTER
⊗	NOT USED	JUNIPERUS HORIZONTALIS	CREeping JUNIPER 'ANDORA'	2 GAL.	SPACE 7'-6" ON CENTER
⊗	NOT USED	VIBURNUM EDULE	GRANDIDENT	4-6 FT.	SPACE 3'-0" ON CENTER
⊗	BY OWNER	IRIS	IRIS	4" POTS	SPACE 18" ON CENTER
⊗	NOT USED	BULBS	RED TULIPS AND DAFFODILS		PLANT 2X SIZE OF BULB
⊗	NOT USED	BERGENIA	BERGENIA	4" POTS	SPACE 18" O.C.
⊗	2	LARGE BOLDERS	LARGE BOLDERS	2' X 2' X 3'	AVERAGE 1/3 BURIED
⊗	NOT USED	MEDIUM BOLDERS	MEDIUM BOLDERS	2' X 2' X 1 1/2'	AVERAGE 1/3 BURIED
⊗	NOT USED	SMALL BOLDERS	SMALL BOLDERS	1' X 1' X 1 1/2'	AVERAGE 1/3 BURIED

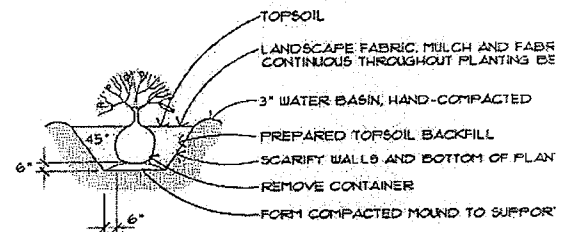
## LANDSCAPE NOTES

- ALL PLANT STOCK SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1-1990
- SEED MIX: TURF GRASS MIX: 4 LBS/1000 SF.  
50-60% BLUEGRASS, COMPOSED OF AT LEAST 50% "NUGGET" VARIETY  
75-35% PERENNIAL RYEGRASS ("PINNACLE", "MANHATTAN", "DERBY" OR AS APPROVED).
- TOPSOIL: FERTILE, AGRICULTURAL SOIL, FREE OF CLAY, ROOTS, AND WEEDS, HAVE A pH RANGE OF 5.4 TO 7.0 (MIN. 6" DEEP)
- FERTILIZER: PACKAGED IN WATER RESISTANT BAGS, CLEARLY MARKED WITH MIX CONTENT CONFORMING TO THE FOLLOWING: SEEDING AREAS: 10-20-20, PLANT MATERIAL: 8-37-16
- LIME: NATURAL LIMESTONE, NOT LESS THAN 85% TOTAL CARBONATES, NOT LESS THAN 50% PASSING #20 SIEVE.
- PLANTING SEASON: LAWN, GENERAL OTHER MATERIAL: JUNE 1 THROUGH AUGUST 15.
- EXISTING VEGETATION BEYOND GRADING OR PLANTING LIMITS SHALL REMAIN UNDISTURBED.
- SEPARATE ALL PLANT BEDS FROM LAWN OR GROUND COVER AREAS WITH 3/16" X 4" ALUMINUM EDGING UNLESS NOTED OTHERWISE.
- SHRUB AND TREE PLANTING BEDS SHALL BE LINED WITH A PERMEABLE WEED BARRIER AND 3" OF BARK MULCH UNLESS NOTED OTHERWISE.
- LOCATION OF PLANT MATERIAL AND ALUMINUM EDGING TO BE APPROVED BY ARCHITECT PRIOR TO INSTALLATION.



## 5 POST AND RAIL

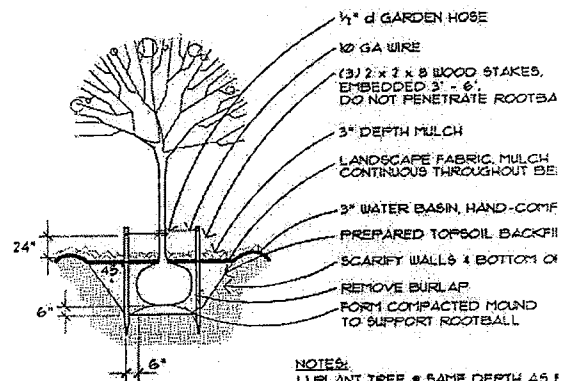
NOT TO SCALE



NOTE:  
1/ PLANT SHRUB - SAME DEPTH AS PR GROWN

## 4 SHRUBS

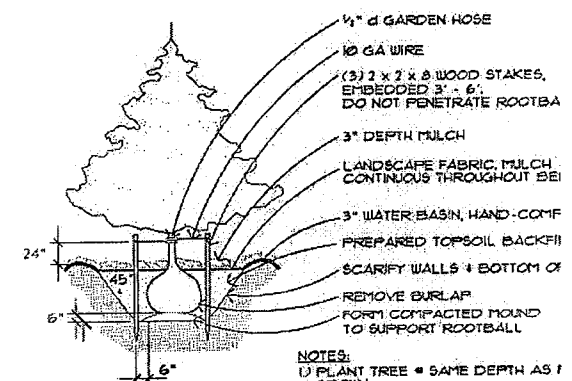
NOT TO SCALE



NOTES:  
1/ PLANT TREE - SAME DEPTH AS PR GROWN

## 3 DECIDUOUS

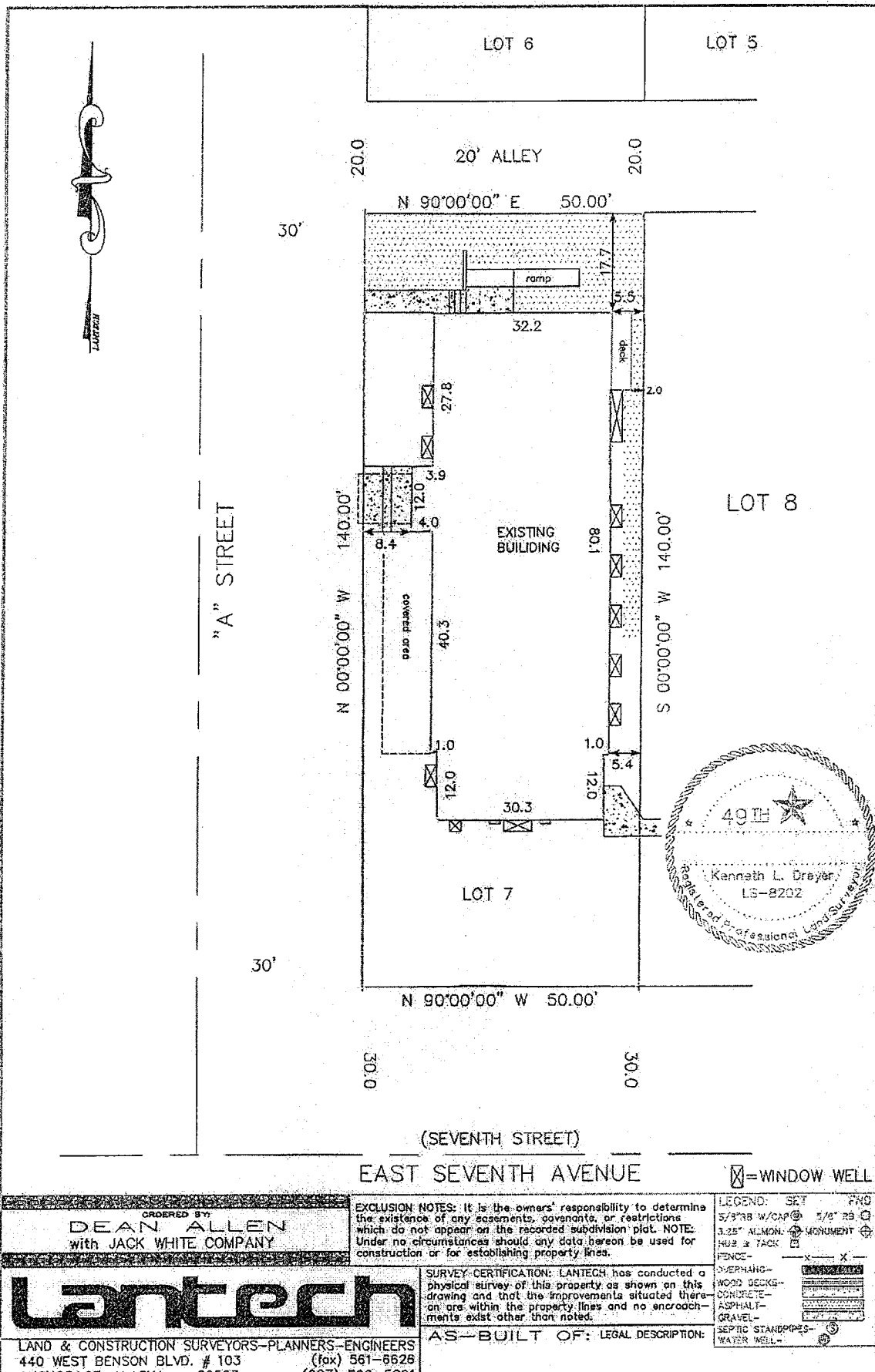
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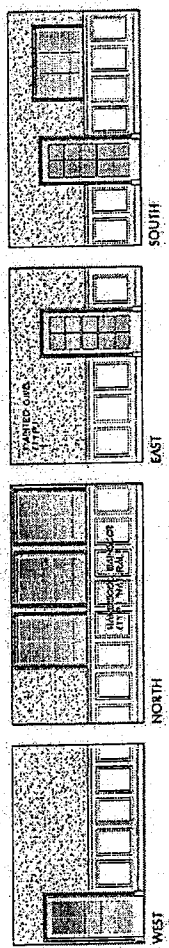
NOTES:  
1/ PLANT TREE - SAME DEPTH AS PR GROWN

EVED COEN

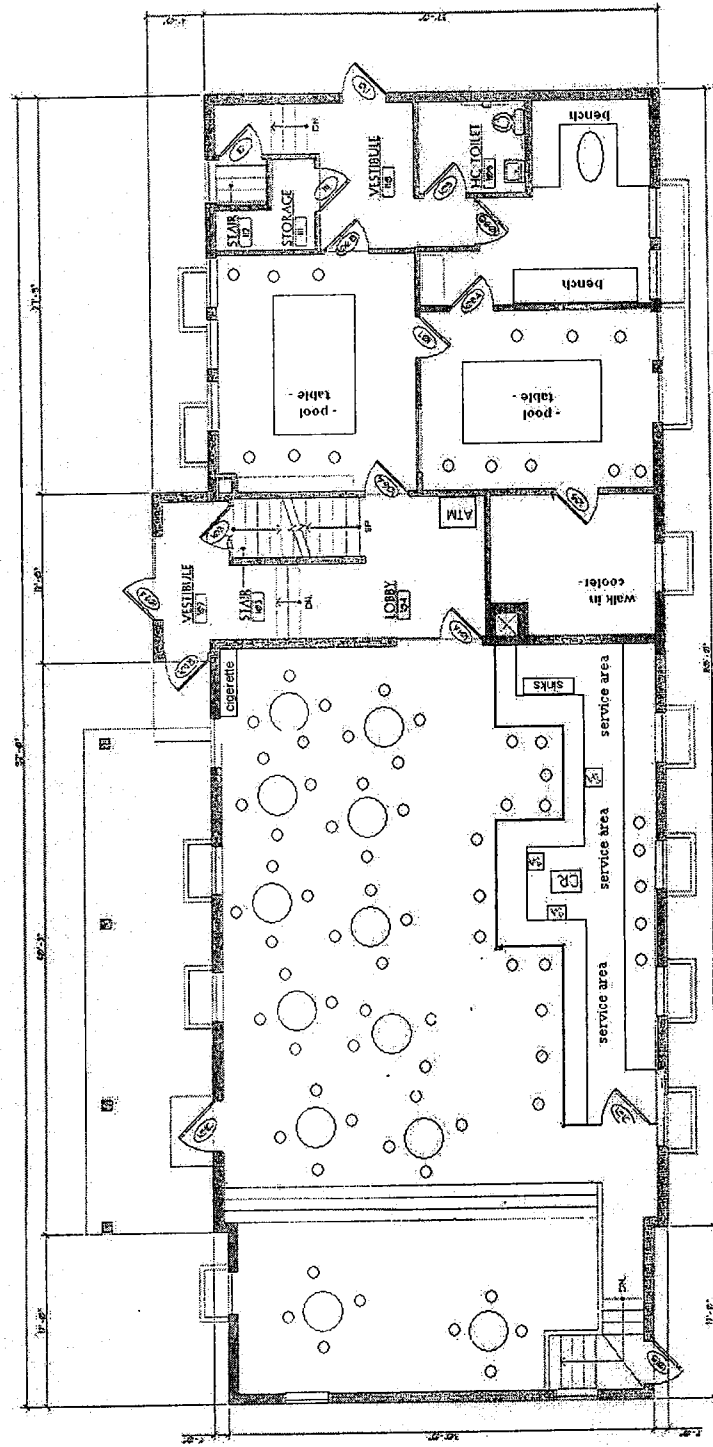
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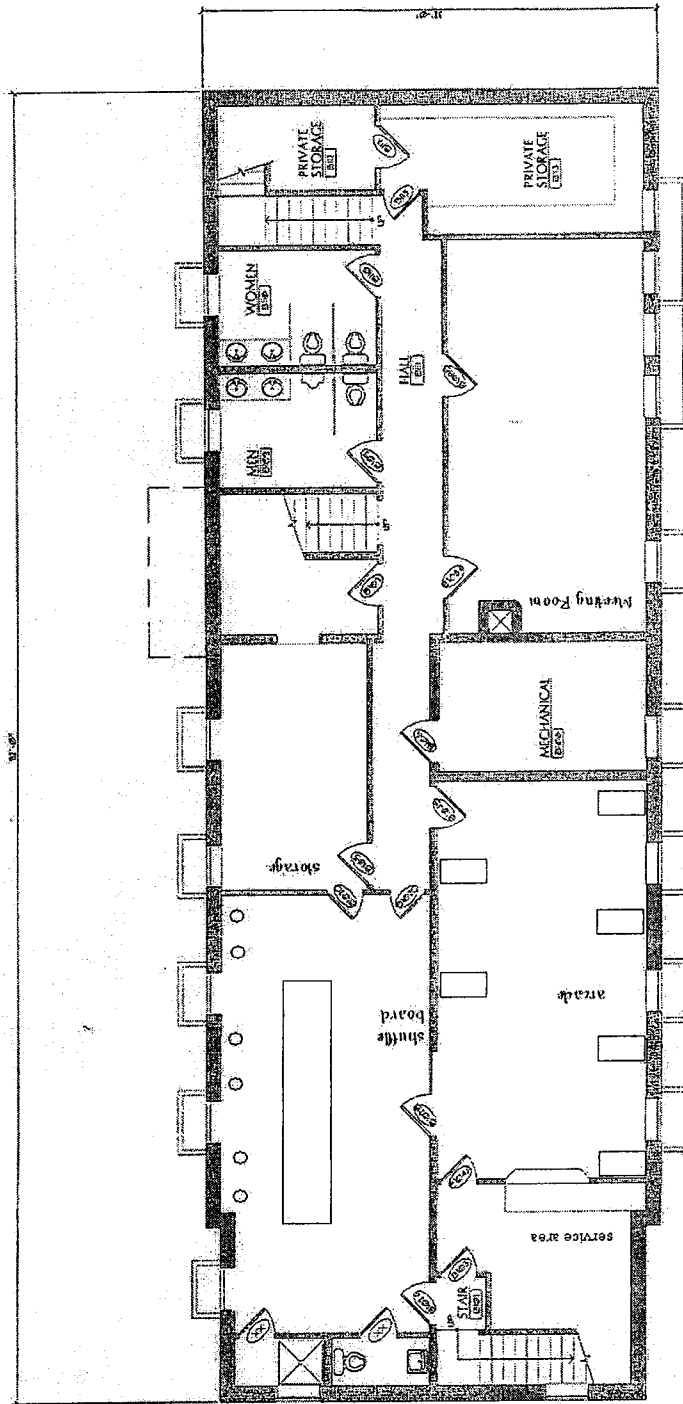
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2 INTERIOR ELEVATIONS (MEETING)  
SCALE: 1/8" = 1'-0"



1 FIRST FLOOR PLAN (REVISED)  
SCALE: 1/4" = 1'-0"

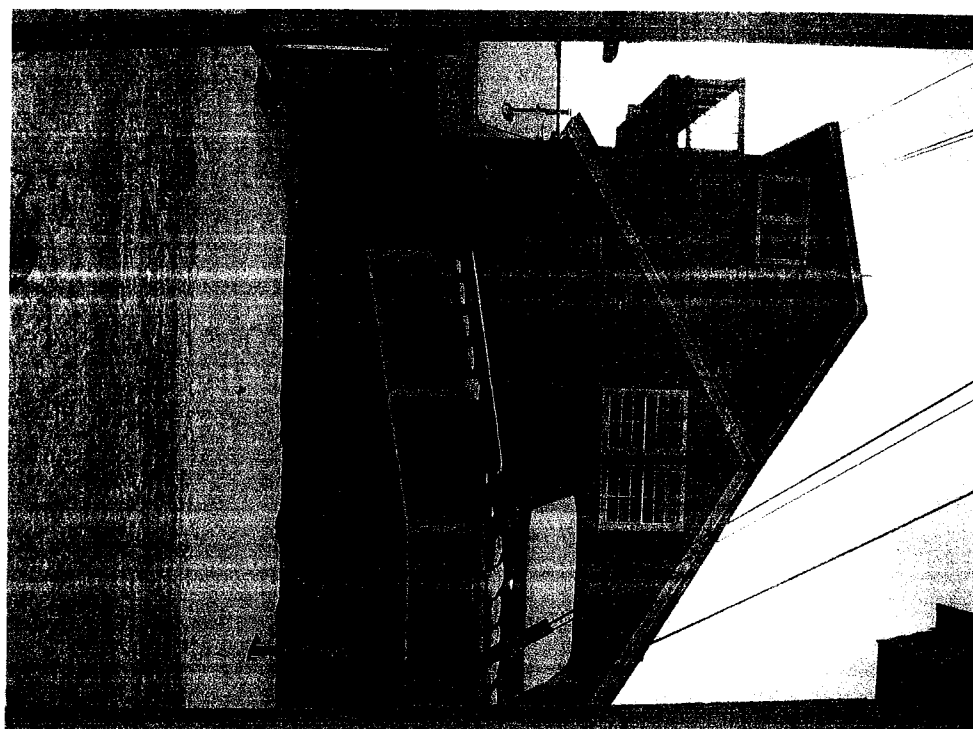
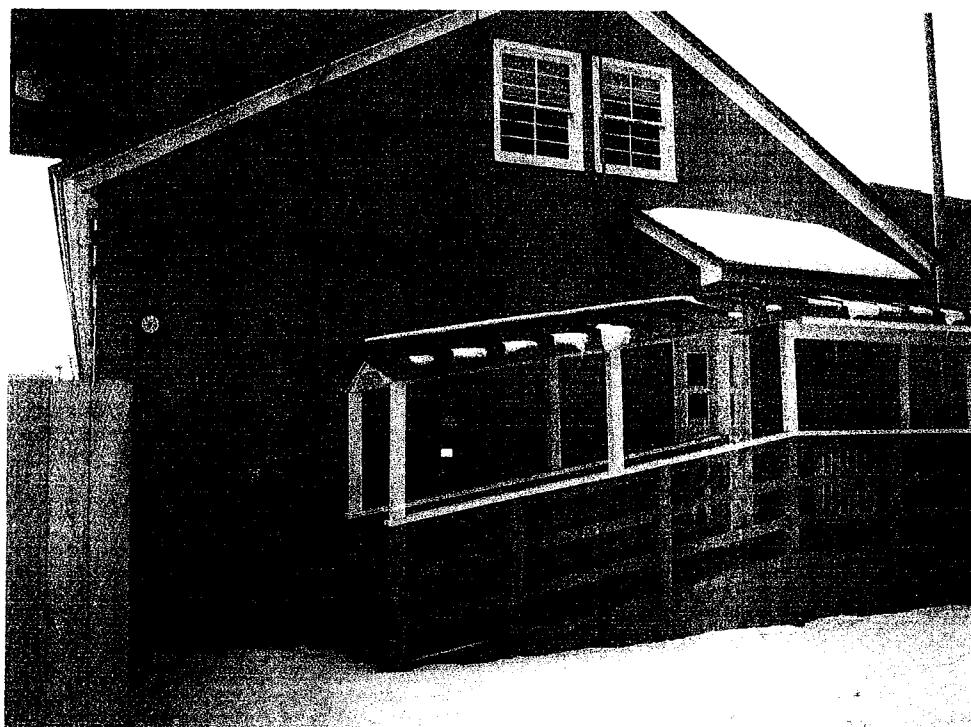


1 BASEMENT PLAN (REVISED)  
 SCALE 1/8" = 1'-0"

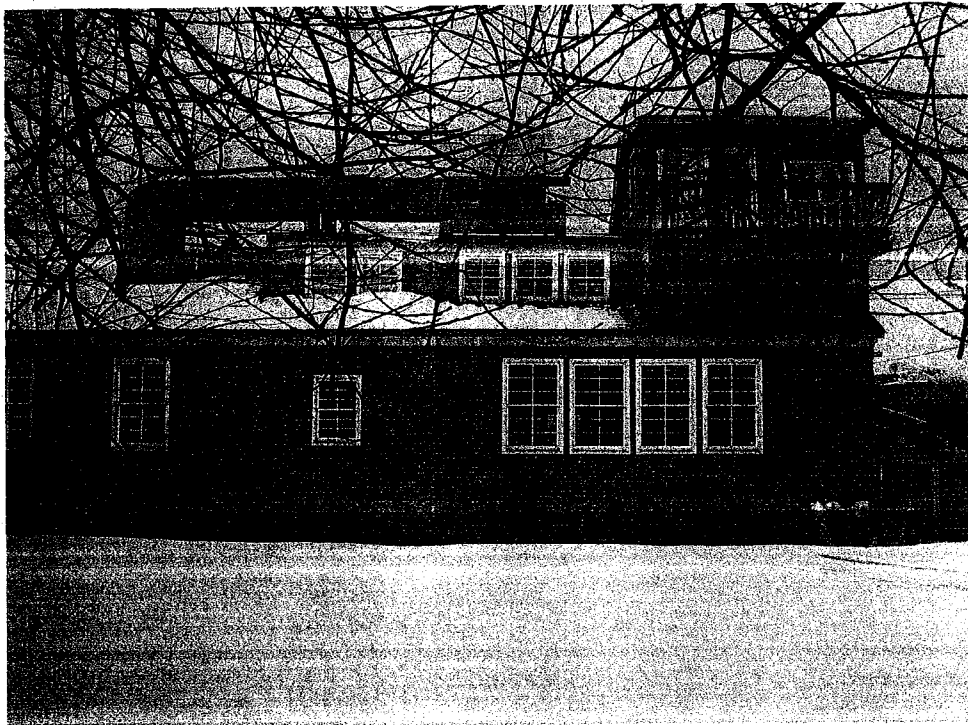
## DEMOLITION NOTES

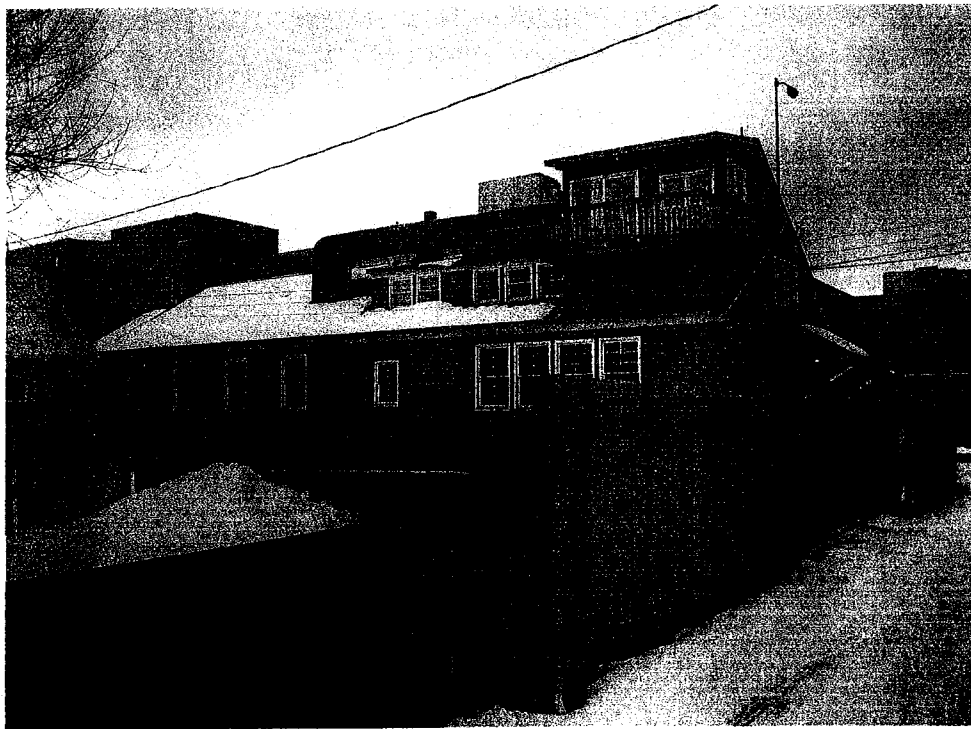
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# Liquor License Transfer

Alcoholic Beverage Control Board  
550 W. 7<sup>th</sup> Ave Suite #540  
Anchorage, AK 99501

**PAGE 1 OF 2**  
(907) 269-0350  
Fax: (907) 272-9412  
www.abc.revenue.state.ak.us

**This application is for:**

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

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

SECTION A. LICENSE INFORMATION: Must be completed for all types of applications.			<b>FEES</b>	
Current License #: 859	License Type: Beverage Dispensary License		Filing Fee: \$100.00	
License Year 2006/2007	Local Governing Body: (City, Borough or Unorganized) Municipality of Anchorage		Total Submitted: \$	
Statute Reference Sec. 04.11.090	Applicant's/transferee's name as it should appear on the license: Caldou Corporation		Community Council Name(s) & Mailing Address (If applicable)	
Bus. Tel. # 702-204-5609	Applicant's/transferee's mailing address: 391 East Dessert Rose Drive		Downtown Community Council	
Fax #: 702-435-1189	Doing Business As (Business Name) Calypso		Fairview Community Council	
Federal EIN:	Street Address or Location of Business 637 A Street	City Anchorage	South Addition Community Council	
Email Address – <u>douglocke@cox.net</u>				
SECTION B. PREMISES TO BE LICENSED. Must be completed for Relocation applications.				
Name to be used on public sign or advertising: Calypso		<input type="checkbox"/> Premises is GREATER than 50 miles from the boundaries of an incorporated city, borough, or unified municipality. <input type="checkbox"/> Premises is LESS than 50 miles from the boundaries of an incorporated city, borough, or unified municipality. <input checked="" type="checkbox"/> Not applicable  Plans submitted to Fire Marshall (required for new & proposed buildings) <input checked="" type="checkbox"/> Diagram of premises attached		
Closest school grounds: Denali Elementary, 148 E. 9 <sup>th</sup> Avenue (Approx. .18 ml)				
Closest church: Metropolitan Community Church, 417 Barrow Street (Approx. .17 ml)				
Distance measured under:	X AS 04.11.410 OR <input type="checkbox"/> Local ordinance No.			
Premises to be licensed is:				
SECTION C. TRANSFER INFORMATION.				
X Regular Transfer		Name and Mailing Address of Current Licensee		
<input type="checkbox"/> Transfer with security interest: Any instrument executed under AS 04.11.670 for purposes of applying AS 04.11.360(4)(b) in a later involuntary transfer, must be filed with this Application (15 AAC 104.107). Real or personal property conveyed with this transfer must be described. Provide security interest documents.  <input type="checkbox"/> Involuntary Transfer. Attach documents which evidence default under AS 04.11.670.		AOK, Inc. 341 W. Tudor Road, Ste. 103 Anchorage, AK 99503		
		Business Name (dba) BEFORE transfer Wylie Coyote		
		Street Address or Location BEFORE transfer 2421 E. Tudor Road, Anchorage, Alaska		
SECTION D. Individual, corporate officer, director, limited liability organization member, manager or partner background.				
Does any individual, corporate officer, director, or limited liability organization member, manager or partner named in this application have any direct or indirect interest in any other alcoholic beverage business licensed in Alaska or any other state?				
Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> If Yes, complete the following. Attach additional sheets if necessary.				
Name	Name of Business	Type of License	Business Street Address	State
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?				
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> If Yes, attach written explanation				

Office use only		
License Number	Date Approved	Director's Signature

Alcoholic Beverage Control Board  
550 W. 7<sup>th</sup> Ave Suite #540  
Anchorage, AK 99501  
www.abc.revenue.state.ak.us

## Liquor License Transfe

PAGE 2 OF 2  
Corporation Information

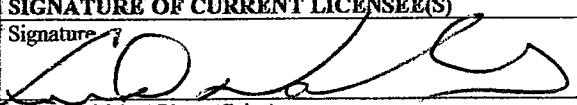
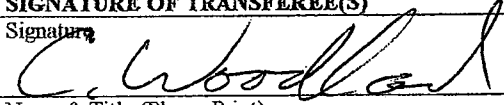
(907) 269-0350  
Fax: (907) 272-9412

This application is for:

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

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

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

Name of Corporation: Caldou Corporation		Telephone Number: 702-204-5609		Fax Number: 702-564-5675	
Corporate Mailing Address: 391 E. Dessert Rose Drive		City: Henderson		State: Nevada	
Zip Code: 89015		Name, mailing address & telephone number of registered agent: Law Office of Ernouf & Coffey, PC 207 E. Northern Lights Blvd., Ste 200 907-274-3385		Date of Incorporation or Certificate of Authority: December 14, 2005	
State of Incorporation: Alaska		Is the corporation in compliance with the reporting requirements of Title 10 of the Alaska Statutes? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If no, attach written explanation.			
Corporate Officers (Must include President, Secretary and Treasurer, and Vice-President if applicable)					
Name	Title	✓ if Director	Home Address & Telephone Number	Date of Birth	Work Tel. #
Calvin Woodland	Pres.	X	391 E. Desert Rose Dr. Henderson, NV 89015 702-564-5675	12/1/57	702-735-1488
Douglas Locke	V. Pres	X	391 E. Desert Rose Dr. Henderson, NV 89015 702-564-5675	6/8/62	702-435-1116
Donald Oldham Jr.	Sec.		PO Box 773486 Eagle River, AK 99577 907-694-6242	5/16/59	907-694-7447
Ethann Oldham	Treas		PO Box 773486 Eagle River, AK 99577 907-694-6242	5/31/59	907-694-7447
Corporate Directors & Stockholders with a 10% or more interest. Attach additional sheets if necessary.					
Name	Home Address	Telephone #	Percentage (%) of shares		
Calvin Woodland	391 E. Desert Rose D. Henderson, NV 89015	702-564-5675	40%		
Douglas Locke	391 E. Desert Rose D. Henderson, NV 89015	702-564-5675	40%		
Donald Oldham, Jr.	PO Box 773486 Eagle River, AK 99577	907-694-6242	10%		
Ethann Oldham	PO Box 773486 Eagle River, AK 99577	907-694-6242	10%		
Note: On a separate sheet provide information on ownership of other organized entities that are shareholders of the licensee.					
Declaration					
<ul style="list-style-type: none"><li>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.</li><li>The undersigned certifies on behalf of the corporation, it is understood that a misrepresentation of fact is cause for rejection of this application or revocation of any license issued.</li><li>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.</li><li>I agree to provide all information required by the Alcoholic Beverage Control Board in support of this application.</li></ul>					
SIGNATURE OF CURRENT LICENSEE(S)			SIGNATURE OF TRANSFEREE(S)		
Signature 			Signature 		
Name & Title (Please Print) CURT NADING (PRESIDENT)			Name & Title (Please Print) Calvin Woodland (President)		
Subscribed and sworn to before MELONIE CHAMBERLAIN this 5 day of January, 2006.			Subscribed and sworn to before RICHARD FERRANTE this 20 day of Dec, 2005.		

Alcoholic Beverage Control Board  
550 W. 7<sup>th</sup> Ave Suite #540  
Anchorage, AK 99501  
www.abc.revenue.state.ak.us

## Liquor License Transfe.

PAGE 2 OF 2  
Corporation Information

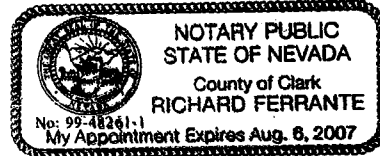
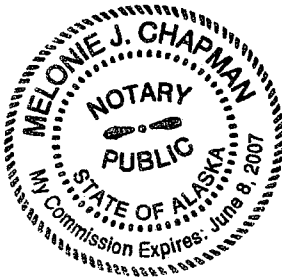
(907) 269-0350  
Fax: (907) 272-9412

This application is for:

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

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

Notary public in and for the State of Alaska <i>Melanie Chapman</i> My Commission expires: <i>June 8, 2007</i>	Notary public in and for the State of <i>Nevada</i> <i>Richard Ferrante</i> My Commission expires: <i>6 Aug 2007</i>
--	--



**5**

**POSTING  
AFFIDAVIT**



RECEIVED

FEB 24 2006

Alaska Department of Transportation  
2006-02-24

# AFFIDAVIT OF POSTING

CASE NUMBER: 2006-25

I, Kisha Keene 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 \_\_\_\_\_. The notice was posted on 1/20/06 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 20 day of January, 2006

Kisha C. Keene  
Signature

## LEGAL DESCRIPTION

Tract or Lot 7

Block 110

Subdivision \_\_\_\_\_

jlw G:\CPD\Public\FORMS\OtherDoc\AOP.DOC

060



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

RECEIVED

FEB 24 2006

MAILED 24 FEB 2006  
ANCHORAGE

**Dan K. Coffey, Of Counsel**  
Email: [dcoffey@coffey-law.net](mailto:dcoffey@coffey-law.net)

**W. Sherman Ernouf**  
Email: [sernouf@coffey-law.net](mailto:sernouf@coffey-law.net)

Phone: (907) 274-3385

Facsimile: (907) 274-4258

**Facsimile Cover Page**

**DATE:** 2/24/06  
**TO:** Planning Department  
**FROM:** Kisha Keene  
**PHONE:** (907) **FAX:** (907) 343-7927  
**PAGES:** (2) including cover sheet.

**COMMENTS:**

**\*THE INFORMATION CONTAINED IN THIS FACSIMILE IS CONFIDENTIAL AND/OR PRIVILEGED. THIS FACSIMILE IS INTENDED TO BE REVIEWED INITIALLY BY ONLY THE INDIVIDUAL NAMED ABOVE. IF THE READER OF THIS TRANSMITTAL PAGE IS NOT THE INTENDED RECIPIENT, OR A REPRESENTATIVE OF THE INTENDED RECIPIENT, YOU ARE HEREBY NOTIFIED THAT ANY REVIEW OR COPYING OF THIS FAX OR THE INFORMATION CONTAINED HEREIN IS PROHIBITED. IF YOU HAVE RECEIVED THIS FAX IN ERROR, PLEASE IMMEDIATELY NOTIFY THE SENDER BY TELEPHONE. THANK YOU.**

**PLEASE CALL AMANDA AT (907) 274-3385 IF YOU DO NOT RECEIVE THIS FACSIMILE IN FULL.**

061

# 6

## **HISTORICAL INFORMATION**

# Alcohol Extract from List Report

Case Number: 2006-025

Description: 1000 ft alcohol

Parcel Business Name	Parcel Owner Name Applicant Name	Parcel Owner Address Business Address	City Lic. Number	State Lic. Zone	Zip Lic. Type
00209515000 Days Inn	ALESSI ROBIN LYNNE Plaza Inn Hotels, Inc.	225 E 5TH AVENUE 321 E. 5th Ave.	ANCHORAGE 2152	AK B2B	99501 Beverage Dispensary Tour
00209515000 Kodiak Kafé	ALESSI ROBIN LYNNE Kodiak Kafé	225 E 5TH AVENUE 225 E. 5th Ave.	ANCHORAGE 3679	AK B2B	99501 Restaurant/Eating Place
00210242000 Sullivan's Steakhouse	NORTHWESTERN SIMON INC Sullivans of Alaska	PO BOX 6120 320 W. 5th Ave. Unit C100	INDIANAPOLIS 3412	IN B2A	46206 Beverage Dispensary
00210446000 Howard Johnson Plaza Hotel	HALLELUJAH MANAGEMENT LLC Hallelujah Corporation	239 W 4TH AVENUE 239 W. 4th Ave.	ANCHORAGE 519	AK B2B	99501 Beverage Dispensary
00211268000 Clarion Suites Hotel/Choice	CHENEGA LODGING LLC Chenega Hotel Management, LLC	3000 C STREET, SUITE 301 325 W. 8th Ave.	ANCHORAGE 3851	AK B2C	99503 Beverage Dispensary Tour
00212513000 Tito's Gyros	ROMO HECTOR Romo, Hector	120 E 6TH AVEUNE 120 E. 6th Ave.	ANCHORAGE 4062	AK B2B	99501 Restaurant/Eating Place

2006 025 1000 ft alcohol licenses

Fri Jan 20, 09:07:21, 2006

Map: Parcels--Basic Layers

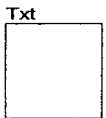


Scale 1:15000

### Legend:



ALCOHOL

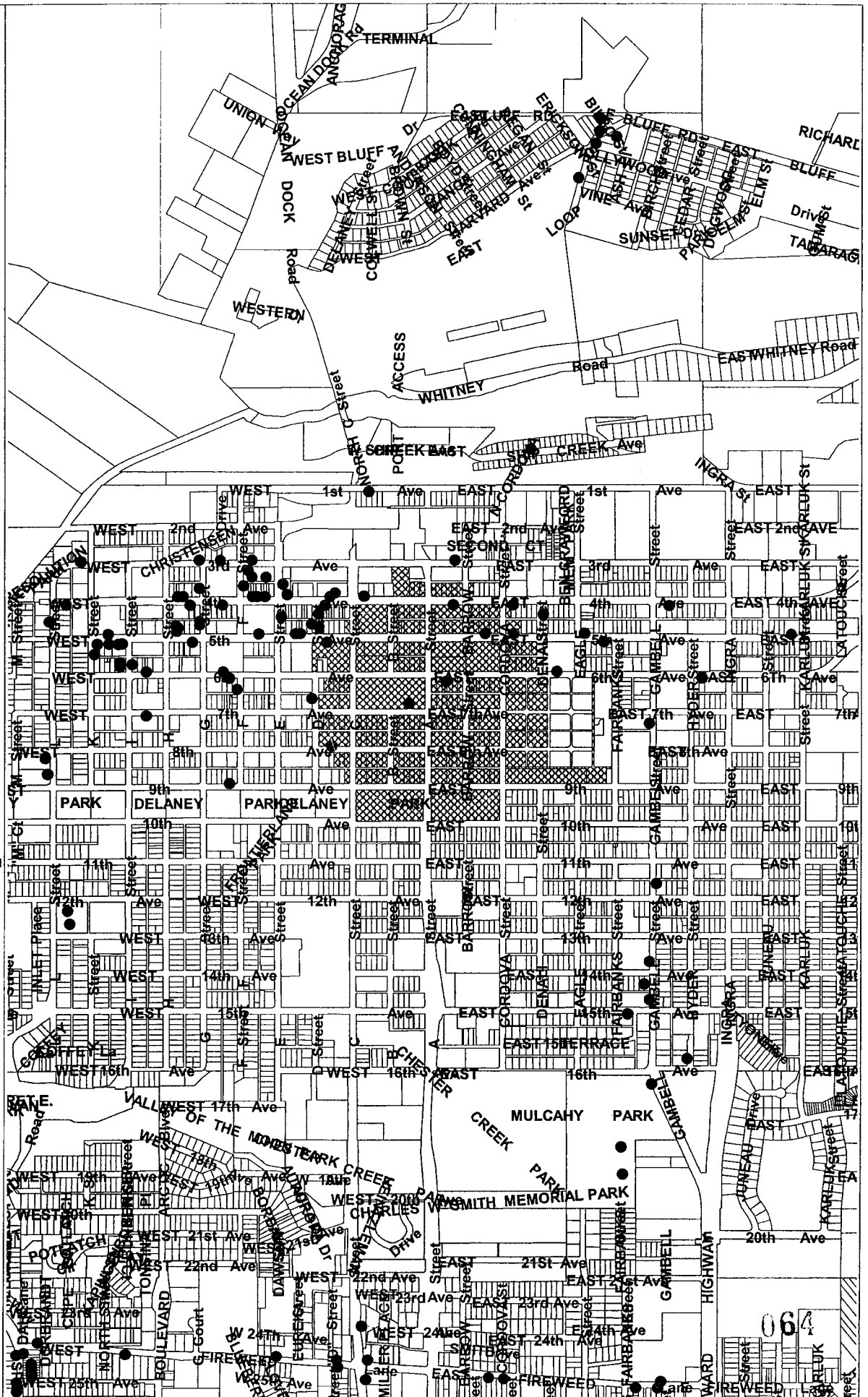


STRNAME\_BI\_1

PARCELS

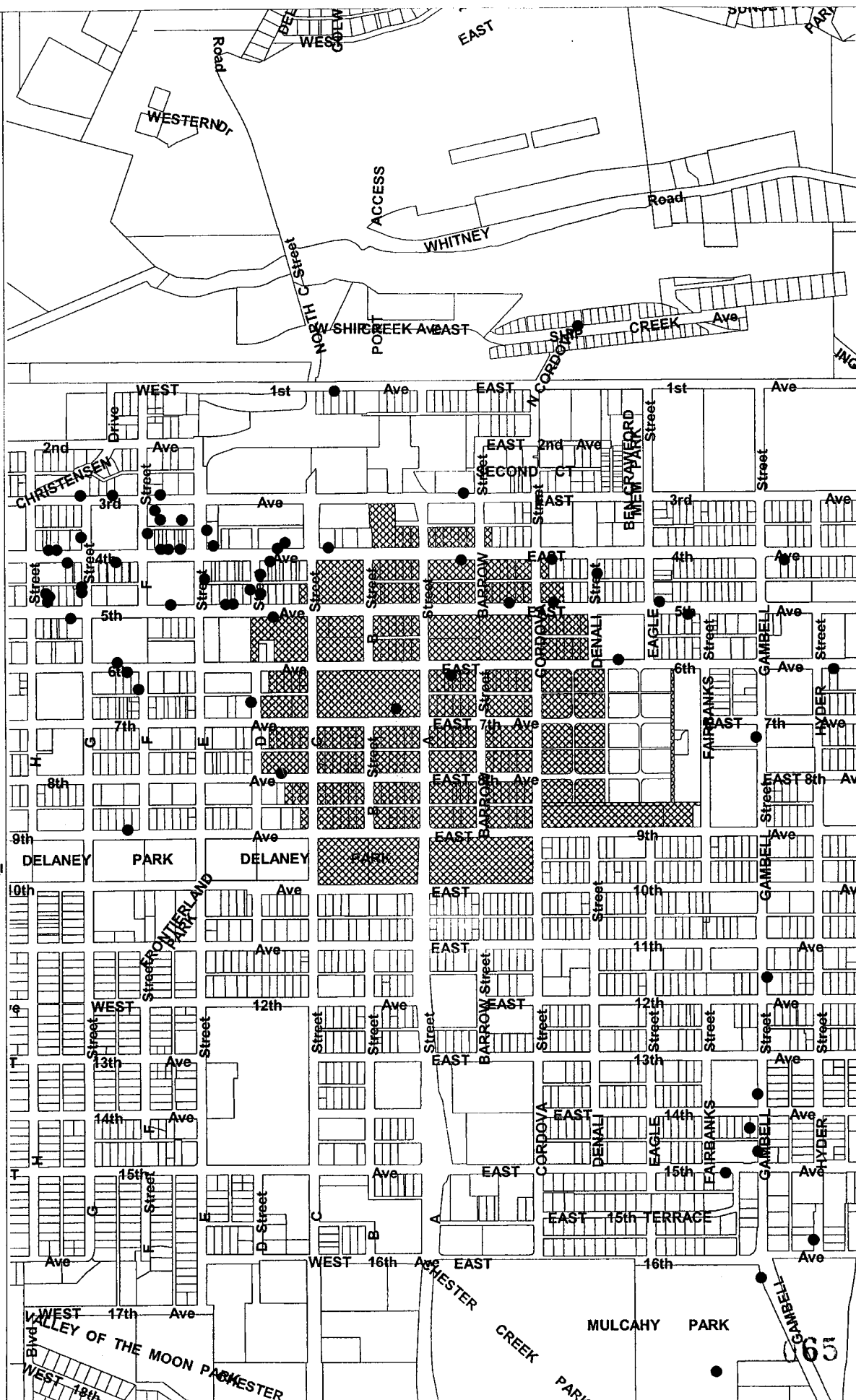
CityView™

Municipal Software Corporation



### Map: Parcels--Basic Layers

**Municipal Software Corporation**



2006 025 1000 ft alcohol licenses

Fri Jan 20, 09:07:34, 2006

Map: Parcels--Basic Layers



Scale 1:8000

### Legend:



ALCOHOL



STRNAME\_BLI

PARCELS

CityView™

Municipal Software Corporation



**PARCEL INFORMATION****APPRAISAL INFORMATION**Legal ORIGINAL  
BLK 110 LT 7Parcel 002-125-09-000  
Owner PEEK LAWRENCE H

# 01

# Descr OFFICE BLDG LOW RISE 1-4  
Site Addr 637 A ST637 A STREET  
ANCHORAGE

AK 99501 3623

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

Related Parcel(s)	XRef Type	Leased Parcels

<b>Econ. Link</b> E = Old to New I = New to Old <b>Renumbr</b> N = New to Old X = Old to New	<b>Replat</b> R = Old to New F = New to Old <b>Combine</b> C = Old to New P = New to Old	<b>Uncouple</b> U = Old to New Q = New to Old <b>Lease</b> L = GIS to Lease M = Lease to GIS
---	---	---

Get "Type" explanation

Bring up this form focused  
on the related parcel**REZONE**

2006-025

Case Number 2006-025 # of Parcels 1 Hearing Date 01/20/2006  
Case Type Assembly conditional use for a beverage dispensary  
Legal An alcoholic beverage conditional use for a beverage dispensary for Calypso. Original Townsite, Block 110, Lot 7.  
Located at 637 A Street.

**PLAT**

Case Number	Grid	Proposed Lots 0	Existing Lots
Action Type		Action Date	
Legal			

**PERMITS**

015534

Permit Number 01 5534  
Project  
Work Desc remove existing roofing, install 3 1/2" vented insulation, 1/2" cdx plyw  
ood (mech. attached), ice/water shield entire roof, malarkey legacy shin  
Use CHURCH

**BZAP**

Action No.	Status
Action Date	Type
Resolution	

**ALCOHOL  
LICENSE**

Business Address	Applicants Name Conditions
License Type	
Status	

# PARCEL INFORMATION

**OWNER**  
PEEK LAWRENCE H

637 A STREET  
ANCHORAGE AK 99501 3623  
Deed 3758 0000291  
CHANGES: Deed Date Jan 26, 2001  
Name Date Feb 14, 2001  
Address Date Jul 01, 2002

**PARCEL**  
Parcel ID 002-125-09-000  
Status  
Renumbr ID 000-000-00-00000  
Site Addr 637 A ST  
Comm Concl DOWNTOWN  
Comments

# 01

**TAX INFO**  
2006 Tax 3,473.02 Balance 0.00 District 001

## LEGAL

ORIGINAL  
BLK 110 LT 7

Unit SQFT 7,000  
Plat 000000  
Zone B2B Grid SW1331

**HISTORY**

	Year	Building	Land	Total
Assmt Final	2004	85,500	119,000	204,500
Assmt Final	2005	87,200	126,000	213,200
Assmt Final	2006	451,200	133,000	584,200
Exemptions				0
State Credit				0
Tax Final				584,200

## PROPERTY INFO

#	Type	Land Use
01	COMMERCIAL	OFFICE BLDG LOW RISE 1-4

## SALES DATA

Mon	Year	Price	Source	Type
08	1985	860,000	BUYER	LAND SALE



**LAND & COMMON PARCEL INFORMATION****APPRAISAL INFORMATION**Legal ORIGINAL  
BLK 110 LT 7

Parcel 002-125-09-000

# 01 of 01

Owner PEEK LAWRENCE H

Site Addr 637 A ST

637 A STREET  
ANCHORAGE

AK 99501

**LAND INFORMATION**

Land Use OFFICE BLDG LOW RISE 1-4  
Class COMMERCIAL  
Living Units 000  
Community Council 000 DOWNTOWN  
Entry: Year/Quality 01 1980 0  
06 2004 EXTERIOR  
Access Quality GOOD  
Access Type  
Leasehold (Y=Leasehold)  
Drainage GOOD  
Front Traffic HIGH  
Street PAVED CURB & GUTTER  
Topography EVEN LEVEL  
Utilities PUBLIC WATER PUBLIC SEWER  
Wellsite N  
Wet Land

**CONDOMINIUM INFORMATION**Common Area 0  
Undivided Interest 0.00

# RESIDENTIAL INVENTORY

## APPRAISAL INFORMATION

Legal ORIGINAL  
 Site Addr 637 A ST  
 Property Info # Descr OFFICE BLDG LOW RIK

Parcel 002-125-09-000 # 01 of 01  
 Owner PEEK LAWRENCE H

# 01

## RESIDENTIAL STRUCTURE INFORMATION

Style  
 Exterior Walls  
 Year Built  
 Remodeled  
 Effective Year Built  
 Heat Type  
 Heat System  
 Fuel Heat Type  
 Extra Value  
 Grade  
 Cost&Design Factor  
 Condition

Story Height  
 Total Rooms  
 Bed Rooms  
 Recreation Rooms  
 Full Baths  
 Half Baths  
 Additional Fixtures  
 Fireplace Stacks  
 Openings  
 Free Standing  
 E-Z Set Fireplace

## AREA

1st Floor  
 2nd Floor  
 3rd Floor  
 Half Floor  
 Attic Area  
 Recroom Area  
 Basement  
 Finished Basement  
 Basement Garage  
 Total Living Area

## CONDOMINIUM INFO

Condo Style  
 Condo Level

## ADDITIONS

Basement	1st Floor	2nd Floor	3rd Floor	Area

## OTHER BUILDINGS & YARD IMPROVEMENTS

Type	Qty	Yr Built	Size	Grade	Condition

# COMMERCIAL INVENTORY

## APPRAISAL INFORMATION

Legal ORIGINAL  
BLK 110 LT 7

Parcel 002-125-09-000

# 01 of 01

# 01

Owner PEEK LAWRENCE H

Site Addr 637 A ST

637 A STREET

Prop Info # OFFICE BLDG LOW RISE 1-4

ANCHORAGE

AK 99501

## BUILDING INFORMATION

Structure Type RELIGIOUS

Building SQFT 7,038

Year Built 1956

Grade C

Effective Year Built 1983

Property Information # 01

Building Number 01

Identical Units 01

Number of Units 000

## INTERIOR DATA

Floor	Level	Partitions	Heat System	Air Conditioner	Plumbing	Physical Condition	Functional
B1	B1	NORMAL	HOT WATER/STEAM	NONE	ADEQUATE	NORMAL	NORMAL
01	01	NORMAL	HOT WATER/STEAM	NONE	ADEQUATE	NORMAL	NORMAL
02	02	NORMAL	HOT WATER/STEAM	NONE	ADEQUATE	NORMAL	NORMAL
03	03	NORMAL	HOT WATER/STEAM	NONE	ADEQUATE	NORMAL	NORMAL

## EXTERIOR DATA

Floor	Level	Size	Perim	Use Type	Hgt	Wall Type	Const Type
B1	B1	2,920	248	MULTI-USE OFFICE	10	NONE	WOOD JOIST(WD & STL)
01	01	2,920	248	MULTI-USE OFFICE	10	WOOD DROP	WOOD JOIST(WD & STL)
02	02	960	64	MULTI-USE OFFICE	08	WOOD DROP	WOOD JOIST(WD & STL)
03	03	238	48	MULTI-USE OFFICE	08	WOOD DROP	WOOD JOIST(WD & STL)

## BUILDING OTHER FEATURES - ATTACHED IMPROVEMENTS

Type	Qty	Size1	Size2
SPRINKLER WET	01	7,038	1
CANOPY- ROOF/SLAB	01	208	1
PORCH OPEN UPPER	01	56	1
PORCH ENCLOSED	01	48	1

## OTHER BUILDINGS AND YARD IMPROVEMENTS

Type	Size/Amt	Units	Yr/Built	Condition	Funct/Utility

**BUILDING PERMIT INFORMATION****APPRAISAL INFORMATION**Legal ORIGINAL  
BLK 110 LT 7

Parcel 002-125-09-000

# 01 of 01

# 01

Owner PEEK LAWRENCE H

Prop Info # OFFICE BLDG LOW RISE 1-4  
Site Addr 637 A ST637 A STREET  
ANCHORAGE

AK 99501

**BUILDING PERMITS**

Permit # 01 5534

Class Type C

Class Use CHURCH

Date Jun 05, 2001

Address 637 A ST

Cond Occ/Occ 00000000 20010706

Certification

Contract Type OWNER

Name PEEK LAWRENCE H

E-mail

Phone ( ) -

Fax ( ) -

Address 205 E DIMOND BLVD #294

City/State/Zip ANCHORAGE AK 99515-1908

Project

Sewer / Water PUBLIC PUBLIC

Work Type RE-ROOF

Work remove existing roofing, install 3 1/2" vented insulation,

Description 1/2" cdx plyw ood (mech. attached), ice/water shield  
entire roof, malarkey legacy shin**CASES**

2006-025

Case Number 2006-025

# of Parcels 1

Hearing Date Friday, January 20, 2006

**PERMIT COMMENT**

# OWNER HISTORY

<b>APPRAISAL INFORMATION</b>		Parcel 002-125-09-000	# 01 of 01	# 01
Legal ORIGINAL BLK 110 LT 7				
Property Info # Descr	OFFICE BLDG LOW RISE 1-4	Site Address	637 A ST	

<b>Current</b> 01/26/01 PEEK LAWRENCE H  637 A STREET ANCHORAGE AK 99501 3623	<b>3rd</b> 1831 0000 12/13/88 GREENLEAF LEWIS S III %HARVEY HYSSELL  1527 HARMONY ST NEW ORLEANS LA 70115
<b>Prev</b> 3172 0000 12/22/97 GREENLEAF LEWIS S III  2747 VALLEJO STREET SAN FRANCISCO CA 94123	<b>4th</b> 1831 0000 12/13/88 GREENLEAF LEWIS S III  1419 HILLCREST DRIVE ANCHORAGE AK 99503
<b>2nd</b> 2198 0000 10/04/91 ANCHORAGE CHURCH OF RELIGIOUS SCIENCE  637 A STREET ANCHORAGE AK 99501	<b>5th</b> 1304 0000 08/13/85 TNT  637 A STREET ANCHORAGE AK 99501

# ON-SITE WATER \ WASTE WATER

## APPRAISAL INFORMATION

Legal ORIGINAL

BLK 110 LT 7

Parcel 002-125-09-000

# 01 of 01

Owner PEEK LAWRENCE H

#

01

Site Addr 637 A ST

637 A STREET  
ANCHORAGE

AK 99501

Land Use OFFICE BLDG LOW RISE 1-4

## ON-SITE PERMITS

Permit Id

Permit Number

Date Issued

Permit Bedrooms

Permit Type ID

Private Well Request

Privy Request

Receipt #

Septic Tank Request

Status ID

Total Bedrooms

## AS BUILT

AS Built Permit

Date Completed

Date Inspected

Well Permit Type

Well Depth

Well H2O Level

Well Yield

Well Distance to Septic

Well Distance to Absorp

Well Distance to Hold

Tank Type

Bedroom Count

## SPECIAL ASSESSMENTS

### APPRAISAL INFORMATION

Legal ORIGINAL  
BLK 110 LT 7

Parcel 002-125-09-000 # 01 of 01

Owner PEEK LAWRENCE H

Site Addr 637 A ST

Prop Info # OFFICE BLDG LOW RISE 1-4

637 A STREET  
ANCHORAGE

AK 99501

### ASSESSMENT

Assessment 01  
03  
06

Description SEWER LATERAL

Assessment Area 7,000

Original Assessment 0.00

Original Principal 0.00

Annual Payment 0.01

YTD Payment 0.00

Delinquent Payment 0.00

Unbilled Payment 0.00

### RESOLUTION

Resolution C92517  
C92517  
C77W75

PLAT  
000000

Status HISTORY  
Total Area 7,000

### LAST PAYMENT INFORMATION

Date Monday, October 03, 1994

Principal 0.00

Payment 0.00

Delinquent Interest 0.00

Penalty 0.00

Bond Interest 0.00

Cost 0.00

**Content Information****Content ID :** 003777**Type:** AR\_AllOther - All Other Resolutions

Alcoholic Beverages Conditional Use in the B-2B District for a

**Title:** Beverage Dispensary Use per AMC 21.40.160 D.13 for Caldou Corporation, dba Calypso.**Author:** weaverjt**Initiating Dept:** Planning

Alcoholic Beverages Conditional Use in the B-2B District for a

**Description:** Beverage Dispensary Use per AMC 21.40.160 D.13 for Caldou Corporation, dba Calypso.**Date Prepared:** 3/10/06 9:48 AM**Assembly Meeting**  
**Date MM/DD/YY:** 3/28/06**Public Hearing Date**  
**MM/DD/YY:** 3/28/06**Workflow History**

<b>Workflow Name</b>	<b>Action Date</b>	<b>Action</b>	<b>User</b>	<b>Security Group</b>	<b>Content ID</b>
AllOtherARWorkflow	3/10/06 9:59 AM	Checkin	weaverjt	Public	003777
Planning_SubWorkflow	3/10/06 12:07 PM	Approve	nelsontp	Public	003777
ECD_SubWorkflow	3/10/06 3:07 PM	Approve	thomasm	Public	003777
MuniManager_SubWorkflow	3/17/06 11:41 AM	Approve	leblancdc	Public	003777
MuniMgrCoord_SubWorkflow	3/17/06 11:54 AM	Approve	abbottmk	Public	003777

M.O.A.  
 2006 MAR 17 PM 2:26  
 CLERKS OFFICE