

Submitted by:

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

Prepared by:  
For reading

CITY'S OFFICE

APPROVED

4-11-06

Anchorage, Alaska  
AR 2006-69

A RESOLUTION OF THE ANCHORAGE MUNICIPAL ASSEMBLY APPROVING AN ALCOHOLIC BEVERAGES CONDITIONAL USE IN THE B-3 DISTRICT FOR A NEW RESTAURANT OR EATING PLACE USE PER AMC 21.40.180 D.8. FOR HENRY'S GREAT ALASKAN RESTAURANT; LOCATED ON VANS SUBDIVISION, BLOCK 1, LOT 10A; SITE ADDRESS BEING 8001 OLD SEWARD HIGHWAY; GENERALLY LOCATED AT THE SOUTHEAST CORNER OF THE OLD SEWARD HIGHWAY AND EAST 80<sup>TH</sup> AVENUE.

(Taku-Campbell Community Council) (Planning Case 2006-031)

THE ANCHORAGE ASSEMBLY RESOLVES:

**Section 1.** The conditional use permit for an Alcoholic Beverages Conditional Use in the B-3 District for a new Restaurant/Eating Place use per AMC 21.40.180.D.8. for Henry's Great Alaskan Restaurant; located on Vans Subdivision, Block 1, Lot 10A; site address being 8001 Old Seward Highway, meets the applicable provisions of AMC 21.50.020 and AMC 21.50.160.

**Section 2.** The subject conditional use permit for an Alcoholic Beverages Conditional Use in the I-1 District for a new Restaurant/Eating Place per AMC 21.40.180.D.8. is subject to the following conditions:

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 restaurant/eating place use in the B-3 District.
2. All uses shall conform to the plans and narrative submitted with this conditional use application, including the building plans except as modified by this approval.
3. This conditional use approval is for an Alcoholic Beverages Conditional Use in the B-3 District for a Restaurant/Eating Place Use per AMC 21.40.180.D.8. for an approximate 6,688 square-foot dining room, lounge area plus the liquor storage/beer cooler area within the 11,687 square-foot building located on Vans Subdivision, Block 1, Lot 10A. The dining and lounge are will have one fixed bar. Plans indicate 300 seats: 150 fixed seating and 150 non-fixed seating.

4. On-premise sale of alcoholic beverages are from 11:00 AM to 1:00 AM, Monday through Sunday, 365 days a year. Liquor sales represent 25 percent compared to 75 percent 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.

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

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

PASSED AND APPROVED by the Anchorage Assembly this 11th  
day of April 2006.

ATTEST:

Anna L Fairclough  
Chair

Sarah E. Duerst  
Municipal Clerk

(Tax Parcel Number 014-203-07)



# MUNICIPALITY OF ANCHORAGE

## ASSEMBLY MEMORANDUM

No. AM 183-2006

**Meeting Date:** March 28, 2006

**From:** Mayor

**Subject:** ALCOHOLIC BEVERAGES CONDITIONAL USE IN THE B-3 DISTRICT FOR A RESTAURANT EATING/PLACE USE PER AMC 21.40.180 D.8 FOR HENRY'S OF ANCHORAGE, INC., DBA HENRY'S GREAT ALASKAN RESTAURANT.

1 Henry's of Anchorage, Inc. has made application for a restaurant beer/wine Alcoholic  
2 Beverage Conditional Use in the B-3 District for, Vans Subdivision, Block 1, Lot 10A per  
3 AMC 21.40.180 D.8 for a new restaurant, Henry's Great Alaskan Restaurant.

4  
5 The proposal is for a new restaurant beer/wine alcoholic beverage conditional use at 8001  
6 Old Seward Highway, located at the southeast corner of Old Seward Highway and East  
7 80<sup>th</sup> Avenue. A new 11,687 square-foot restaurant building will be constructed, and 6,688  
8 square feet will contain the main dining and bar area. There will be one fixed bar, and 300  
9 seats: 150 fixed seating and 150 non-fixed seating. Based on the total number of seating,  
10 100 parking spaces are required.

11  
12 There are three beverage dispensary, and four restaurant/eating place licenses within 1,000  
13 feet of the proposed restaurant. Approving this conditional use for a beverage dispensary  
14 in a restaurant would add a fifth beverage dispensary license. There do not appear to be  
15 any churches or schools within 200 feet of the petition site.

16  
17 Henry's Great Alaskan Restaurant will typically be open Monday through Sunday from  
18 11:00 AM to 1:00 AM, 365 days a year, or as permitted by law. The petitioner estimates  
19 that 25 percent of his total sales will be for alcohol compared to 75 percent food sales.  
20 Employees will be trained in handling inebriated patrons, and will be trained in accordance  
21 with the Alcoholic Beverage Control Board's "Liquor Server Awareness Training  
22 Program."

23  
24 At the time this was prepared, the Anchorage Police Department and the Department of  
25 Health and Human Services did not provide comments. There are no personal or business  
26 taxes owing.

1  
2 This conditional use for a restaurant beer/wine use and license in the B-3 District generally  
3 meets the applicable provisions of AMC Titles 10 and 21, and Alaska Statute 04.11.100.  
4

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

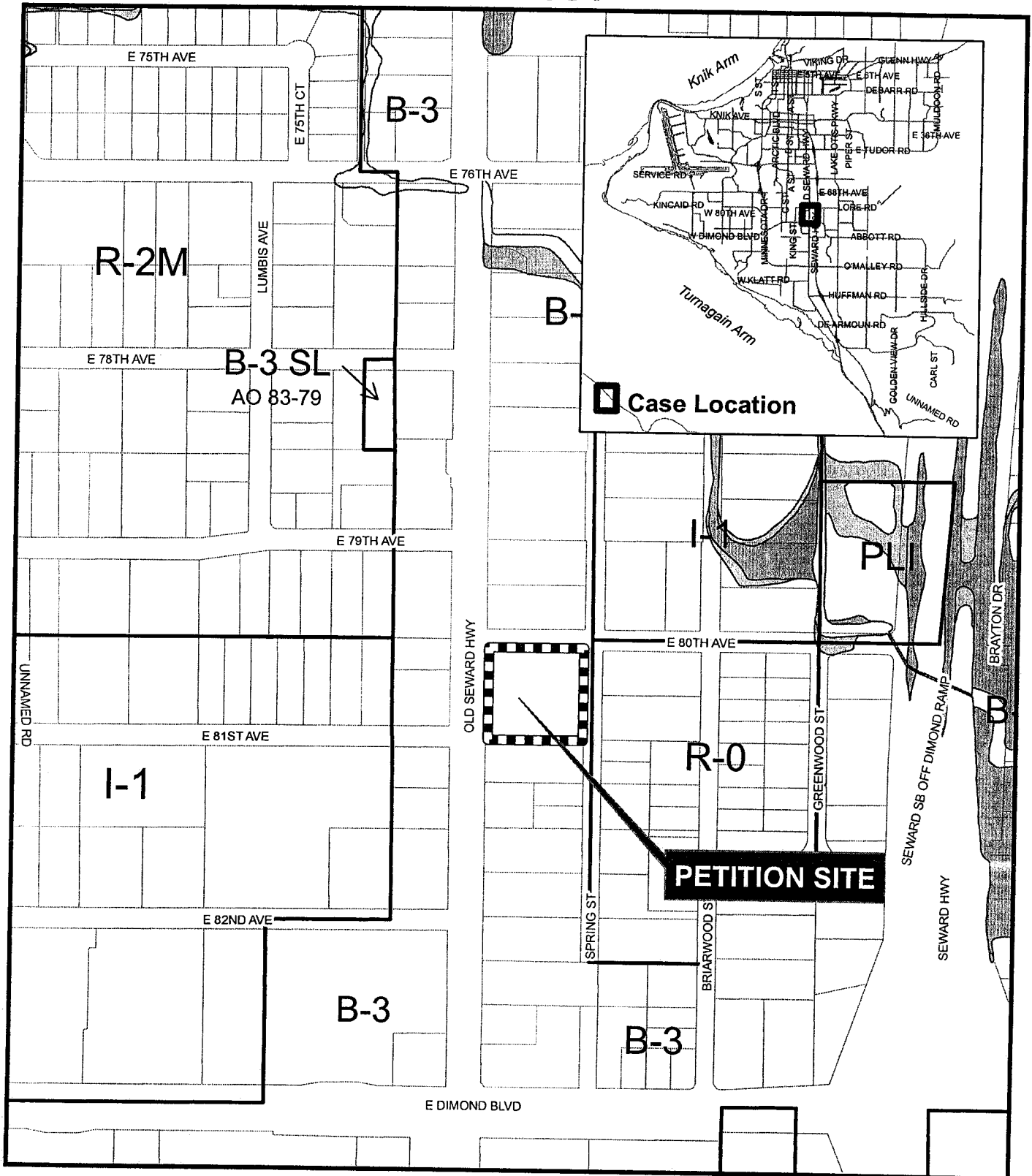
6 Concur: Tom Nelson, Director, Planning Department

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

9 Concur: Denis C. LeBlanc, Municipal Manager

10 Respectfully submitted: Mark Begich, Mayor

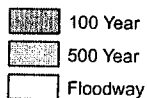
# CONDITIONAL USE-ALCOHOL 2006-031



Municipality of Anchorage  
Planning Department

Date: January 22, 2006

## Flood Limits

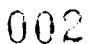


0 70 140 280  
Feet



001

**2006-031**



2006-031



Municipality of Anchorage  
Planning Department

Date: January 22, 2006



0 35 70 140  
Feet

003

# Alcohol Extract from List Report

Case Number: 2006-031

Description: 1000 feet

Parcel Business Name	Parcel Owner Name Applicant Name	Parcel Owner Address Business Address	City Lic. Number	State Lic. Zone	Zip Lic. Type
01305165000 Al's Alaskan Inn	CHOY ALLEN HENRY LLC Allen Henry Choy, LLC	7830 OLD SEWARD HWY 7830 Old Seward Hwy	ANCHORAGE 10	AK B3	99518 Beverage Dispensary Tour
01305165000 Al's Alaskan Inn	CHOY ALLEN HENRY LLC Allen Henry Choy, LLC	7830 OLD SEWARD HWY 7830 Old Seward Hwy	ANCHORAGE 4288	AK B3	99518 Beverage Dispensary
01305176000 Asia Gardens/Brandy's	HARDING ROBERT & FEI FAM TRUST Robert D. Harding	7808 OLD SEWARD HIGHWAY 7828 Old Seward Hwy	ANCHORAGE 83	AK R2M	99518 Beverage Dispensary
01308154000 Pizza Hut #11	NATIONAL BANK OF ALASKA Kurani, Inc.	PO BOX 4900 729 E. Dimond Blvd	SCOTTSDALE 2935	AZ I1	85261 Restaurant/Eating Place
01420235000 Godfather's Pizza #2503	CUSATO DAVID & MARCY ANN SKH Services, Inc.	200 W 34TH AVE 8201 Old Seward Hwy	ANCHORAGE 1682	AK B3	99503 Restaurant/Eating Place
01420282000 Sicily's Pizza	FAULK DAVID G Sicily's Pizza Inc.	8401 BRAYTON DRIVE #200 1201 E Dimond Blvd.	ANCHORAGE 4485	AK B3	99507 Restaurant/Eating Place
01420282000 Sicily's Pizza	FAULK DAVID G Sicily's Pizza Inc.	8401 BRAYTON DRIVE #200 1201 E Dimond Blvd.	ANCHORAGE 4245	AK B3	99507 Restaurant/Eating Place



2006 031 1000 foot alcohol

Fri Jan 27, 14:55:57, 2006

Map: Parcels--Basic Layers



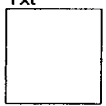
Scale 1:10000

### Legend:



ALCOHOL

Txt



STRNAME\_BLI

PARCELS

CityView™

Municipal Software Corporation



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

**DATE:** March 28, 2006

**CASE NO.:** 2006-031

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

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

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

**LOCATION:** Vans Subdivision, Block 1, Lot 10 A

**STREET ADDRESS:** 8001 Old Seward Highway

**COMMUNITY  
COUNCIL:** Taku-Campbell and Abbott Loop

**TAX PARCEL:** 014-203-07/ Grid SW 2232

**ATTACHMENTS**

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

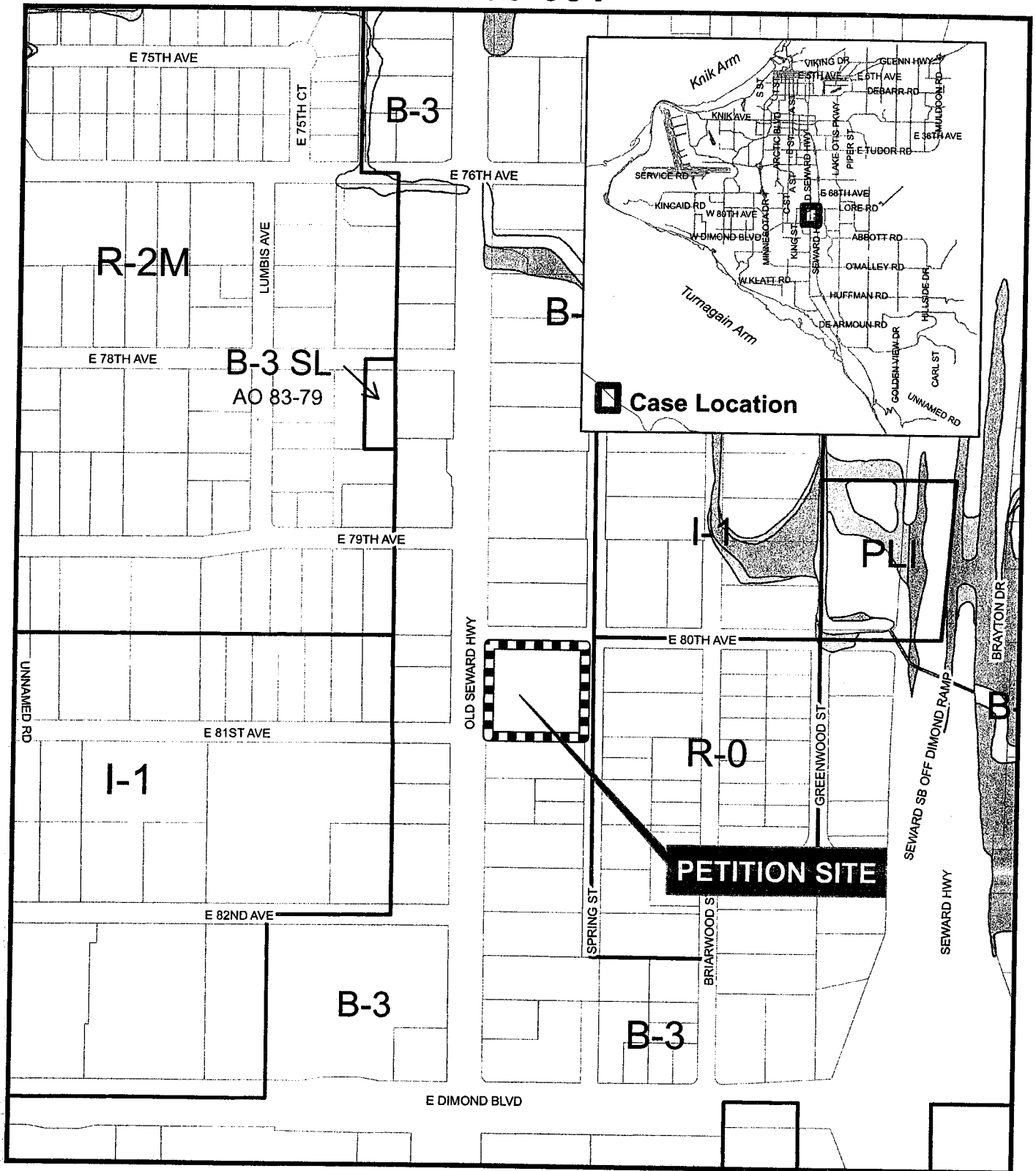
**RECOMMENDATION SUMMARY:**

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

**SITE:**

Acres: 1.55 acres  
Vegetation: Natural vegetation  
Zoning: B-3 (General Business)  
Topography: 11' Elevation change north to south (94' MSL to 83' MSL)

# CONDITIONAL USE-ALCOHOL 2006-031



Municipality of Anchorage  
Planning Department

Date: January 22, 2006

**Flood Limits**  
 100 Year  
 500 Year  
 Floodway

0 70 140 280  
Feet



007

Existing Use: Vacant  
Soils: Public Sewer & Water

### **COMPREHENSIVE PLAN**

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

### **SURROUNDING AREA**

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

### **SITE DESCRIPTION AND PROPOSAL:**

The petition site is consists of 1.55 acres, and was the site of a former mobile home park. It is located at the southeast corner of Old Seward Highway and East 80<sup>th</sup> Avenue. The site fronts onto the Old Seward Highway on the west, East 80<sup>th</sup> Avenue on the north, and Spring Street on the east.

This is a conditional use for a new restaurant use/license in accordance with 21.40.180.D (8) for Henry's Great Alaskan Restaurant. Henry's Great Alaskan Restaurant will be located in an 11,687 square foot restaurant building. The restaurant will have a facility occupant capacity of 300: 150 fixed seating and 150 non-fixed seating. Based on this number of seating, 100 on-site required parking spaces is required, including 1 van handicap space and 3 handicap vehicle spaces. Two Type B loading berths are required. Driveway permits are required for driveway access to the site as determined by MOA Traffic Engineering and State Department of Transportation. Driveway access is proposed from the Old Seward Highway, and another from Spring Street. Employee and overflow parking will be located on the two R-O zoned lots.

Daily operating hours and business hours that alcoholic beverages will be sold/dispensed, are from 11:00 AM to 1:00 AM, Monday through Sunday, 365 days a year. The sale of alcoholic beverages represent 25% compared to 75% food sales. Recorded music is the only form of entertainment provided. All managers and servers will be trained in accordance with the Alcoholic Beverage Control Board's Liquor Server Awareness Training Program. Non-alcoholic beverages will be available, notices of penalties for driving intoxicated will be posted, and patrons will have access and assistance to public transportation. There is no entertainment defined as "indecent material" or "adult entertainment," no happy hours, games or contests that include consumption of alcoholic beverages, and no

solicitation or encouragement of alcoholic beverage consumption. Sales to persons who are inebriated or underage are prohibited. Henry's employees will patrol the parking lot, as needed, to ensure the minimization of loitering.

#### **PUBLIC COMMENTS:**

One hundred twenty-seven (51) public hearing notices (PHNs) were mailed. At the time this report was written no PHNs were returned: no written comment has been received from any of the Community Councils (Taku Campbell, Abbott Loop).

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

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

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

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

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

- Use: The B-3 District zoning regulations allow alcoholic beverage sales through the conditional use permit process: AMC 21.40.180 D.8, uses involving alcoholic beverage sales and dispensing.
- Parking: AMC 21.45.080.K requires one parking space for every three seats: 300 seats = 100 spaces. The site plan shows 99 parking stalls. A variance may be required if 100 parking spaces can not be provided on the site. A revised parking plan needs to be reviewed and approved by Traffic Engineering and Land Use Enforcement.
- 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.
- 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). Plan Sheet A3.1 shows dumpster located within the building next to the loading/unloading dock.
- Loading facilities/offstreet for restaurants require two Type B berths for buildings with aggregate gross floor area 24,000-50,000 square feet (AMC 21.45.090). The proposed restaurant has a gross floor area of 11,687 square feet.
- Landscaping: B-3 zoning requires arterial landscaping along the Old Glenn Highway, and visual enhancement perimeter landscaping along the south, east and north lot boundaries (AMC 21.40.180.N). Additionally, the parking regulations AMC 21.45.080.W.10 requires (1) visual enhancement landscaping on the perimeter of the parking lot adjoining a lot line or a screening structure placed on the perimeter of the parking area plus an area equal to 5% of the surface of the parking area; and (2) visual enhancement landscaping shall be planted within the interior of a parking area containing more than 60 spaces equal to 5% of the surface area of the parking area including appurtenant driveways. Approval of this conditional use is

subject to the petitioner obtaining all required permits and entitlements prior to the approval becoming effective. The petitioner's representative acknowledged that these and other requirements as applicable, such as driveway permits, fill and grading permits, variances and sign offs from Traffic Engineering and Alaska Department of Transportation are necessary for this project to proceed.

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

This standard is met.

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

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

There appear to be no churches and or schools within 200 feet of the subject site. The closest church and day care appears to be the Anchorage Korean Open-Door Presbyterian Church building located at 8220 Briarwood Street, some 900 feet to the southeast. Note: Alaska State Statute Sec. 04.11.410 (200 foot separation) applies only to beverage dispensary or package store licenses.

AMC 21.50.160.B asks that a list of all alcohol licenses located within a minimum of 1,000 feet of the proposed conditional use be provided. There are three (3) beverage dispensary, and four (4) restaurant/eating place licenses within 1,000-feet of the proposed restaurant. Approving this conditional use for a beverage dispensary in a restaurant and license will add a 5th restaurant/eating place license.

<i>Name</i>	<i>Address</i>	<i>License Number</i>	<i>Type of License</i>
Al's Alaskan Inn	7803 Old Seward Hwy	10	Beverage Dispensary/ Tourism
Al's Alaskan Inn	7803 Old Seward Hwy	4288	Beverage Dispensary
Asia Gardens/ Brandy's	7828 Old Seward Hwy	83	Beverage Dispensary
Pizza Hut #11	729 E. Dimond Blvd.	2935	Restaurant/Eating Place
Godfather's Pizza #2503	8201 Old Seward Highway	1682	Restaurant/Eating Place
Sicily's Pizza	1201 Dimond Blvd.	4485	Restaurant/Eating Place
Sicily's Pizza	1201 Dimond Blvd.	4245	Restaurant/Eating Place

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

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

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

There are pedestrian connections to the pathway from the restaurant, and there are bus stops north of 80<sup>th</sup> on both sides of the Old Seward Highway. There are pedestrian sidewalks along the south side of the building, next to a row of parking spaces leading to the pedestrian sidewalk. Wheel stops are required to prevent the vehicle from overhanging the sidewalk.

In the event the two R-O lots owned by the petitioner located on the east side of Spring Street are needed for parking (as indicated on the site plans), a conditional use for off-street parking will be required. This will require:

- Spring Street will have to be cut down, and the vertical curve will have to be redesigned to provide adequate sight distance to



allow vehicles traveling south on Spring from 80<sup>th</sup> to see pedestrians in the X-walk.

- There is a sight distance problem with traffic coming off of 80<sup>th</sup> and traveling south on Spring will not be able to see pedestrians in the X-walk.
- A X-walk will have to be at the south property line, as far south on Spring Street as possible, where the topography flattens out offering safe passage across the street, making pedestrians visible to traffic traveling north on Spring Street.
- The X-walk will have to be constructed and lighted to the specifications of the Traffic Engineer.

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

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

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

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

This standard is met.

Electrical, water and sewer, natural gas are available to the site. Road infrastructure and public transit is already in place. The petition site is within ARDSA, Police and Fire service areas.

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

This standard is met.

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

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

This standard is met.

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

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

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

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

See table and narrative on page 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 four other restaurants.

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

This standard is met.

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

- C. Operations procedures. If application is made for issue, renewal or transfer of a license, whether the applicant can demonstrate**

**prospective or continued compliance with operations procedures for licensed premises set forth in Section 10.50.035 of this code.**

This standard is not applicable.

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

The Anchorage Police Department did not provide comments. However, because this site had no previous commercial use on this property and because the proposed restaurant has yet to be constructed there are no alcohol related violations to the subject property.

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

This standard is met.

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

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

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

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

This form was not requested of this applicant.

**RECOMMENDATION:**

This application for a final conditional use for restaurant serving alcoholic beverages in the B-3 District for a restaurant beer/wine use and license per AMC 21.40.180 D.8 appears to meet or can meet the required standards of AMC Title 10 and Title 21 through the building permit process, and State Statute 04.11.480 and 15 AAC 104.145.

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

1. A notice of Zoning Action shall be filed with the District Records Office within 120 days of the Assembly's approval of the final conditional use approval for a restaurant beverage dispensary use in the B-3 District.
2. All uses shall conform to the plans and narrative submitted with this conditional use application, including the building plans except as modified by this approval.
3. This conditional use approval is for an Alcoholic Beverages Conditional Use in the B-3 District for a Restaurant Beverage Dispensary Use per AMC 21.40.180.D.8 for approximately 6,688 SF dining and lounge area plus the liquor storage/beer cooler area within the 11,687 square foot restaurant building located on Lot 10A, Block 1, Vans Subdivision. The dining and lounge area will have one fixed bar. Plans indicate 300 seats: 150-fixed seating and 150 non-fixed seating.
4. On-premise sale of alcohol beverages are from 11:00 AM to 1:00 AM, Monday through Sunday, 365 days a year. Liquor sales represent 25% compared to 75% food sales.
5. Upon demand the applicant shall demonstrate compliance with a liquor "Server Awareness Training Program approved by the State of Alaska alcoholic Beverage Control Board, such as or similar to the program for techniques in alcohol management (T.A.M.).
6. The use of the property by any person for the permitted purposes shall comply with all current and future federal, state and local laws and regulations including but not limited to laws and regulations pertaining to the sale, dispensing, service and consumption of alcoholic beverages and the storage, preparation, sale, service and consumption of food. The owner of the property, the licensee under the Alcoholic Beverage Control license and their officers, agents and employees shall not knowingly permit or negligently fail to prevent the occurrence of illegal activity on the property.
7. A copy of the conditions imposed by the Assembly in connection with this conditional use approval shall be maintained on the premise at a location visible to the public.

**DEPARTMENTAL  
COMMENTS**

# Reviewing Agency Comment Summary Case No.: 2006-031

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

**Municipality of Anchorage  
MEMORANDUM**

**RECEIVED**

**FEB 27 2006**

**Municipality of Anchorage  
Zoning Division**

**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 #:** 2006-031

**Type:** Conditional Use

**Subdivision:** Vans Block 1 Lot 10A

**Grid:** SW 2232

**Tax ID #:** 014-203-07

**Zoning:** B-3

**Platting:** 2005-126 filed September 19, 2005

The packet routed for review shows the zoning as B-3 and R-O. The zoning maps shows that Spring Road separates the B-3 and R-O districts.

The application shows parcel number 014-203-05 (an economic parcel link of Vans, Block 3, Lots 9 and 10) and does not match the identified lot from map. The map identifies parcel 014-203-07 which is Vans, Block 1, Lot 10A and has a restaurant on it.

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

2. All other uses, including residential uses associated with other uses:

- a. Width: 50 feet.
- b. Area: 6,000 square feet."

The lot meets the minimum area and width requirements.

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

**Width of driveways:** AMC 21.80.330.D: "The total width of driveway entrances to a lot from a street shall not exceed two-fifths of the frontage of that lot on that street ...." Submit a site plan to Land Use Enforcement showing compliance with AMC 21.80.330.D.



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

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

2. All other uses:

a. Front yard: Ten feet.

b. Side yard: ... none, provided that all buildings on the lot shall have a wall on the lot line or shall be set back from the lot line at least ten feet."

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

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

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."

Submit an as-built survey to Land Use Enforcement to verify compliance with yard setbacks.

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

2. All other uses: Unrestricted."

**Clear vision area:** Clear vision areas, as defined in AMC 21.45.020.A, apply 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 12,009 square foot restaurant built in 2005.

**Conditional Use standards:** This property is subject to the provisions of AMC 21.50.

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

The property is not within any established Airport Height Zone.

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

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

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

Submit parking calculations and a parking layout to Land Use Enforcement to verify compliance with AMC 21.45.080.

**Landscaping requirements:** AMC 21.40.180.N: “Landscaping ...

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

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

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

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

Provide a landscaping plan to Land Use Enforcement showing details of refuse screening and the location and type of plant materials used to satisfy the landscaping requirements of AMC 21.40.180.N and 21.45.080.

**Subdivision landscaping:** The plat of record (2005-126) shows an arterial landscaping easement on the west property line. Verify installation of arterial landscaping with Land Use Enforcement.

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

**Access:** Public streets abut the property. Principal access to them would meet the requirements of AMC 21.45.040. Per Note 2 on the plat of record (2005-126) "Access to the Old Seward Highway is limited to existing access. Access to the Old Seward Highway requires ADOT&PF permission with a current valid driveway permit."

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

**Wetlands:** Map 68 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. The packet routed for review shows the zoning as B-3 and R-O. The zoning maps shows that Spring Road separates the B-3 and R-O districts.
2. The application shows parcel number 014-203-05 (an economic parcel link of Vans, Block 3, Lots 9 and 10) and does not match the identified lot from map. The map identifies parcel 014-203-07 which is Vans, Block 1, Lot 10A and has a restaurant on it.
3. Submit a site plan to Land Use Enforcement showing compliance with AMC 21.80.330.D.
4. Submit an as-built survey to Land Use Enforcement to verify compliance with yard setbacks.
5. Submit parking calculations and a parking layout to Land Use Enforcement to verify compliance with AMC 21.45.080.
6. Provide a landscaping plan to Land Use Enforcement showing details of refuse screening and the location and type of plant materials used to satisfy the landscaping requirements of AMC 21.40.180.N and 21.45.080.
7. The plat of record (2005-126) shows an arterial landscaping easement on the west property line. Verify installation of arterial landscaping with Land Use Enforcement.

(Reviewer: Don Dolenc)


RECEIVED

FEB 01 2006

Municipality of Anchorage  
Zoning Division

Municipality of Anchorage  
Treasury Division  
Memorandum

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**Date:** January 31, 2006  
**To:** Rich Cartier, Planning Dept.  
**From:** Daisy VanNortwick, Revenue Officer   
**Subject:** Liquor License Conditional Use Comments

Liquor License Conditional Use Application Case # 2006-031 for Henry's of Anchorage Inc.  
located at 8007 Old Seward Hwy

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

# 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  
Planning 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.

*"Providing for the movement of people and goods and the delivery of state services."*

025

RECEIVED

FEB 15 2006

Municipality of Anchorage  
2006-031



## FLOOD HAZARD REVIEW SHEET for PLATS

Date: 02-13-06

Case: 2006-031

Flood Hazard Zone: C

Map Number: 0243

☐ Portions of this lot are located in the floodplain as determined by the Federal Emergency Management Agency.

☐ AMC 21.15.020 requires that the following note be placed on the plat:

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

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

☒ I have no comments on this case.

Reviewer: Jack Puff



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



**PZC Case Comments for Assembly Hearing**

RECEIVED

**DATE:** 1/31/2006

JAN 31 2006

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

Municipality of Anchorage  
Zoning Division

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

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

**Case No.** 2006-031 Conditional Use Permit "Henry's Fine Alaska Dining"

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



# 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 *L*  
**FROM:** Lynn McGee, Senior Plan Reviewer *L*  
**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.





**MUNICIPALITY OF ANCHORAGE**  
Traffic Department



**MEMORANDUM**

**RECEIVED**

DATE: February 15, 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 24, 2006, Administrative Hearing

FEB 15 2006

Municipality of Anchorage  
Zoning Division

<sup>5</sup>  
**06-032 Bob West, Site Plan Review for a church; Grid 2637**

- Parking spaces and maneuvering aisles must meet Title 21 design requirements as shown in 21.45.080. The parking stalls that are called out as 18' deep must actually provide 20' for the vehicle length. A 2' overhang is allowed in the design requirements; however, that 2' overhang must be available to the parked vehicle as bumper overhang into landscaping and/or without taking away from ADA sidewalk width requirements, etc.
- Move the emergency access gate 20' from the Baronik Street right of way. The gate will be more visible from the Baronik St. right of way and will prevent unauthorized vehicles from attempting access to the parking area.

<sup>031</sup>  
**06-025 Van's; Conditional Use to permit serving alcohol; Grid 2232**

Traffic has no comment.

**3**

# **APPLICATION**

# Application for Conditional Use Retail Sale Alcoholic Beverages

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

Please fill in the information asked for below.

PETITIONER*		PETITIONER REPRESENTATIVE (IF ANY)	
Name (last name first) Henry's of Anchorage, Inc.		Name (last name first) The Law Offices of Eronoff & Coffey, P.C.	
Mailing Address 5025 Griffin Rd. Anchorage, AK 99516		Mailing Address 207 E. Northern Lights Blvd., Suite 200 Anchorage, AK 99503	
Contact Phone: Day: (907) 830-7826 Night		Contact Phone: Day: (907) 274-3385 Night:	
FAX: (907) 344-4557		FAX: (907) 274-4258	
E-mail:		E-mail: <u>sernoff@eclawfirm.net</u>	

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

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

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

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

Date <u>1-12-06</u>	Signature (Agents must provide written proof of authorization) <u>Ray L. [Signature]</u>
------------------------	---

Accepted by <u>MA</u>	Poster & Affidavit <u>750</u>	Fee <u>2000</u>	Case Number <u>031</u>
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CUP-AB (Rev. 05/02) Front

1/13/06

031

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

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

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

Eagle River-Chugiak-Peters Creek Land Use Classification:

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

Girdwood- Turnagain Arm

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

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

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

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


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

**DOCUMENTATION**

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

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

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

1-12-06  LcGrue LAND DEV LLC  
MANAGING MEMBER

Date

Signature

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

**FACILITY OPERATIONAL INFORMATION**

What is the proposed or existing business name (Provide both if name is changing): Henry's Great Alaska Restaurant

What is the gross leaseable floor space in square feet? ~~12,085~~ 11,687

What is the facility occupant capacity? 300

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

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

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

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

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

25% Alcoholic beverage sales

75% Food sales

Type of entertainment proposed: (Mark all that apply)

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

Do you propose entertainment or environmental conditions in the facility that will meet the definition of "indecent material" or "adult entertainment" as set forth by AMC 8.05.420 Minors-Disseminating indecent material or AMC

10 40 050 Adult oriented establishment? ☐ Yes ☒ No

**DISTANCE FROM CHURCHES, DAY CARE, AND SCHOOLS**

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

Name

Address



**PACKAGE STORES**

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

N/A less than \$5.00

N/A \$5.00 to \$10.00

N/A \$10.00 to \$25.00

N/A greater than \$25.00

**CONDITIONAL USE STANDARDS**

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

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

See Attached.

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

See Attached.

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

See Attached.

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

1. Pedestrian and vehicular traffic circulation and safety. See Attached.

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

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

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

#### STANDARDS CHAPTER 10.50 ALCOHOLIC BEVERAGES

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

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

*How many active liquor licenses are located on the same property as your proposed license?*  
None.

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

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

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

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

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

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

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

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

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

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

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

*inside facility: See Attached.*

*outside facility: See Attached.*



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

☒ 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

**STANDARDS FOR CONDITIONAL USE APPROVAL**  
**RESTAURANT OR EATING PLACE LIQUOR LICENSE FOR HENRY'S GREAT**  
**ALASKA RESTAURANT**

**LOCATION AND DESCRIPTION OF PLANNED USE**

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

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

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

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

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

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

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

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

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

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

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

***1. Pedestrian and Vehicular Traffic Circulation and Safety.***

The restaurant is situated in close proximity to the town center located on New Seward and Abbott Rd. Henry's Great Alaska Restaurant aids in the City's long-term goal of giving local residents more eating place options while creating a refined balance between automobile usage and other forms of transportation such as walking, bicycling, car pooling, and bus transportation. Henry's Great Alaska Restaurant has extensive building and site plans, which sufficiently accommodate vehicular and pedestrian traffic circulation and safety. The site plan provides for adequate entrances and exits for vehicles to and from adjacent streets and designated parking areas.

Henry's Great Alaska Restaurant is conveniently located on a vital thoroughfare, which offers ease of access for all travelers. Public transportation and pedestrian access enhance the efficiency and overall convenience of this location.

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

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

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

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

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

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

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

The maintenance of compatible and efficient development patterns and land use intensities does not apply to this conditional use permit. Due to the fact that the general land use and zoning will not change as a result of conditional use approval.

**E. Public Safety**

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

Inside Facility:

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

Outside Facility:

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

Alcoholic Beverage Control Board  
5848 E Tudor Rd  
Anchorage, AK 99507

## New Liquor License

# DRAFT

PAGE 1 OF 2

(907) 269-0350

Fax: (907) 272-9412

www.dps.state.ak.us/abc

This application is for:

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

SECTION A. LICENSE INFORMATION. Must be completed for all types of applications.			FEES
License Year: <b>2006/2007</b>	License Type: <b>Restaurant or Eating Place</b>	Statute Reference <b>Sec. 04.11.100</b>	License Fee: \$600.00
(Office Use Only) License #:			Filing Fee: \$100.00
Local Governing Body: (City, Borough or Unorganized) <b>Anchorage</b>	Community Council Name(s) & Mailing Address:		Fingerprint: ( <i>\$59 per person</i> )
Federal EIN or SSN:			Total Submitted: \$
Name of Applicant (Corp/LLC/LP/LLP/Individual/Partnership): <b>Henry's of Anchorage, Inc.</b>	Doing Business As (Business Name): <b>Henry's Great Alaskan Restaurant</b>	Business Telephone Number: <b>(907) 344-4556</b>	
		Fax Number: <b>(907) 344-4557</b>	
Mailing Address: <b>5025 Griffin Road</b>	Street Address or Location of Premise: <b>8007 Old Seward Highway Anchorage, AK 99503</b>	Email Address: <b>rrlegrue@acsalaska.net</b>	
City, State, Zip: <b>Anchorage, AK 99516</b>			

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

Closest school grounds	Distance measured under: <input type="checkbox"/> AS 04.11.410 <b>OR</b> <input type="checkbox"/> Local ordinance No.	<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"/> X Not applicable
Closest church:	Distance measured under: <input type="checkbox"/> AS 04.11.410 <b>OR</b> <input type="checkbox"/> Local ordinance No.	
Premises to be licensed is: <input type="checkbox"/> Proposed building <input type="checkbox"/> Existing facility <input checked="" type="checkbox"/> X New building	<input checked="" type="checkbox"/> X Plans submitted to Fire Marshall (required for new & proposed buildings) <input checked="" type="checkbox"/> X Diagram of premises attached	

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

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

☐ Yes ☒ X No 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?

☐ Yes ☒ X No If Yes, attach written explanation.

Office use only

Date Approved	Director's Signature
---------------	----------------------

# Liquor License

**Corporations, LLCs, LLPs and LPs must be registered with the Dept. of Community and Economic Development.**

Name of Entity (Corporation/LLC/LLP/LP) (or N/A if an Individual ownership) Henry's of Anchorage, Inc.		Telephone Number (907) 344-4556	Fax Number (907) 344-4557
Corporate Mailing Address: 5025 Griffin Road	City Anchorage	State Alaska	Zip Code 99516
Name, Mailing Address and Telephone Number of Registered Agent Ray LeGrue 5025 Griffin Road Anchorage, Alaska 99516		Date of Incorporation OR Certification with DCED December 17 <sup>th</sup> , 2004	State of Incorporation Alaska
Is the Entity in compliance with the reporting requirements of Title 10 of the Alaska Statutes? X Yes <input type="checkbox"/> No If no, attach written explanation. Your entity <b>must</b> be in compliance with Title 10 of the Alaska Statutes to be a valid liquor licensee.			

**Entity Members (Must include President, Secretary, Treasurer, Vice-President, Manager and Shareholder/Member with at least 10%)**

Name	Title	%	Home Address & Telephone Number	Work Telephone Number	Date of Birth
Ray LeGrue	President, S/T	100	5025 Griffin Road Anchorage, Alaska 99516 (907) 344-4556	(907) 344-4556	

**NOTE: On a separate sheet provide information on ownership other organized entities that are shareholders of the licensee.**

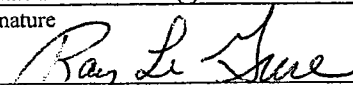
**Individual Licensees/Affiliates (The ABC Board defines an "Affiliate" as the spouse of a licensee. Each Affiliate must be listed.)**

Name:	Applicant <input type="checkbox"/>	Name:	Applicant <input type="checkbox"/>
Address:	Affiliate <input type="checkbox"/>	Address:	Affiliate <input type="checkbox"/>
Home Phone:	Date of Birth:	Home Phone:	Date of Birth:
Work Phone:		Work Phone:	
Name:	Applicant <input type="checkbox"/>	Name:	Applicant <input type="checkbox"/>
Address:	Affiliate <input type="checkbox"/>	Address:	Affiliate <input type="checkbox"/>
Home Phone:	Date of Birth:	Home Phone:	Date of Birth:
Work Phone:		Work Phone:	

**Declaration**

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

**Signature of Licensee(s)**

Signature 	Signature
Name & Title (Please Print)	Name & Title (Please Print)
Subscribed and sworn to before me this _____ day of _____,	Subscribed and sworn to before me this _____ day of _____,
Notary Public in and for the State of Alaska	Notary Public in and for the State of Alaska
My commission expires:	My commission expires:

## DRAWING INDEX

Drawing Number	Description	Issued Date	Revision Date
TU	TITLE SHEET	3/24/05	6/23/05
C10	CIVIL SITE GRADING PLAN	4/05	6/23/05
C11	CIVIL SECTIONS & DETAILS	4/05	6/23/05
C12	SPRING STREET PLAN & PROFILE	3/05	6/23/05
U1	WATER/SEWER PLAN & PROFILE	3/24/05	6/23/05
U2	PERSPECTIVES	3/24/05	6/23/05
T2	PERSPECTIVES	3/24/05	6/23/05
A1	SITE PLAN	3/24/05	6/23/05
A2	SITE DETAILS & H/C SIGNAGE	3/24/05	6/23/05
A3	PLANT KEY & DETAILS	3/24/05	6/23/05
A31	FLOOR FINISH PLAN	3/24/05	6/23/05
A32	ROOF PLAN	3/24/05	6/23/05
A33	ENLARGED PLANS	3/24/05	6/23/05
A34	EAST/WEST ELEVATIONS	3/24/05	6/23/05
A35	NORTH/SOUTH ELEVATIONS	3/24/05	6/23/05
A4	BUILDING SECTIONS	3/24/05	6/23/05
A41	BUILDING SECTIONS	3/24/05	6/23/05
A42	BUILDING SECTIONS	3/24/05	6/23/05
A43	BUILDING SECTIONS	3/24/05	6/23/05
A44	BUILDING SECTIONS	3/24/05	6/23/05
A45	DOOR & WINDOW SCHEDULES	3/24/05	6/23/05

## CODE ZONING INFORMATION

Lot Information	Lot Description	Lot Area
Lot 10A, Block 1	2000 B.C. FC	68,125 sq ft
Lot 10B, Block 1	2000 B.C. FC	68,125 sq ft
Lot 10C, Block 1	2000 B.C. FC	68,125 sq ft
Lot 10D, Block 1	2000 B.C. FC	68,125 sq ft
Lot 10E, Block 1	2000 B.C. FC	68,125 sq ft
Lot 10F, Block 1	2000 B.C. FC	68,125 sq ft
Lot 10G, Block 1	2000 B.C. FC	68,125 sq ft
Lot 10H, Block 1	2000 B.C. FC	68,125 sq ft
Lot 10I, Block 1	2000 B.C. FC	68,125 sq ft
Lot 10J, Block 1	2000 B.C. FC	68,125 sq ft
Lot 10K, Block 1	2000 B.C. FC	68,125 sq ft
Lot 10L, Block 1	2000 B.C. FC	68,125 sq ft
Lot 10M, Block 1	2000 B.C. FC	68,125 sq ft
Lot 10N, Block 1	2000 B.C. FC	68,125 sq ft
Lot 10O, Block 1	2000 B.C. FC	68,125 sq ft
Lot 10P, Block 1	2000 B.C. FC	68,125 sq ft
Lot 10Q, Block 1	2000 B.C. FC	68,125 sq ft
Lot 10R, Block 1	2000 B.C. FC	68,125 sq ft
Lot 10S, Block 1	2000 B.C. FC	68,125 sq ft
Lot 10T, Block 1	2000 B.C. FC	68,125 sq ft
Lot 10U, Block 1	2000 B.C. FC	68,125 sq ft
Lot 10V, Block 1	2000 B.C. FC	68,125 sq ft
Lot 10W, Block 1	2000 B.C. FC	68,125 sq ft
Lot 10X, Block 1	2000 B.C. FC	68,125 sq ft
Lot 10Y, Block 1	2000 B.C. FC	68,125 sq ft
Lot 10Z, Block 1	2000 B.C. FC	68,125 sq ft

## FIRE PROTECTION

Fire Protection	Building is FULLY SPRINKLERED
Fire Protection	Building is FULLY SPRINKLERED

## PARKING REQUIREMENTS

Parking Requirements	Actual Ht./Stories
Parking Requirements	Actual Ht./Stories

## PROJECT DESCRIPTION

Project Description	Actual Ht./Stories
Project Description	Actual Ht./Stories

## THE PROJECT CONSISTS OF CONSTRUCTING A NEW RESTAURANT FOR THE

The Project Consists Of Constructing A New Restaurant For The	Actual Ht./Stories
The Project Consists Of Constructing A New Restaurant For The	Actual Ht./Stories

## ENCLOSED PLANS, THE STRUCTURE IS TO BE WOOD FRAME WALLS AND

Enclosed Plans, The Structure Is To Be Wood Frame Walls And	Actual Ht./Stories
Enclosed Plans, The Structure Is To Be Wood Frame Walls And	Actual Ht./Stories

## GLULAM BEAMS WITH EXPOSED T&amp;B DECOR.

Glulam Beams With Exposed T&B Decor	Actual Ht./Stories
Glulam Beams With Exposed T&B Decor	Actual Ht./Stories

## DRAWINGS ARE 1/2

Drawings Are 1/2	Actual Ht./Stories
Drawings Are 1/2	Actual Ht./Stories

## SCALE INDICATED

Scale Indicated	Actual Ht./Stories
Scale Indicated	Actual Ht./Stories

HENRY'S  
GREAT ALASKAN RESTAURANT

## New Restaurant

Lots 9 &amp; 10, Blocks 1 &amp; 3, Vans Subdivision

(NOTE: LOTS 9 & 10 WERE REPLATTED BY PETITION S11354-1  
INTO LOT 10A, BLOCK 1, VANS SUBDIVISION)

Anchorage, Alaska

PERMIT NO. 05-5254

OWNER:

Ray LeGrue  
5025 Griffin Road  
Anchorage, Alaska 99516  
(907) 344-4556FAULKENBERRY  
& ASSOCIATES, INC.  
ARCHITECTSP.O. Box 230083 • Anchorage, Alaska 99523-0083 • (907) 322-9183  
(907) 322-9188 FAX • E-MAIL: info@faulkenberry.comSUBMITTAL  
05-5254L  
JUN 29 2005HENRY'S GREAT ALASKAN RESTAURANT  
New Restaurant  
Lots 9 & 10, Blocks 1 & 3, Vans Subdivision  
Anchorage, AlaskaSheet  
T1.1

Fire-Resistive Requirements	Fire-Resistive Requirements
TYPE V-2, 1 STORY, WOOD FRAME EXTERIOR	TYPE V-2, 1 STORY, WOOD FRAME EXTERIOR
1. BUILDING TYPE: WALLS, WOOD COLUMNS, GLULAM BEAMS, WOOD TRUSSES & BOARDS	1. BUILDING TYPE: WALLS, WOOD COLUMNS, GLULAM BEAMS, WOOD TRUSSES & BOARDS
2. BEARING WALL - EXT (IBC TABLE 602)	2. BEARING WALL - EXT (IBC TABLE 602)
3. BEARING WALL - INT (IBC TABLE 602)	3. BEARING WALL - INT (IBC TABLE 602)
4. NON-BEARING WALL - EXT (IBC TABLE 602)	4. NON-BEARING WALL - EXT (IBC TABLE 602)
5. NON-BEARING WALL - INT (IBC TABLE 602)	5. NON-BEARING WALL - INT (IBC TABLE 602)
6. FLOOR CONSTRUCTION - IBC TABLE 603	6. FLOOR CONSTRUCTION - IBC TABLE 603
7. ROOF CONSTRUCTION - IBC TABLE 603	7. ROOF CONSTRUCTION - IBC TABLE 603
8. SHED ENCLOSURES (IBC 707.4)	8. SHED ENCLOSURES (IBC 707.4)
9. CORRIDOR WALLS (IF OCC. GREATER THAN 100 sq ft) (IBC TABLE 703.3)	9. CORRIDOR WALLS (IF OCC. GREATER THAN 100 sq ft) (IBC TABLE 703.3)
10. DWELLING/GUEST ROOM FLOOR/CORRIDOR SEPARATIONS (IBC 703.3)	10. DWELLING/GUEST ROOM FLOOR/CORRIDOR SEPARATIONS (IBC 703.3)
11. AUTOMATIC FIRE EXTINGUISHING SYSTEMS (IBC 903.3)	11. AUTOMATIC FIRE EXTINGUISHING SYSTEMS (IBC 903.3)
12. AUTOMATIC FIRE EXTINGUISHING SYSTEMS (IBC 903.3)	12. AUTOMATIC FIRE EXTINGUISHING SYSTEMS (IBC 903.3)
13. FLOORING AT UNUSABLE CORNER SPACE (IBC 703.3)	13. FLOORING AT UNUSABLE CORNER SPACE (IBC 703.3)
14. ROOF FLOORING AT UNUSABLE CORNER SPACE (IBC 703.3)	14. ROOF FLOORING AT UNUSABLE CORNER SPACE (IBC 703.3)
15. EXTERIOR DOORS/WINDOWS (IBC TABLE 702)	15. EXTERIOR DOORS/WINDOWS (IBC TABLE 702)
16. STAIRWAY CONSTRUCTION (IBC 707.4)	16. STAIRWAY CONSTRUCTION (IBC 707.4)

BC TABLE 1601.1 MINIMUM ROOF CLASSES

OCCUPANCY	CONSTRUCTION TYPE	RATING
A-2	V-3	C

## Fire-Resistive Requirements General Notes

NOTE: PER BC TABLES, THESE WALLS ARE EQUAL TO OR GREATER THAN 5 P.L.N. FIRE SEPARATION DISTANCES ARE TO BE MAINTAINED. AUTOMATIC FIRE EXTINGUISHING SYSTEMS SHALL BE ALLOWED TO BE SUBSTITUTED FOR THE FIRE SEPARATION DISTANCES PROVIDED SUCH SYSTEMS ARE NOT REQUIRED BY CODE OR STANDARD. AUTOMATIC FIRE EXTINGUISHING SYSTEMS ARE NOT ALLOWED TO BE SUBSTITUTED FOR THE FIRE SEPARATION DISTANCES PROVIDED SUCH SYSTEMS ARE NOT REQUIRED BY CODE OR STANDARD. AUTOMATIC FIRE EXTINGUISHING SYSTEMS ARE NOT ALLOWED TO BE SUBSTITUTED FOR THE FIRE SEPARATION DISTANCES PROVIDED SUCH SYSTEMS ARE NOT REQUIRED BY CODE OR STANDARD.





# HENRY'S GREAT ALASKAN RESTAURANT

New Restaurant  
Lots 9 & 10, Blocks 1 & 3, Vons Subdivision  
Anchorage, Alaska

Sheet

T1.1

DRAWINGS ARE 1/2  
SCALE INDICATED

<b>Legal Description</b> Lot 10A, Block 1 Vons Subdivision 8001 Old Seward Highway corner of 80th & Old Seward Anchorage, Alaska	<b>Zoning</b> B-3	<b>Lot coverage</b> Unrestricted	<b>Lot Area</b> Lot 10A = 68,126 SF (Formerly lots 9 & 10)
<b>Governing Code</b> 2000 IBC, IFC	<b>Type of Construction</b> Type V-B		
<b>Occupancy</b>			
<b>A-2 RESTAURANT</b>		<b>Separations Required</b> NONE (NON-SEPERATED USES)	
<b>Fire Protection:</b> Building is FULLY SPRINKLERED			
<b>Area</b>			
<b>ALLOWABLE</b> A2 - RESTAURANT	28,500 SF/FLR	See Attached IBC Area Work Sheet	
<b>ACTUAL</b> MAIN DINING/BAR KITCHEN UTILITY AREAS AND TOILETS/ACCESSORY TOTAL	<b>New SF</b> 6,294 SF 2,322 SF 3,067 SF 11,683 SF	<b>Occ./Seats***</b> 293 20 - 313	
<b>INCREASES TAKEN</b> NONE **Occupant Load Factor is based on seating in Dining/Bar areas plus Kitchen @ 200 sf/occupant. The kitchen occupant load is used for exiting purposes only.			
<b>Building Height</b> 16.0 Stories			
<b>ALLOWABLE HT./STORIES</b> 40' (IBC) 1 STORY		<b>ACTUAL HT./STORIES</b> 16/1 STORY	
<b>Parking Requirements</b>			
<b>REQUIRED</b> 293 seats/3 = 98 parking spaces required (includes 1 Van H/C & 3 H/C) plus (1) Type 'B' Loading Berth (10' wide x 30' long)			
<b>PROVIDED</b> 99 parking spaces provided (includes 1 Van H/C & 3 H/C) plus (1) Type 'B' Loading Berth (10' wide x 30' long)			
<b>PROJECT DESCRIPTION</b> THIS PROJECT CONSISTS OF CONSTRUCTING A NEW RESTAURANT PER THE ENCLOSED PLANS. THE STRUCTURE IS TO BE WOOD FRAME WALLS AND GLU LAM BEAMS WITH EXPOSED T&G DECKING.			

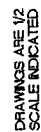
SSSES

RATING
C

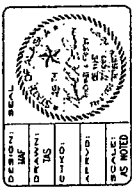
35

1) OR GREATER THAN 5 FT. IN  
2) BE RATED FROM THE INSIDE  
3) IF SPRINKLER SYSTEM SHALL BE  
CONSTRUCTION PROVIDED SUCH  
SEED FOR AREA OR HT. INCREASES.  
R WALL IS NOT ALLOWED.  
PORTS: FR RATINGS OF STRUCT.  
D TO BE REDUCED BY 1 HR WHERE







[illegible]

1000

**ENGINEERING, INC.**

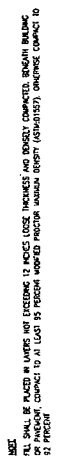
2200 E. 17th St.  
Suite 201  
Tulsa, OK 74104  
Tel: (918) 486-8000  
Fax: (918) 486-8212

Also covered: 570-  
5562-725

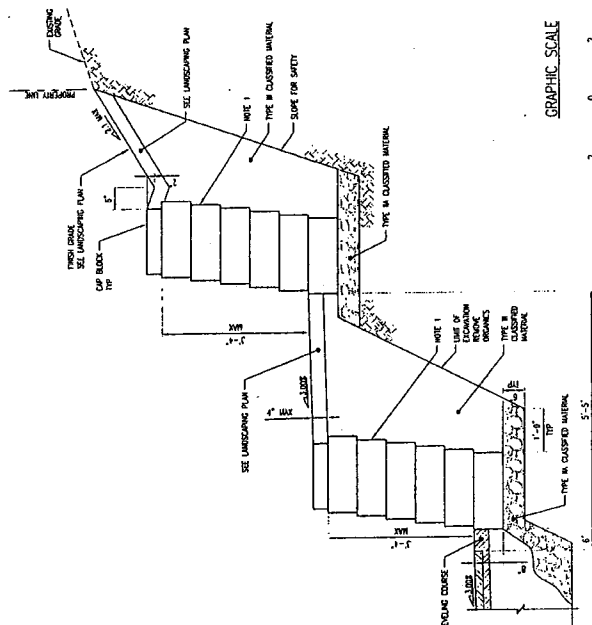
ALUMINUM & STEEL  
WALDO, AL 36689  
Tel: (205) 242-2925  
Fax: (205) 242-2911

## SECTION &amp; DETAILS

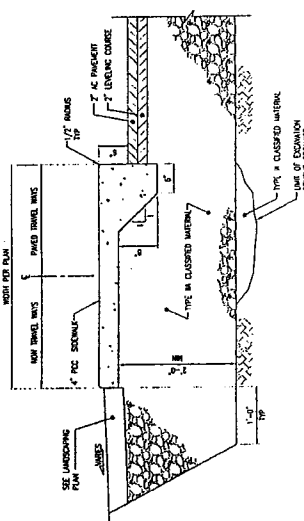
DWC NO.		DATE
C1.1		4/05
P.N.	GRID	SHEET
05-3755	2232	2 of 3



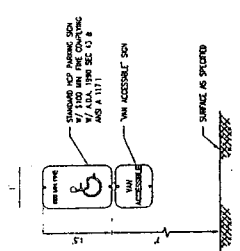
**A SECTION**  
11.0 C1.1 SCALE: NTS



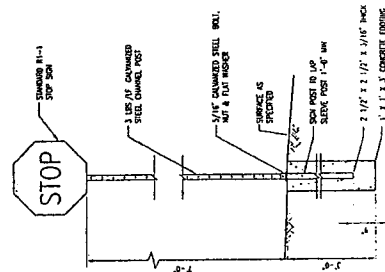
1. PROVIDE KEYSTONE STANDARD UNIT RETAINING WALL OR APPROVED SUBSTITUTE.
2. INSTALL RETAINING WALL PER MANUFACTURERS RECOMMENDATIONS.



3 PCC SIDEWALK DETAIL



1 HANDICAP SIGN DETAIL  
0.01" SCALE: NTS



2 STOP SIGN DETAIL

049

# HENRY'S GREAT ALASKAN RESTAURANT

PROPOSED LOT 10A, BLOCK 1, VANS SUBDIVISION  
ANCHORAGE, ALASKA

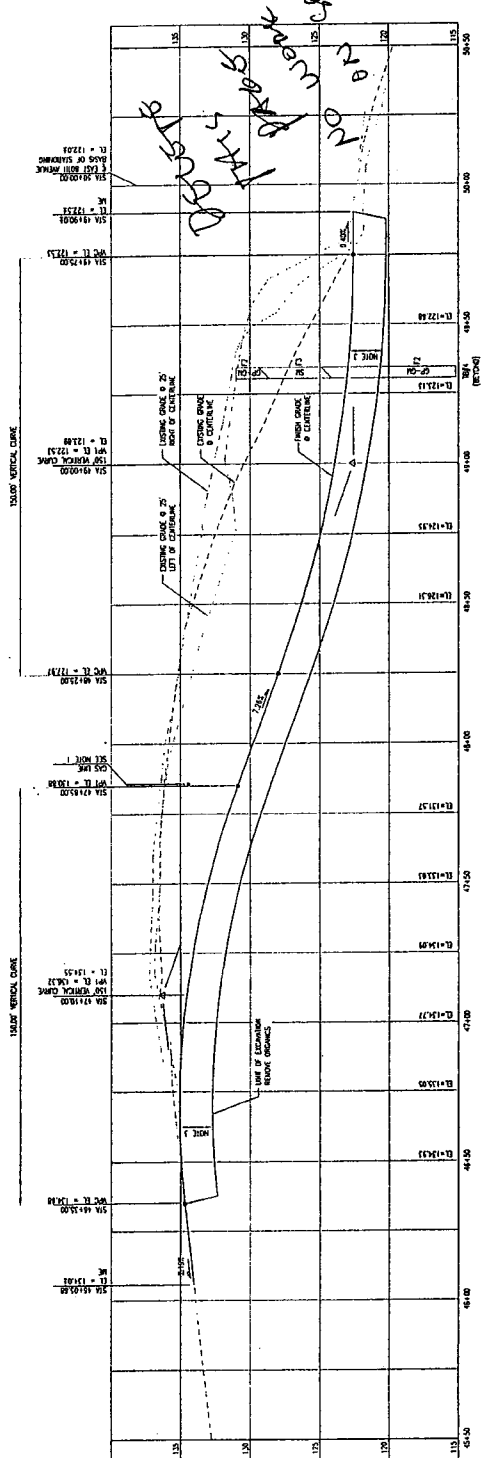
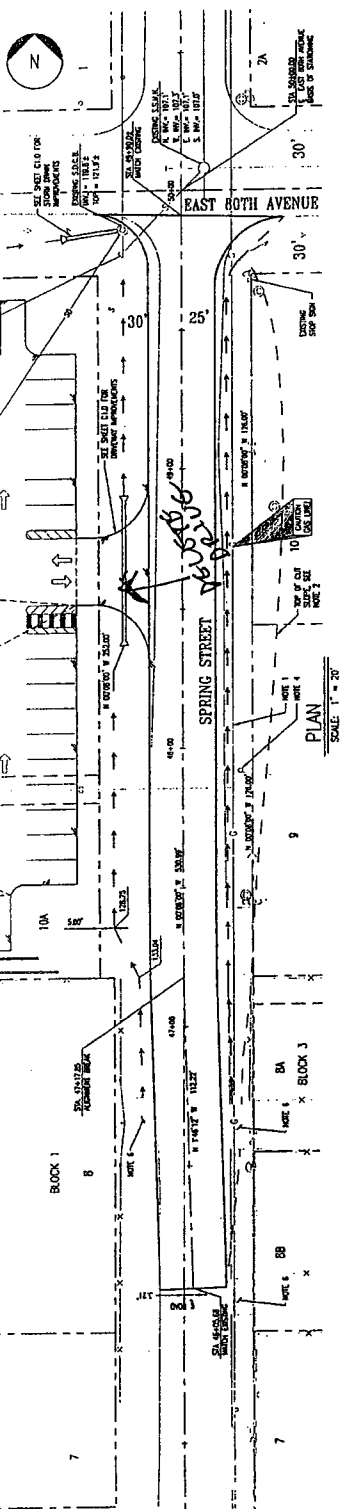
CRD 2232

NO.	DATE	BY	DESCRIPTION
1	5/1/75	WJ	FOR PRELIMINARY CONSIDERATION



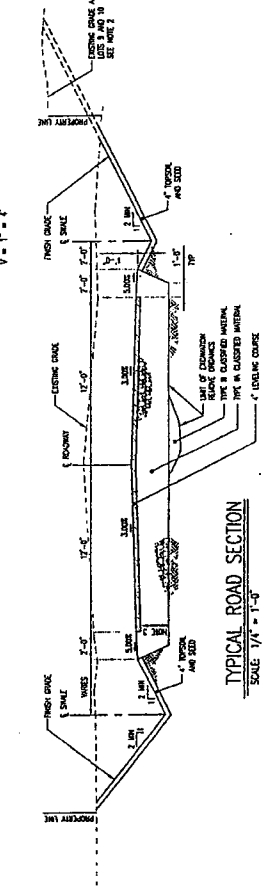
ENGINEERING, INC.  
ANCHORAGE, ALASKA  
1000 E. 10TH AVE.  
ANCHORAGE, ALASKA 99501

DATE	BY	DESCRIPTION
5/1/75	WJ	FOR PRELIMINARY CONSIDERATION



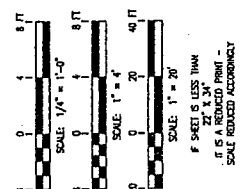
PROFILE  
SCALE: H = 1" = 20'  
V = 1" = 4'

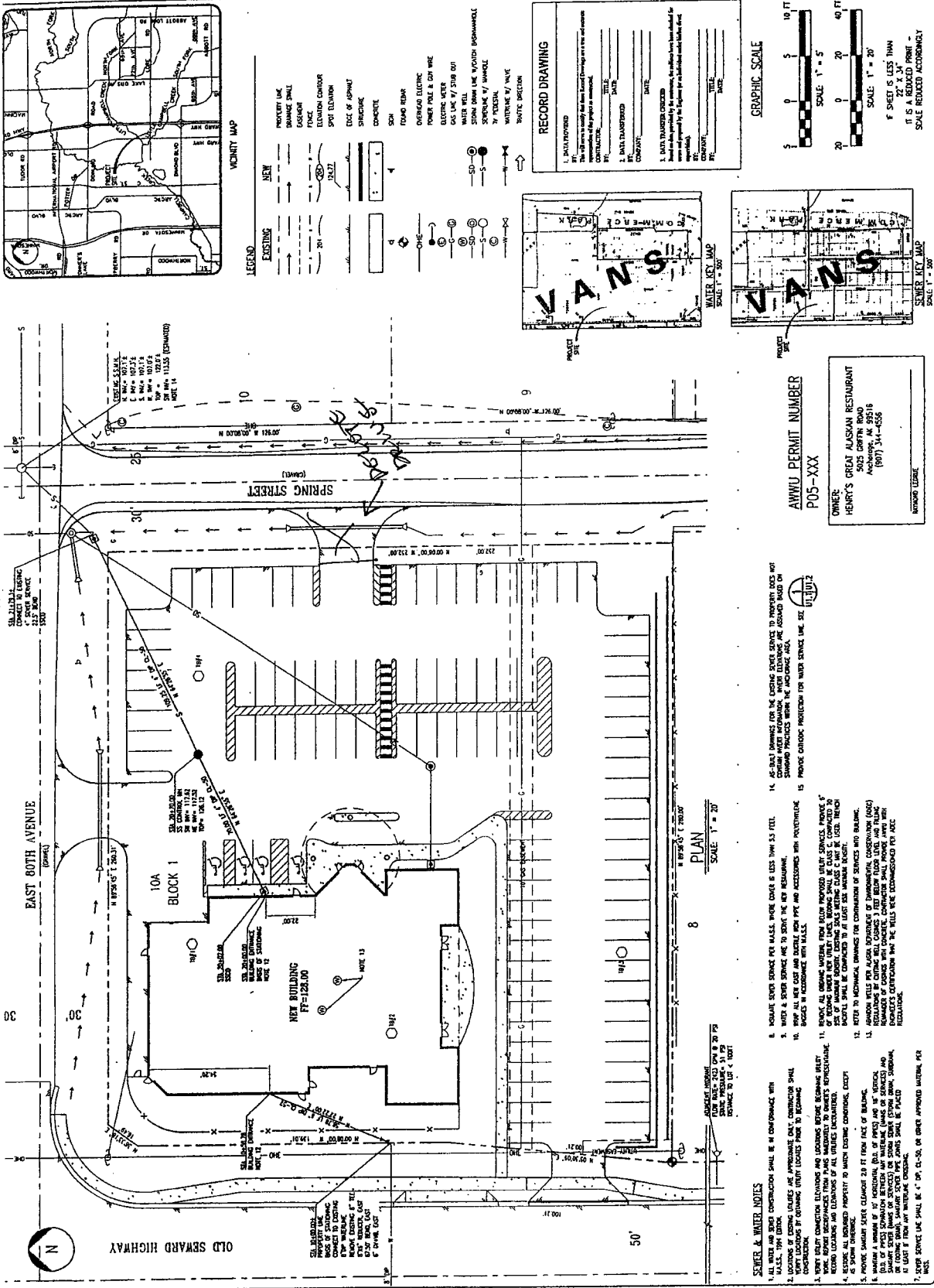
1. THE PROPOSED RESTAURANT SHALL BE LOCATED ON THE SOUTHWEST CORNER OF THE INTERSECTION OF LOT 10A AND SPRING STREET AND LOT 10A, BLOCK 1, VANS SUBDIVISION AND HAS APPROVED OF THE CITY PLAT AND MAPS.
2. THE PROPOSED RESTAURANT SHALL BE LOCATED ON THE SOUTHWEST CORNER OF THE INTERSECTION OF LOT 10A AND SPRING STREET AND LOT 10A, BLOCK 1, VANS SUBDIVISION AND HAS APPROVED OF THE CITY PLAT AND MAPS.
3. THE PROPOSED RESTAURANT SHALL BE LOCATED ON THE SOUTHWEST CORNER OF THE INTERSECTION OF LOT 10A AND SPRING STREET AND LOT 10A, BLOCK 1, VANS SUBDIVISION AND HAS APPROVED OF THE CITY PLAT AND MAPS.



TYPICAL ROAD SECTION  
SCALE: 1/4" = 1'-0"

## GRAPHIC SCALES





[illegible]

**ENTRAISE**  
ENGINEERING, INC.

DRAWING TITLE  
WATER & SEWER  
PROFILE

OWG NO.	U1.2	DATE	5/05
P/N	GRID	SHEET	
06-3755	2232		

# RECORD DRAWING

---

**1. DATA NOTED**

This will serve to verify Job Size, Thermal Drawings on a New and existing  
 representations of the project is submitted.

DATE: \_\_\_\_\_  
 TITLE: \_\_\_\_\_  
 NAME: \_\_\_\_\_

**2. DATA TRANSMITTED**

This will serve to verify the data transmitted for the project is submitted.

DATE: \_\_\_\_\_  
 TITLE: \_\_\_\_\_  
 NAME: \_\_\_\_\_

**3. DATA TRANSFER CHECKED**

This data was provided by the customer, the customer has been advised for  
 the data to be provided by the customer for the drawing to be submitted with the data  
 requested.

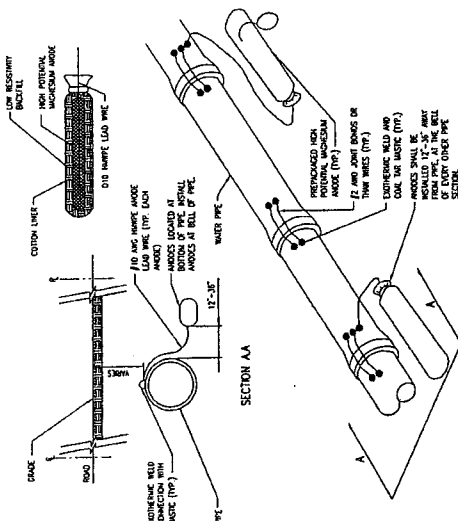
DATE: \_\_\_\_\_  
 TITLE: \_\_\_\_\_  
 NAME: \_\_\_\_\_

AWWU PERMIT NUMBER  
P05-XXX

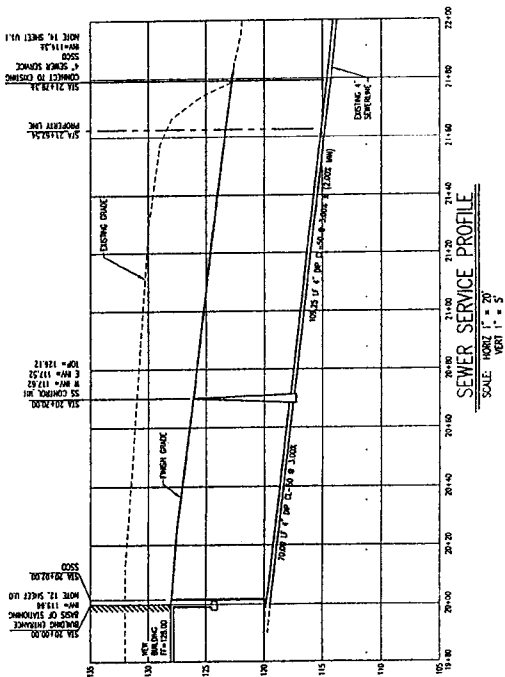
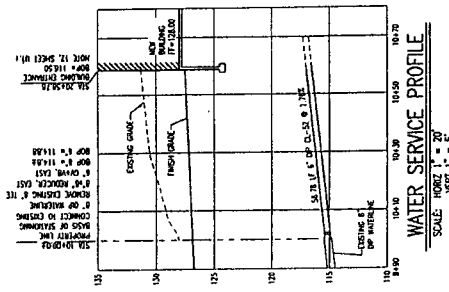
GRAPHIC SCALE



IF SHEET IS LESS THAN  
22" X 34"  
IT IS A REDUCED PRINT -  
SCALE REDUCED ACCORDING

[illegible]

1 MAGNESIUM BAG ANODE INSTALLATION DETAIL  
JULY 12 SCALE: NTS













REV	DATE	BY	DESCRIPTION
1	7/2005	WV	WV REVIEW COMMENTS
2	1/28/05	WV	WV REVIEW COMMENTS
3	8/9/05	WV	WV REVIEW COMMENTS



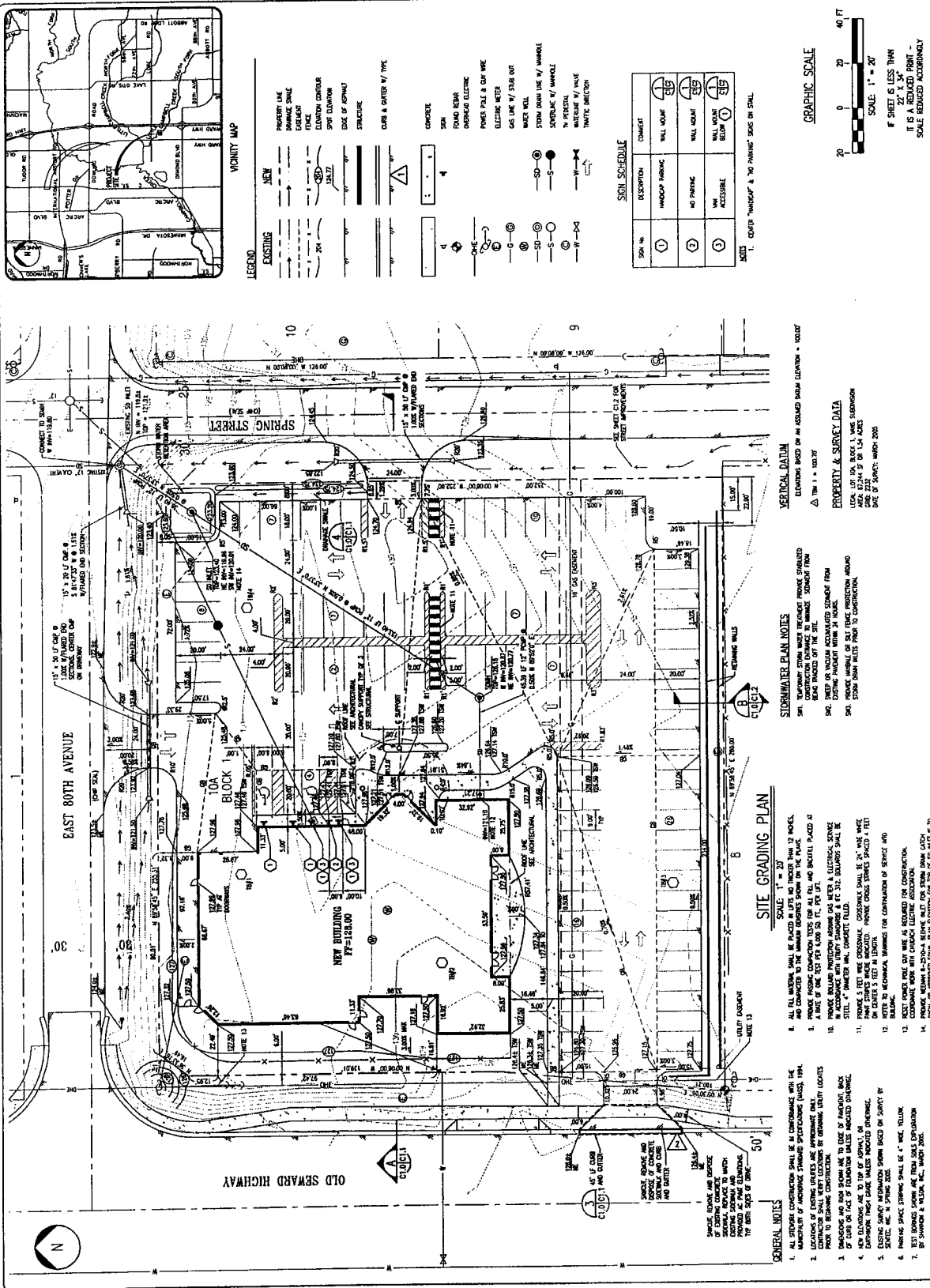
**HERPES**  
ENGINEERING, INC

5 DOWNS ST.  
SUITE 22  
FREDRICK, MD 06412  
(301) 494-0000  
FAX (301) 494-0015

2535 GARNETT STREET  
SUITE 200  
ANCONA, IL 62503  
TEL (618) 543-3815  
FAX (618) 543-3817

**DRAWING TITLE**  
**SITE GRADING PLAN**

DWG NO.	C1.0	DATE	5/05
WNI	GRID	SHEET	
06-3755	2232		



DESIGN: WAF	SEAL
DRAWN: TAS	
CHKD: CHKD:	
APPROV: APPROV:	
SCALE: 1/8" NOTED	

**DRAWING TITLE**  
**SECTION & DETAILS**

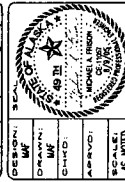
DWG NO.	C1.1	DATE	5/05
PN:	2232	SHEET	2 OF 3
05-3755			



# HENRY'S GREAT ALASKAN RESTAURANT PROPOSED LOT 10A, BLOCK 1, VANS SUBDIVISION ANCHORAGE, ALASKA

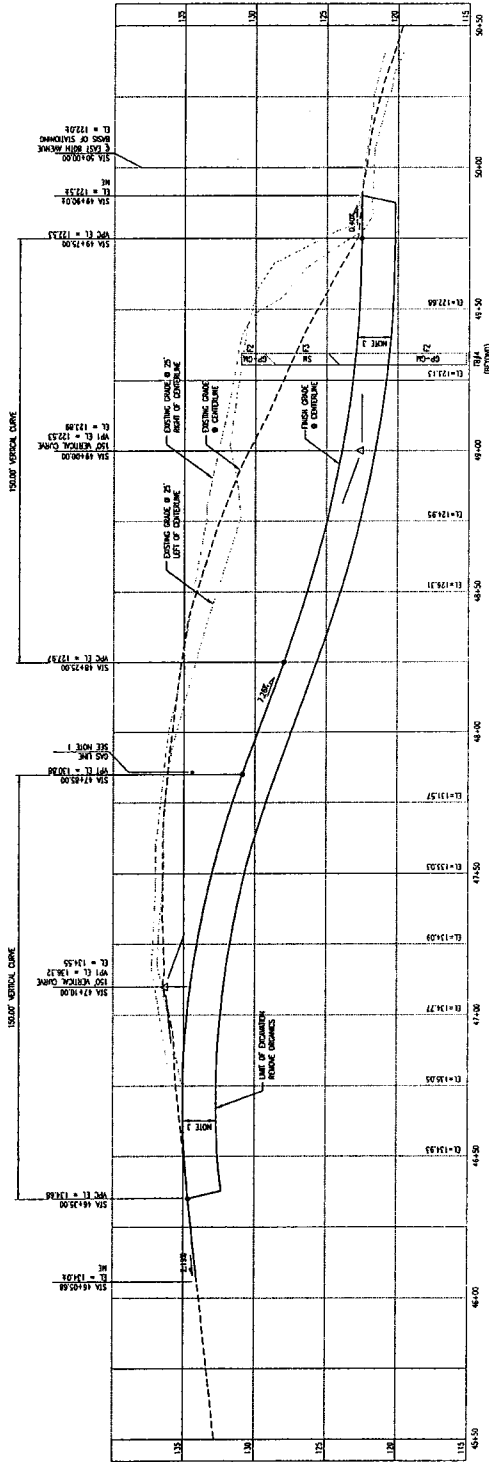
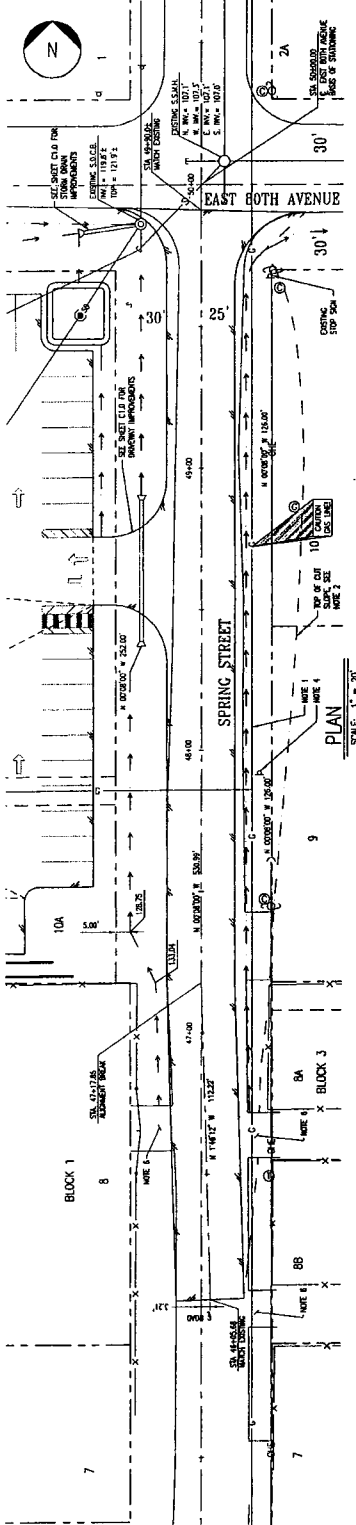
GRID 2232

DATE	BY	DESCRIPTION
5/1/05	WT	NO. BREAKAWAY CORNERS
5/1/05	WT	NO. BREAKAWAY CORNERS

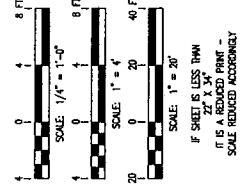


**ENTERPRISE**  
ENGINEERING, INC.  
2000 COMMERCIAL STREET  
ANCHORAGE, ALASKA 99501  
PHONE: 283-8800  
FAX: 283-8800

DRAWING TITLE	DWG. NO.	DATE
SPRING STREET PLAN & PROFILE	C1.2	5/05
SCALE: 1" = 20'	GRID: 2232	BY: WT



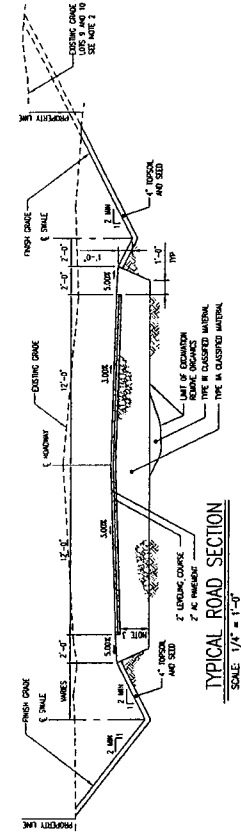
## GRAPHIC SCALES



1. REDUCED ONE LINE IS REQUIRED FOR CONSTRUCTION. COORDINATE
2. DEVELOPMENT OF LOT 10A ALSO SHOWS LOTS 9 AND 10, BLOCK 1.
3. NAME SUBDIVISION AND HAS APPROVED OF THE CUT PLANE AND
4. GRADE OF EXISTING SHALL BE SHOWN ON GRADES PROVIDED ON
5. GRADES FOR EXISTING SHALL BE SHOWN IN TABLE. LANE SHOWN BASED ON
6. GRADES FOR EXISTING SHALL BE SHOWN IN TABLE. LANE SHOWN BASED ON

ROAD CLASS / SURFACE TYPE	MINIMUM FINISH ELEVATION	MINIMUM FINISH ELEVATION
1-1	1.5 FEET	1.5 FEET
1-2	1.5 FEET	1.5 FEET
1-3	1.5 FEET	1.5 FEET

## PROFILE



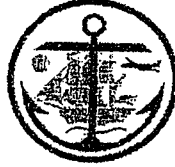
## TYPICAL ROAD SECTION

SCALE: 1" = 1'-0'

**POSTING**

**AFFIDAVIT**





# AFFIDAVIT OF POSTING

CASE NUMBER: 2005-017

I, Henry's of Anchorage, Inc. hereby certify that I have posted a **Notice of Public Hearing** as prescribed by Anchorage Municipal Code 21.15.005 on the property that I have petitioned for Conditional Use- Alcohol. The notice was posted on March 6<sup>th</sup>, 2006 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 6<sup>th</sup> day of March, 2006

Signature

## LEGAL DESCRIPTION

Tract or Lot \_\_\_\_\_

Block \_\_\_\_\_

Subdivision \_\_\_\_\_

**HISTORICAL  
INFORMATION**

## COMMERCIAL PERMIT APPLICATION

**Permit Number:** 05- -5254

**Tax Code Number:** 014-203-05

MUNICIPALITY OF ANCHORAGE  
BUILDING SAFETY DIVISION  
4700 BRAGAW STREET  
Telephone: (907) 343-8211  
Inspection Request Line: (907) 343-8300  
Inspection Fax Line: (907) 249-7777

**Subdivision:** VANS

**Lot/Space:**

**Block:**

**Tract:**

**Site Address:** 8001 OLD SEWARD HWY

**Owner:** LEGRUE LAND DEVELOPMENT LLC

**Phone No:**

**Contractor:** CORVUS CONTRACTORS

**Phone No:** (907)561-2183

**Architect:**

**Phone No:**

**Proposed Use:** A-2 ASSEMBLY, RESTAURANTS, BARS, BANQUEST HALLS

**Type of Work:** NEW

**Work Description:** 11683 sqft, type V-b

**Total Construction Valuation of Work:** \$1,413,386.00

Permit Fee:	\$8,675.00
Plan Review Fee:	\$4,103.45
Zoning Review Fee:	\$946.95
Fire Review Fee:	\$1,578.25
NPDES Fee:	\$600.00
Flood Plain Fee:	\$38.00
Expedited Review Fee:	\$0.00
Outsourcing Fee:	\$0.00
Address Fee:	\$75.00
Temp Electric / Electric Sign Fee:	\$46.00

Zoning Inspection Fee:	\$115.00
Zoning Sign Inspection Fee:	\$0.00
Total Fees:	\$16,177.65
Total Amount Paid:	\$16,177.65
Last Date Paid:	10/27/2005
Payment Type:	CREDIT CARD
Receipt No:	SKN

**TO INSURE THAT YOUR PERMIT REMAINS ACTIVE, CALL FOR AN INSPECTION AT LEAST ONCE EVERY 360 DAYS. PER MUNICIPAL CODE, ALL REFUNDS ON CANCELLED PROJECTS MUST BE REQUESTED IN WRITING NO LATER THAN 360 DAYS AFTER DATE OF FEE PAYMENT. LAND USE PERMITS VALID FOR 180 DAYS TO COMMENCE CONSTRUCTION**

The owner of this building and the undersigned agree to conform to all applicable laws of this jurisdiction.

**PRINTED NAME:** \_\_\_\_\_

**SIGNATURE:** \_\_\_\_\_ **DATE:** 3/24/2005

This is an application only. This is not your permit to begin construction. There may be additional fees for site review and landscaping review. Permits are required for plumbing, mechanical, electrical, elevator, and fire systems.



# Municipality Of Anchorage

## Building Safety Division



### ZONING COMMENTS

Reviewed by: **AGLER, DEB A.**

Phone: 343-8397

Fax: 249-7453

Permit #: 05- -5254

Date:

Lot:                      Block:                      Tract:                      Subdivision: VANS  
Project: HENRY'S GREAT ALASKAN RESTAURANT

---

Contact:	Name:	Phone:	Fax:
OWNER	LEGRUE LAND DEVELOPMENT LLC		
CONTACT PERSON	THOMAS FAULKENBERRY	(907) 522-9193	(907) 522-9198
GENERAL CONTRACTOR	CORVUS CONTRACTORS	(907) 561-2183	(907) 561-2184
ELECTRICAL CONTRACTOR	SAFE-T- WAY ELECTRIC INC	(907) 561-0059	(907) 561-1558

---

#### Plan Review Comments:

1. Item has been addressed.
2. Item has been addressed.
3. Item has been addressed.
5. Item has been addressed.
6. Provide conditional use approval for alcoholic beverage sales/service.8/18/05 - alcohol cu being applied for. ok to go ahead, just no alcohol until approved per j. weaver /td
7. Item has been addressed.
8. Item has been addressed.
9. Item has been addressed.
10. Item has been addressed.

**ZONING COMMENTS, PERMIT #: 05 5254 continued**

- 11. Item has been addressed.
- 12. Item has been addressed.
- 13. Item has been addressed.
- 14. Item has been addressed.
- 15. Item has been addressed.
- 16. Item has been addressed.
- 17. Item has been addressed.
- 18. NOTE: All signage requires a separate permit.
- 19. Pay Traffic review fee.
- 20. Pay landscape review fee.
- 21. Item has been addressed.
- 21. Item has been addressed.

## PARCEL INFORMATION

### APPRAISAL INFORMATION

Legal VANS  
BLK 1 LT 10A

Parcel 014-203-07-000  
Owner LEGRUE LAND DEVELOPMENT LLC

#



# Descr RESTAURANT  
Site Addr

% RAY LEGRUE  
5025 GRIFFIN ROAD  
ANCHORAGE AK 99516 0000

### RELATED CAMA PARCELS

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

**Cross Reference (XRef) Type Legend**

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

Get "Type" explanation  
Bring up this form focused  
on the related parcel

### REZONE

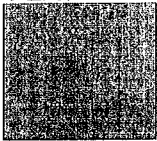


Case Number  
Case Type  
Legal

# of Parcels

Hearing Date

### PLAT



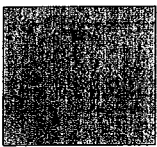
Case Number  
Action Type  
Legal

Grid

Proposed Lots 0  
Action Date

Existing Lots

### PERMITS



Permit Number  
Project  
Work Desc  
Use

### BZAP



Action No.  
Action Date  
Resolution

Status  
Type

### ALCOHOL LICENSE



Business  
Address  
License Type  
Status

Applicants Name  
Conditions



# PARCEL INFORMATION

## OWNER

LEGRUE LAND DEVELOPMENT LLC

% RAY LEGRUE  
5025 GRIFFIN ROAD

ANCHORAGE AK 99516 0000

Deed 2004 0093347

CHANGES: Deed Date Dec 17, 2004

Name Date Sep 22, 2005

Address Date Sep 22, 2005

## PARCEL

Parcel ID 014-203-07-000

Status

Renumber ID 000-000-00-00000

Site Addr

Comm Concl TAKU/CAMPBELL

Comments EP 01420305(01/04) NOW 0142030  
7 & EP 01420305(03,04) (05-126

#

01

## TAX INFO

2006 Tax

0.00 Balance 0.00

District 003

## LEGAL

VANS

BLK 1 LT 10A

Unit SQFT 67,518

Plat 050126

Zone B3 Grid SW2232

## HISTORY

	Year	Building	Land	Total
Assmt Final	2004	0	0	0
Assmt Final	2005	0	0	0
Assmt Final	2006	0	810,200	810,200
Exemptions				0
State Credit				0
Tax Final				810,200

## PROPERTY INFO

#	Type	Land Use
---	------	----------

01	COMMERCIAL	RESTAURANT
----	------------	------------

## SALES DATA

Mon	Year	Price	Source	Type
-----	------	-------	--------	------

--	--	--	--	--

## LAND & COMMON PARCEL INFORMATION

### APPRAISAL INFORMATION

Legal VANS  
BLK 1 LT 10A

Parcel 014-203-07-000 # 01 of 01

Owner LEGRUE LAND DEVELOPMENT LLC

% RAY LEGRUE  
5025 GRIFFIN ROAD  
ANCHORAGE AK 99516

Site Addr

### LAND INFORMATION

Land Use RESTAURANT  
Class COMMERCIAL  
Living Units 000  
Community Council 02 TAKU/CAMPBELL  
Entry: Year/Quality 12 2005 LAND ONLY  
01 1989 EXTERIOR  
Access Quality GOOD  
Access Type  
Leasehold (Y=Leasehold)  
Drainage GOOD  
Front Traffic HIGH  
Street PAVED  
Topography HIGH LEVEL  
Utilities PUBLIC WATER PUBLIC SEWER  
Wellsite Y  
Wet Land

### CONDOMINIUM INFORMATION

Common Area 0  
Undivided Interest 0.00



# COMMERCIAL INVENTORY

## APPRAISAL INFORMATION

Legal VANS  
BLK 1 LT 10A

Parcel 014-203-07-000 # 01 of 01

# 01

Owner LEGRUE LAND DEVELOPMENT LLC

Site Addr  
Prop Info # RESTAURANT

% RAY LEGRUE  
5025 GRIFFIN ROAD  
ANCHORAGE AK 99516

## BUILDING INFORMATION

Structure Type RESTAURANT  
Building SQFT 12,009  
Year Built 2005  
Grade B

Effective Year Built 2005

Property Information # 01  
Building Number 01  
Identical Units 01  
Number of Units 001

## INTERIOR DATA

Floor	Level	Partitions	Heat System	Air Conditioner	Plumbing	Physical Condition	Functional
01	01	NORMAL	HOT AIR	NONE	ADEQUATE	NORMAL	NORMAL

## EXTERIOR DATA

Floor	Level	Size	Perim	Use Type	Hgt	Wall Type	Const Type
01	01	12,009	533	RESTAURANT	12	GLASS & MASONRY	WOOD JOIST(WD & STL)

## BUILDING OTHER FEATURES - ATTACHED IMPROVEMENTS

Type	Qty	Size1	Size2
PORCH OPEN	01	757	1
SPRINKLER WET	01	12,009	1

## OTHER BUILDINGS AND YARD IMPROVEMENTS

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

## BUILDING PERMIT INFORMATION

### APPRAISAL INFORMATION

Legal VANS  
BLK 1 LT 10A

Parcel 014-203-07-000

# 01 of 01

#

Owner LEGRUE LAND DEVELOPMENT LLC

Prop Info # RESTAURANT  
Site Addr

% RAY LEGRUE  
5025 GRIFFIN ROAD  
ANCHORAGE AK 99516

### BUILDING PERMITS

Permit #

Class Type

Class Use

Date

Address

Cond Occ/Occ

Certification

Contract Type

Name

E-mail

Phone ( ) -

Fax ( ) -

Address

City/State/Zip

Project

Sewer / Water

Work Type

Work

Description

### CASES

Case Number

# of Parcels

Hearing Date

### PERMIT COMMENT

# OWNER HISTORY

## APPRAISAL INFORMATION

Parcel 014-203-07-000

# 01 of 01

01

#

Legal VANS

BLK 1 LT 10A

Property Info # Descr RESTAURANT

Site Address

**Current** 12/17/04  
LEGRUE LAND DEVELOPMENT LLC

% RAY LEGRUE  
5025 GRIFFIN ROAD  
ANCHORAGE AK 99516 0000

**3rd**  
0000 0000 / /

**Prev** 2004 0030 04/30/04  
LEGRUE & YOUNG LAND  
DEVELOPMENT LLC

PO BOX 8050  
KODIAK CA 99615

**4th**  
0000 0000 / /

**2nd** 1885 0000 04/07/89  
CARLEY FLOYD L

3000 SAND HILL ROAD #4-145  
MENLO PARK CA 94025

**5th**  
0000 0000 / /

**Content Information****Content ID :** 003787**Type:** AR\_AllOther - All Other Resolutions

**Title:** ALCOHOLIC BEVERAGES CONDITIONAL USE IN THE B-3  
DISTRICT FOR A RESTAURANT EATING/PLACE USE PER AMC  
21.40.180 D.8 FOR HENRY'S OF ANCHORAGE, INC., DBA  
HENRY'S GREAT ALASKAN RESTAURANT.

**Author:** weaverjt**Initiating Dept:** Planning

**Description:** ALCOHOLIC BEVERAGES CONDITIONAL USE IN THE B-3  
DISTRICT FOR A RESTAURANT EATING/PLACE USE PER AMC  
21.40.180 D.8 FOR HENRY'S OF ANCHORAGE, INC., DBA  
HENRY'S GREAT ALASKAN RESTAURANT.

**Date Prepared:** 3/15/06 1:08 PM**Director Name:** Tom Nelson**Assembly****Meeting Date** 3/28/06**MM/DD/YY:****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	3/15/06 1:10 PM	Checkin	weaverjt	Public	003787
Planning_SubWorkflow	3/17/06 9:34 AM	Approve	nelsontp	Public	003787
ECD_SubWorkflow	3/17/06 9:36 AM	Approve	thomasm	Public	003787
MuniManager_SubWorkflow	3/17/06 11:37 AM	Approve	leblancdc	Public	003787
MuniMgrCoord_SubWorkflow	3/17/06 11:55 AM	Approve	abbottmk	Public	003787

CLERKS OFFICE

2006 MAR 17 PM 2:26

M.O.A.