

Submitted by:

Chair of the Assembly at
the Request of the Mayor
Planning Department
July 25, 2006

Prepared by:
For reading

CLERK'S OFFICE
APPROVED

Date: 7-25-06 Anchorage, Alaska
AR 2006-179

A RESOLUTION OF THE ANCHORAGE MUNICIPAL ASSEMBLY APPROVING AN ALCOHOLIC BEVERAGES CONDITIONAL USE IN THE B-4 (RURAL BUSINESS DISTRICT) FOR A BEVERAGE DISPENSARY USE PER AMC 21.40.190 B.2.L., FOR MAURICE MACDONALD, DBA O'BRADY'S BURGERS & BREW, LOCATED IN THE HUFFMAN BUSINESS PARK SUBDIVISION, TRACT S1; SITE ADDRESS BEING 1501 HUFFMAN ROAD; GENERALLY LOCATED AT THE NORTHWEST CORNER OF HUFFMAN ROAD AND THE NEW SEWARD HIGHWAY.

(Old Seward – Ocean View Community Council) (Planning Case 2006-095)

THE ANCHORAGE ASSEMBLY RESOLVES:

Section 1. The conditional use permit for an Alcoholic Beverages Conditional Use in the B-4 District for a Beverage Dispensary Use per AMC 21.40.190 B.2.1 for Maurice MacDonald, dba O'Brady's Burgers & Brew, located in the Huffman Business Park Subdivision, Tract S1; site address being 1501 Huffman Road, generally meets the applicable provisions of AMC 21.50.020 and AMC 21.50.160.

Section 2. The subject conditional use permit for an Alcoholic Beverages Conditional Use in the B-4 District for a new Beverage Dispensary use per AMC 21.40.190 B.2.1. 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 beverage dispensary use in the B-4 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-4 District for a Beverage Dispensary Use per AMC 21.40.190 B.2.1. for approximately 4,000 square feet of leasable area in the Carr's Shopping Center, located on Huffman Business Park Subdivision, Tract S1. The dining and lounge area will have 130 to 145 fixed and non-fixed seats.
4. On-premise sale of alcoholic beverages are seven days a week, Monday through Saturday from 11:00 AM to Midnight, and Sunday from 12:00 PM to 10:00 PM.

1 However, the conditional use may choose to operate all hours as permitted by law,
2 365 days a year. Liquor sales represent 28 percent compared to 72 percent food
3 sales.
4

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

14 6. Upon demand, the applicant shall demonstrate compliance with a "Liquor Server
15 Awareness Training Program," approved by the State of Alaska Alcoholic
16 Beverage Control Board, such as or similar to, the program for "Techniques in
17 Alcohol Management," (T.A.M.).
18

19 7. A copy of the conditions imposed by the Assembly in connection with this
20 conditional use approval shall be maintained on the premise at a location visible to
21 the public.
22

23 **Section 3.** Failure to comply with the conditions of this conditional use permit shall
24 constitute grounds for its modification or revocation.
25

26 **Section 4.** This resolution shall become effective immediately upon passage and approval
27 by the Anchorage Assembly.
28

29 PASSED AND APPROVED by the Anchorage Assembly this 25th
30 day of July 2006.
31
32
33
34

ATTEST:

Daniel A. Sullivan
Chair

Balme S. Deneke
Municipal Clerk

(Tax Parcel Number 016-191-69)



MUNICIPALITY OF ANCHORAGE

ASSEMBLY MEMORANDUM

No. AM 501-2006

Meeting Date: July 25, 2006

From: Mayor

Subject: ALCOHOLIC BEVERAGES CONDITIONAL USE IN THE B-4 (RURAL BUSINESS DISTRICT) FOR A BEVERAGE DISPENSARY USE PER AMC 21.40.190 B.2.L FOR MAURICE MACDONALD, DBA O'BRADY'S BURGERS & BREW.

1 Maruice MacDonald has made application for a Beverage Dispensary Alcoholic Beverage
2 Conditional Use in the B-4 District in the Huffman Business Park Subdivision, Tract S1
3 per AMC 21.40.190 B.2.l for a new restaurant, dba O'Brady's Burgers & Brew.

4
5 The proposal is for a beverage dispensary Alcoholic Beverage Conditional use at 1501
6 Huffman Road, located at the northwest corner of Huffman Road and the New Seward
7 Highway. The business will lease 4,000 square feet of space in the northern end of the
8 Carr's Shopping Center. The public area provides a total of 130 to 145 seats, with a
9 combination of fixed and non-fixed seating. The restaurant is to be located in an existing
10 shopping center location.

11
12 There are five licenses within 1,000 feet: two restaurant licenses, two package store
13 licenses, and one club license. Approving this conditional use for a beverage dispensary
14 use would add a beverage dispensary license. There do not appear to be any churches or
15 schools within 200 feet of the petition site.

16
17 O'Brady's Burgers & Brew will operate seven days a week, Monday through Saturday
18 from 11:00 AM to Midnight, and Sunday from 12:00 PM to 10:00 PM. However, the pub
19 may choose to operate all hours as permitted by law. The petitioner estimates that 28
20 percent of his total sales will be for alcohol compared to 72 percent food sales. Employees
21 involved in the dispensing of alcoholic beverages will be trained in accordance with the
22 Alcoholic Beverage Control Board's "Liquor Server Awareness Training Program" (TAM)
23 and hold the necessary certifications.
24

1 At the time this was prepared, the Anchorage Police Department and the Treasury Division
2 did not provide comments. The Department of Health and Human Services noted that
3 plans have not been submitted to them for licensing review for food service.
4

5 This conditional use for a beverage dispensary use and license in the B-4 District generally
6 meets the applicable provisions of AMC Titles 10 and 21, and Alaska Statute 04.11.090.
7

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

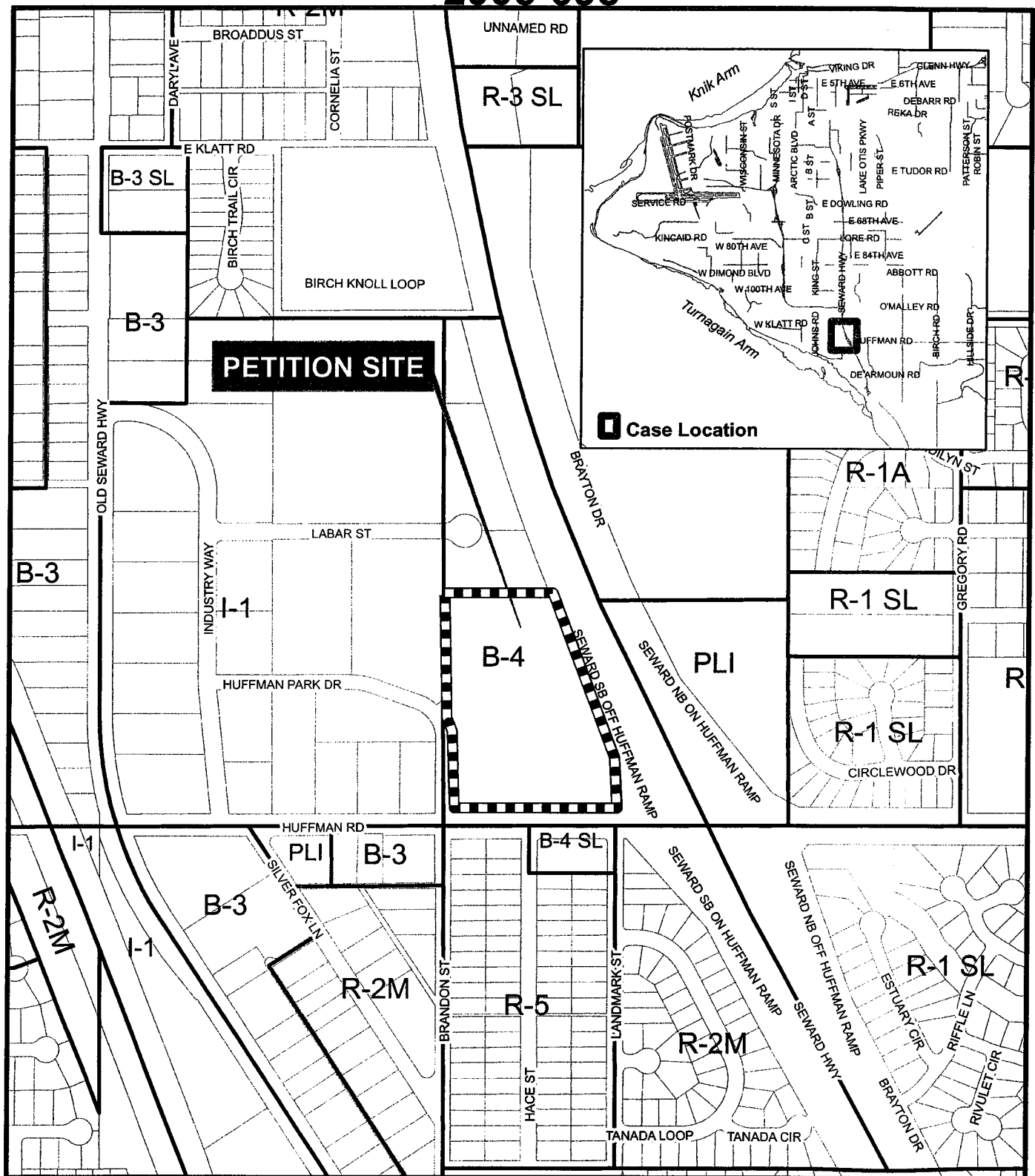
9 Concur: Tom Nelson, Director, Planning Department

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

12 Concur: Denis C. LeBlanc, Municipal Manager

13 Respectfully submitted: Mark Begich, Mayor

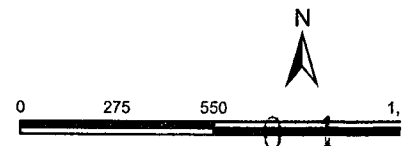
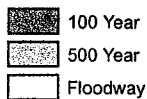
CONDITIONAL USE-ALCOHOL 2006-095



Municipality of Anchorage
Planning Department

Date: May 26, 2006

Flood Limits



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

DATE: August 15, 2006

CASE NO.: 2006-095

APPLICANT: Maurice MacDonald
dba O’Brady’s Burgers & Brew
Huffman Shopping Center, LLC – property owner

REPRESENTATIVE: Maurice MacDonald

REQUEST: A Conditional Use for an Alcoholic Beverages
Conditional Use in the B-4 (Rural Business) District for
a Beverage Dispensary Use per AMC 21.40.190 B.2.1.
for O’Brady’s Burgers & Brew.

LOCATION: Huffman Business Park Subdivision, Tract S1

STREET ADDRESS: 1501 Huffman Road

**COMMUNITY
COUNCIL:** Old Seward - Oceanview

TAX PARCEL: 016-191-69/ Grid SW 2732

ATTACHMENTS

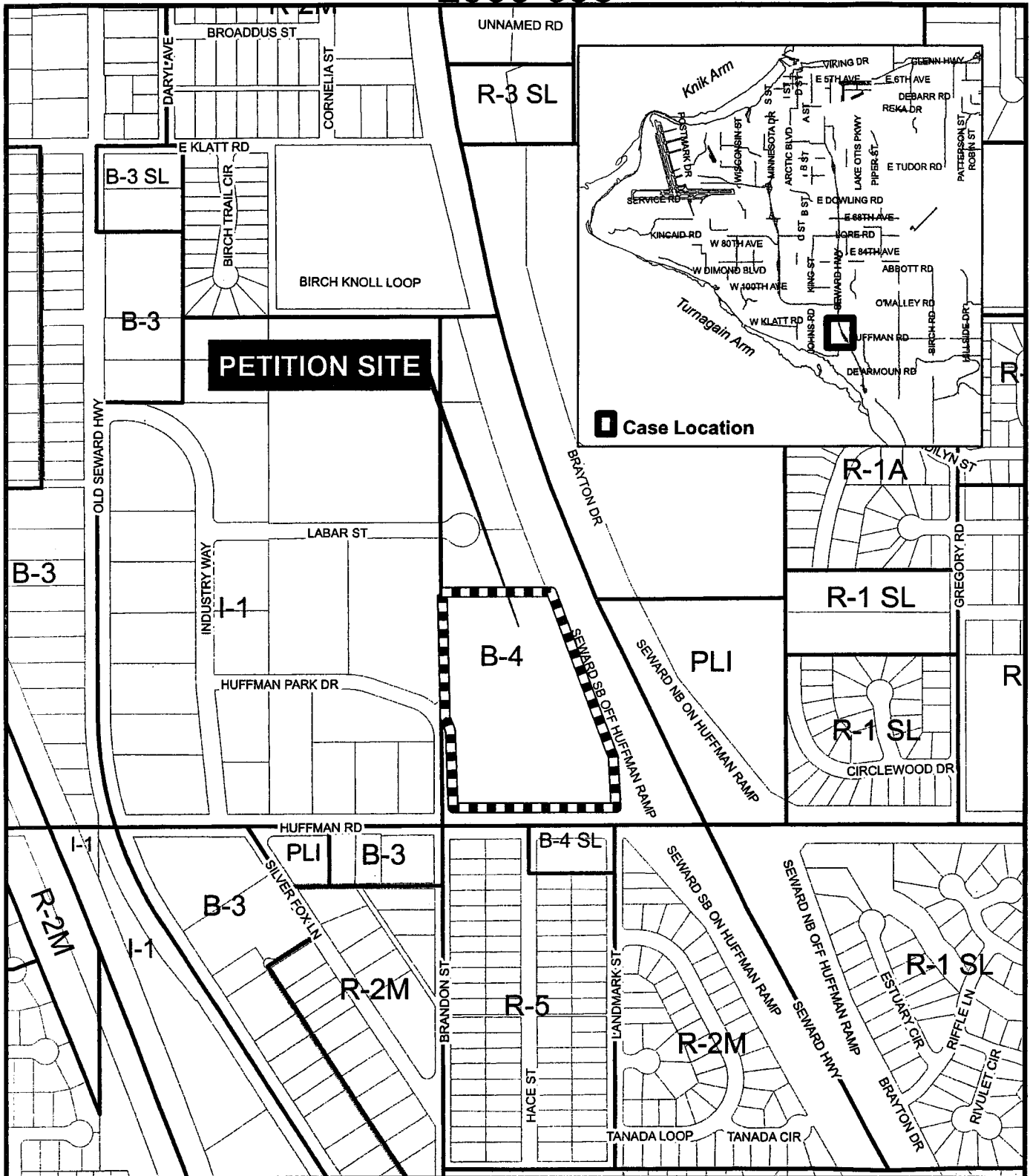
1. Location Map
2. Departmental Comments
3. Application
4. Posting Affidavit
5. Historical Information

RECOMMENDATION SUMMARY:

This conditional use generally meets the required standards of AMC Title 10 and Title 21 and State Statute 04.11.090.

Acres: 7,000 square feet
Vegetation: none
Zoning: B-2B (General Business)
Topography: Level

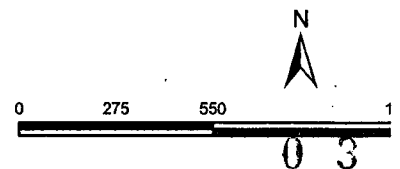
CONDITIONAL USE-ALCOHOL 2006-095



Municipality of Anchorage
Planning Department

Date: May 26, 2006

Flood Limits
 100 Year
 500 Year
 Floodway



Existing Use: Office Building
Soils: Public Sewer & Water; Seismic Zone 4

COMPREHENSIVE PLAN

Classification: Anchorage 2020—Adjacent to a Town Center
Commercial in the 1982 Anchorage Bowl Comp Plan
Density: N/A

SURROUNDING AREA

	NORTH	EAST	SOUTH	WEST
Zoning:	B-4	PLI	B-4 SL, R-5	I-1
Land Use:	Shopping Center and Related Shopping Center Uses	Seward Highway, South Anchorage Assembly of God	Gas Station, Single Family and Mobile Home Residential	Mixture of Commercial and Industrial Uses (Huffman Business Park)

SITE DESCRIPTION AND PROPOSAL:

The petitioner is asking approval of a new alcoholic beverage dispensary conditional use for a transfer of location of the license for O'Brady's Burgers & Brew. The restaurant is moving from a location on East Tudor Road to the petition site. O'Brady's leases 4,000 square feet of space in the Carr's Shopping Center, located at the northwest corner of Huffman Road and the Seward Highway. Surrounding property are zoned R-5, B-4, B-4 SL, PLI, and I-1. No off-street parking is required in the B-2B District.

The Assembly is scheduled to consider the transfer of location of Beverage Dispensary License #3396, owned by the petitioner, previously located at 6901 E. Tudor Road, to a new location at 1501 Huffman Road, on August 15, 2006.

The public area provides a total of one hundred and thirty to one hundred and forty-five (130-145) fixed and non-fixed seats. The restaurant is open 7-days a week, with proposed hours of operation to be 11:00 AM to 12:00 PM on Monday through Saturday, and from 12:00 PM to 10:00 PM on Sunday, however, the pub may choose to operate all hours as permitted by law. The petitioner estimates that 28% of his total sales will be from alcohol, and 72% from food sales. All employees involved in the dispensing of alcoholic beverages will be TAM trained and hold the necessary certifications. No specific or special security measures inside or outside the facility have been noted in the application.

There are five (5) licenses located within 1,000 feet of this location: two (2) restaurant licenses, two (2) package store licenses, and one (1) club license. Approving this beverage dispensary use and license will add the first beverage dispensary license.

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

PUBLIC COMMENTS:

Seventy-two (72) public hearing notices (PHNs) were mailed. At the time this report was written one public comment was received in support of the request, and no written comment has been received from the Community Councils.

FINDINGS

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

This subject location is depicted on the Land Use Policy Map of the Anchorage 2020 Comprehensive Plan as being adjacent to a Town Center area.

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.

Several goals of the Anchorage 2020 Plan address related issues such as recreational and economic opportunities. The sale of alcoholic beverages is part of the social, recreational and economic environment of the community. Hotel dining, night clubs, bars and restaurants which serves alcohol enhances the hospitality and tourism industry in Anchorage, and provide eating places for local residents and downtown employees. Another of the Plan's stated economic development goals are "Business Support and Development: a quality of life and a financial climate that encourages businesses to start up, expand or relocate in Anchorage (p. 41).

Town centers are designed to function as a focal point for community activities for seven discrete geographic sub areas of the Bowl. Their core is to be a mix of community serving retail public services, and public/civic facilities including and/or surrounded by medium to high density residential development. There is no Town Center plan adopted for this

Town Center area, nor is such a planning effort on the Department's work plan for the near future. However, mixing supportive retail uses, such as restaurants, bars, branch banks, and shopping, with office development is an important major employment center feature.

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

The restaurant is to be located within an existing retail shopping center building that was constructed in 1982. The lot size and width, building height, lot coverage, yards, sidewalks, landscaping, OS&HP setbacks, sidewalk widths and refuse collection is conforming or may have legal nonconforming rights to the 1982 zoning regulations. Except for the alcoholic beverages conditional use standards established in AMC 21.50.150, the Assembly has not adopted specific zoning regulations for alcoholic beverage sales. The B-4 Rural Business District zoning regulations allow alcoholic beverage sales through the conditional use permit process: AMC 21.40.190 B.2.1. Restaurants, cafes and other places serving food and beverages. Uses involving the sale (retail), dispensing or service of alcoholic beverages may be permitted by conditional use only.

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 adjacent to a Town Center area: a commercial area that is expected to remain in that land use category for the foreseeable future. In and around this location are found numerous restaurants, offices, retail stores, commercial and industrial businesses and other non-residential uses. Land to the north, is zoned B-2A; to the west, south and east, land is zoned B-2B.

AMC 21.50.160.B asks that a list of all alcohol licenses located within a minimum of 1,000 feet of the proposed conditional use be provided. The following five (5) licenses are located within 1,000 feet of this location: two (2) restaurant licenses, two (2) package store licenses, and one (1) club license. Approving this beverage dispensary use and license will add the first beverage dispensary license.

Name	Address	License Number	Type of License
BPO Elks Club #1351	11701 Brayton Drive	4322	Club
Oaken Keg (1813)	1465 E. Huffman Road	1799	Package Store
Tesoro 2 Go Mart #15	1211 E. Huffman Road	4054	Package Store
Southside Bistro	1320 Huffman Park Drive	3278	Restaurant/Eating Place
Sushi Garden	1120 E. Huffman Road	3405	Restaurant/Eating Place

In and around this location, there are numerous restaurants, office buildings, hotels, retail malls, commercial businesses and other non-residential uses. A new city convention center is being constructed in the next block. Because of its location it is readily available to the traveling public, both local residents as well as out of state visitors.

There appear to be no churches and or schools within 200 feet of the subject site.

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 petition site is located in an existing, approved, shopping center. There is an established parking area. There is also an established system of sidewalks adjacent to the mall. A public transportation route travels to the petition area.

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

This standard is met.

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

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

This standard is met.

As a land use, a Beverage Dispensary conditional use and license will not cause or contribute to any environmental pollution.

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

This standard is met.

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

Standards Chapter 10.50 Alcoholic Beverages

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

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

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

The approval of a conditional use for a beverage dispensary use and license will not adversely impact the immediate area or surrounding uses. There appear to be no schools or churches within 200-feet of the petition site. A list of the closest churches have been provided in the staff packet.

- 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 is an application for transfer of license to a new location. According to the application, the petitioner will be able to comply with these procedures. At the time this report was written, no adverse comments have been received.

- 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.**

No comments were provided from the Anchorage Police Department.

- 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

At the time this report was written, no comments had been received by 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.**

The Department of Health and Human Services commented that no Plan Review Application or fees have been received by DHHS Food Safety as of June 14, 2006.

- 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-4 District for a beverage dispensary use and license per AMC 21.40.190 B.2.1. appears to meet or can meet the required standards of AMC Title 10 and Title 21, and State Statute 04.11.090.

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

1. A notice of Zoning Action shall be filed with the 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-4 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-4 District for a Beverage Dispensary Use per AMC 21.40.190 B.2.1. for approximately 4,000 square feet of leaseable area in the Carr's Shopping Center, located on Huffman Business Park Subdivision, Tract S1. The dining and lounge area will have one hundred and thirty to one hundred and forty-five fixed and non-fixed seats.
4. On-premise sale of alcohol beverages are 7-days a week, Monday through Saturday from 11:00 AM to Midnight, and Sunday from 12:00 PM to 10:00 PM. The conditional use may choose to operate all hours as permitted by law. Liquor sales represent 28 % compared to 72 % food sales.
5. Upon demand the applicant shall demonstrate compliance with a liquor "Server Awareness Training Program approved by the State of Alaska alcoholic Beverage Control Board, such as or similar to the program for techniques in alcohol management (T.A.M.).
6. The use of the property by any person for the permitted purposes shall comply with all current and future federal, state and local laws and

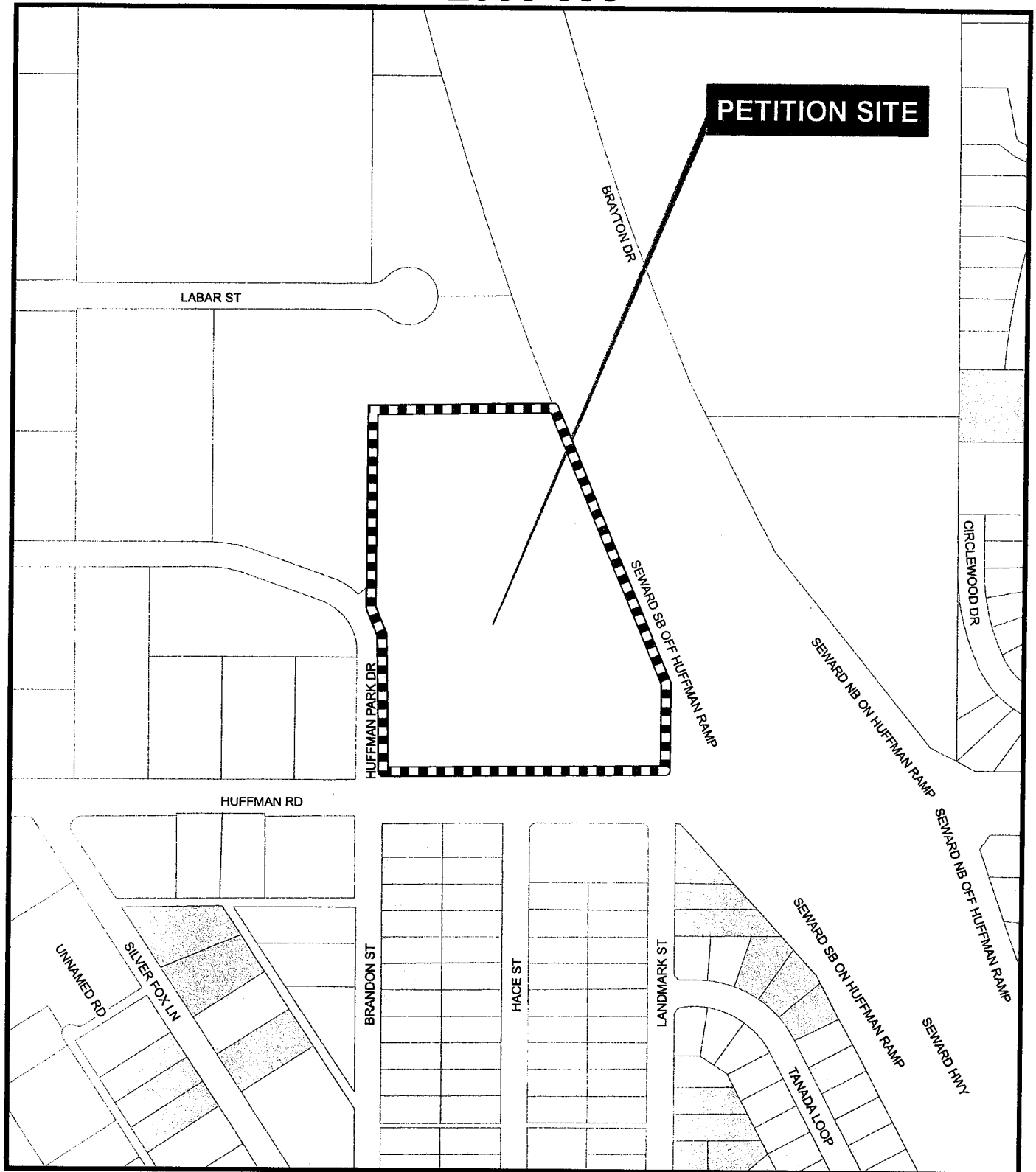
regulations including but not limited to laws and regulations pertaining to the sale, dispensing, service and consumption of alcoholic beverages and the storage, preparation, sale, service and consumption of food. The owner of the property, the licensee under the Alcoholic Beverage Control license and their officers, agents and employees shall not knowingly permit or negligently fail to prevent the occurrence of illegal activity on the property.

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

2




HISTORICAL MAPS AND AS-BUILTS

CONDITIONAL USE-ALCOHOL 2006-095



Municipality of Anchorage
Planning Department

Date: May 26, 2006

-  Single Family
-  Multi-Family
-  Mobile Home Park

0 50 100 200
Feet



014

2006-095



Municipality of Anchorage
Planning Department

Date: May 26, 2006



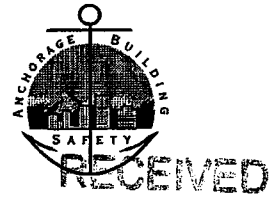
3

DEPARTMENTAL

COMMENTS



**Municipality of Anchorage
Development Services Department
Building Safety Division**



MEMORANDUM

JUN 27 2006

DATE: June 27, 2006

Municipality of Anchorage
Zoning Division

TO: Jerry Weaver, Jr., Platting Officer, CPD

FROM: *DR* Daniel Roth, Program Manager, On-Site Water and Wastewater Program

SUBJECT: Comments on Cases due June 27, 2006

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

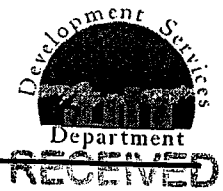
2006 - 095 A request concept/final approval of a conditional use to permit a restaurant serving alcohol

No objection



MUNICIPALITY OF ANCHORAGE

Development Services Department
Right of Way Division



MEMORANDUM

JUN 27 2006

DATE: June 27, 2006
TO: Planning Department, Zoning and Platting Division
THRU: Jack L. Frost, Jr., Right of Way Supervisor *JL*
FROM: Lynn McGee, Senior Plan Reviewer *LM*
SUBJ: Request for Comments on Assembly case(s) for the Meeting of July 25, 2006.

Municipality of Anchorage
Zoning Division

Right of Way has reviewed the following case(s) due June 27, 2006.

06-095 **Huffman Business Park, Tract S 1, grid 2732**
(Conditional Use, Restaurant Serving Alcohol)
Right of Way Division has no comments at this time.
Review time 15 minutes.

Pierce, Eileen A

2006-095

From: Ruggles, Jennifer L.
Sent: Tuesday, June 27, 2006 3:36 PM
To: Pierce, Eileen A; 'stewardgi@muni.org'
Subject: CUP Comment

RECEIVED

JUN 27 2006

Municipality of Anchorage
Zoning Division

Case #: 2006-095
O'Brady's Burgers & Brew
1501 Huffman

Comment: No Plan Review Application or fees have been received by DHHS Food Safety as of June 14, 2006.

*Thank you,
Randy Grove
Plan Review Sanitarian
343-4757*

Jennifer L. Ruggles
Sr. Office Assistant
Health Planning and Promotion
Dept. of Health and Human Services
Phone 907-343-4109
Fax 907-343-4004

MUNICIPALITY OF ANCHORAGE
Anchorage Water & Wastewater Utility

RECEIVED

JUN 27 2006

MEMORANDUM

Municipality of Anchorage
~~Zoning Division~~

DATE: June 27, 2006

TO: Jerry Weaver, Zoning Division Administrator, Planning Department

FROM: Sandy Notestine, Engineering Technician, AWWU

SUBJECT: Zoning Case Comments
Planning & Zoning Commission Hearing July 25, 2006
AGENCY COMMENTS DUE June 27, 2006

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

2006-095 Huffman Business Park Tract S1 (Conditional use to permit restaurant serving alcohol
– Zone B4 – Rural business district) Grid SW 2732

1. AWWU has no comment regarding a restaurant serving alcohol in the Carr's-Huffman shopping mall area.

If you have questions pertinent to public water and sanitary sewer service, you may call me at 564-2757 or the AWWU Planning Section at 564-2739, or email sandy.notestine@awwu.biz.



MUNICIPALITY OF ANCHORAGE
Traffic Department



MEMORANDUM

JUN 12 2006

DATE: June 12, 2006

Municipality of Anchorage
Zoning Division

TO: Jerry T. Weaver, Platting Supervisor, Planning Department

THRU: Leland R. Coop, Associate Traffic Engineer

FROM: Mada Angell, Assistant Traffic Engineer

SUBJECT: Traffic Engineering and Transportation Planning Comments for the
July 25, 2006 Assembly Public Hearing

06-095 Huffman Business Park; Conditional Use to permit serving alcohol;
Grid 2732I

Traffic Engineering and Transportation Planning have no comments.



RECEIVED

JUN 08 2006

Municipality of Anchorage
Zoning Division

FLOOD HAZARD REVIEW SHEET for PLATS

Date: 06-08-06

Case: 2006-095

Flood Hazard Zone: C

Map Number: 0360

☐ 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

I will be on vacation 6/12/06-6/14/06. Please contact Cleo Hill for review status and or issues. Thanks!

Fire Plan Review dated 6/2/2006

RECEIVED

JUN 02 2006

**Municipality of Anchorage
Zoning Division**

2006-091'	R. Cartier	Yes 06/02/06	No Comment
2006-085	R. Cartier	Yes 06/02/06	No Comment
2006-087	R. Cartier	Yes 06/02/06	No Comment
2006-094	R. Cartier	Yes 06/02/06	No Comment
2006-095	R. Cartier	Yes 06/02/06	No Objection
S11174-3	J. Weaver	Yes 06/02/06	No Objection
S11484-2	J. Weaver	Yes 06/02/06	No Comment
S11497-1	J. Weaver	Yes 06/02/06	No Comment
S11452-2	J. Weaver	Yes 06/02/06	No Comment
S11501-1	J. Weaver	Yes 06/02/06	No Objection
S11503-1	J. Weaver	Yes 06/02/06	No Objection
S11504-1	J. Weaver	Yes 06/02/06	No Objection
S11506-1	J. Weaver	Yes 06/02/06	No Comment
S11507-1	J. Weaver	Yes 06/02/06	No Comment
S11508-1	J. Weaver	Yes 06/02/06	No Objection
S11509-1	J. Weaver	Yes 06/02/06	No Objection

2006-093	R. Cartier	Yes 06/02/06	Comment	No objection as long as required set backs are provided.
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S11505-1	J. Weaver	Yes 06/02/06	Comment	Lot 12B-1 shall have access posted as a fire lane on at least one side (both side is less than 26 feet wide) and shall have pr fire apparatus turn around.
----------	-----------	--------------	---------	--

S11502-1	J. Weaver	Yes 06/02/06	Comment	No objection in principle, buildings shall remain separate until plans are submitted and approved. No modification shall be made until permit is issued.
----------	-----------	--------------	---------	--



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



PZC Case Comments

DATE: May 30, 2006

TO: Eileen Pierce, P&Z

FROM: Anastasia Taylor, PM&E

SUBJECT: Comments for hearing date: 7/25/06

Case No. 2006-095 Conditional Use – Alcohol, O'Brady's.

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

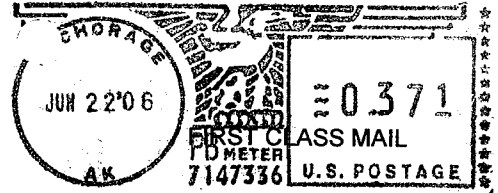
RECEIVED

MAY 30 2006

Municipality of Anchorage
Zoning Division

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

RESORTED
FIRST CLASS



018-022-06-000
TRENT ROBERTA M
12500 HACE STREET
ANCHORAGE, AK 99515

RECEIVED

JUN 27 2006

Municipality of Anchorage
Zoning Division

**ASSEMBLY
NOTICE OF PUBLIC HEARING - - Tuesday, July 25, 2006**

Planning Dept Case Number: 2006-095

The Assembly of the Municipality of Anchorage will hold a public hearing on a petition proposing a conditional use at its regular meeting of Tuesday, July 25, 2006. The meeting begins at 6:00 p.m. in the Assembly Chambers of the Z. J. Loussac Library, 3600 Denali Street. The petition is for the following:

CASE: 2006-095
PETITIONER: Maurice MacDonald
REQUEST: Assembly conditional use for a restaurant serving alcohol
TOTAL AREA: 10.57 acres
SITE ADDRESS: 1501 HUFFMAN RD
CURRENT ZONE: B-4 Rural business district
COM COUNCIL(S): 1---Old Seward-Oceanview

LEGAL/DETAILS: An alcoholic beverage conditional use for a beverage dispensary restaurant license transfer of location for O'Brady's Burgers and Brew from the closed Tudor Road location to the new location at 1501 Huffman Road. Huffman Business Park Subdivision, Tract S1.

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

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

Name: Roberta Trent
Address: 12500 HACE ST.
Legal Description: lot 35 block 1 Beacon Park Subdivision
Comments: NO OBJECTIONS - It will be a nice addition
to the neighborhood, adding life to the Carrs mall.

4

APPLICATION

Application for Conditional Use Retail Sale Alcoholic Beverages

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

Please fill in the information asked for below.

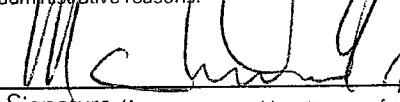
PETITIONER*	PETITIONER REPRESENTATIVE (IF ANY)
Name (last name first) MAURICE MacDonald	Name (last name first) Stanne
Mailing Address 401 E 46 PLACE	Mailing Address
Anchorage AK 99503	
Contact Phone: Day: 907 563-5853 Night: 229-0035	Contact Phone: Day: Night:
FAX: 907 561-7353	FAX:
E-mail: MBMJR@Alaska.net	E-mail:

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

PROPERTY INFORMATION	
Property Tax # (000-000-00-000): 016-191-64-000	
Site Street Address: 1501 HOFFMAN	
Property Owner (if not the Petitioner): HOFFMAN Business Park LLC	
Current legal description: (use additional sheet in necessary) HOFFMAN Business Park TR S1	
Zoning: B4	Acreage: Grid # SW 2732

ALCOHOLIC BEVERAGE CONTROL BOARD LICENSE PROPOSED		
<input checked="" type="checkbox"/> Beverage Dispensary	<input type="checkbox"/> Private Club	<input type="checkbox"/> Restaurant, exempt
<input type="checkbox"/> Beverage Dispensary-Tourism	<input type="checkbox"/> Public Convenience	<input type="checkbox"/> Theater
<input type="checkbox"/> Brew Pub	<input type="checkbox"/> Recreational	<input type="checkbox"/> Other (Please explain):
<input type="checkbox"/> Package Store	<input checked="" type="checkbox"/> Restaurant	
Is the proposed license: <input type="checkbox"/> New <input checked="" type="checkbox"/> Transfer of location: ABC license number: 3394		
Transfer license location: 6901 E Tudor		
Transfer licensed premises doing business as: O'Brady's Burgers & Brew		

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 9-28-2006	Signature (Agents must provide written proof of authorization) 
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Accepted by: MA	Poster & Affidavit: 1 + Affidavit	Fee: \$5,000.00	Case Number: 2006-095 027
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COMPREHENSIVE PLAN INFORMATIONAnchorage 2020 Urban/Rural Services: ☒ Urban ☐ RuralAnchorage 2020 West Anchorage Planning Area: ☒ Inside ☒ Outside

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

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

Eagle River-Chugiak-Peters Creek Land Use Classification:

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

Girdwood- Turnagain Arm

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

ENVIRONMENTAL INFORMATION (All or portion site affected)

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

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

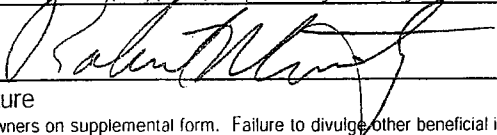
- ☐ Rezoning - Case Number: N/A
☐ Preliminary Plat ☐ Final Plat - Case Number(s):
☐ Conditional Use - Case Number(s):
☐ Zoning variance - Case Number(s):
☐ Land Use Enforcement Action for
☐ Building or Land Use Permit for
☐ Wetland permit: ☐ Army Corp of Engineers ☐ Municipality of Anchorage

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.

5/25/06  ROBERT MINTZ

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):

O'BRADY'S Burgers & Brew #2

What is the gross leaseable floor space in square feet?

4,000

What is the facility occupant capacity?

130 - 145

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

None / Unknown

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

130 - 145

What will be the normal business hours of operation?

11⁰⁰am to 12⁰⁰ Mon Thru Sat 12⁰⁰pm to 10⁰⁰pm Sun

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

Same

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

25% Alcoholic beverage sales

72% Food sales

Type of entertainment proposed: (Mark all that apply)

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

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

DISTANCE FROM CHURCHES, DAY CARE, AND SCHOOLS

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

Name	Address
None	

PACKAGE STORES

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

% less than \$5.00

% \$5.00 to \$10.00

% \$10.00 to \$25.00

% greater than \$25.00

CONDITIONAL USE STANDARDS

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

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

We are moving our business from one commercial center on the East End of Anchorage to this South End center to meet market demand.

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

The move put O'Brady's in a large commercial center with many like businesses.

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.

All the land around the current center is zoned for commercial use and industrial use.

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.

None

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

None

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

None

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

STANDARDS CHAPTER 10.50 ALCOHOLIC BEVERAGES

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

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

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

one package store license

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

Two - one Beer & Wine and one package store

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

2

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

5

In your opinion, is this quantity of licenses a negative impact on the local community?

no

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

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

12 - 15 people

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

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

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

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

inside facility:

None

outside facility:

None

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

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

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

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

Additional space if needed.



O'BRADY'S
BURGERS AND BREW

May 18 - 2006
~~September 24, 2005~~

Planning Department
Municipality of Anchorage
P. O. Box 196650
Anchorage, AK 99519

Dear Sir or Madam:

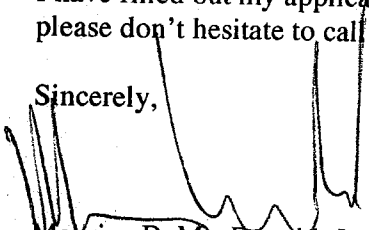
I am submitting my application for conditional use retail sale of alcoholic beverages for the Carrs center located at 1501 Huffman Road Anchorage, AK.

I have operated a bar restaurant in anchorage for 20 years, On December 31, 2005 my lease at my current location 6901 East Tudor road will expire and my land lord Southcentral foundation will not renew due to there policies concerning liquor.

I have decided to relocate to the south end of Anchorage, the Carrs Center to service a market that I believed to be underserved buy full service limited menu family restaurants that have full liquor service.

I have filled out my application to the best of my ability and if you have any questions please don't hesitate to call me.

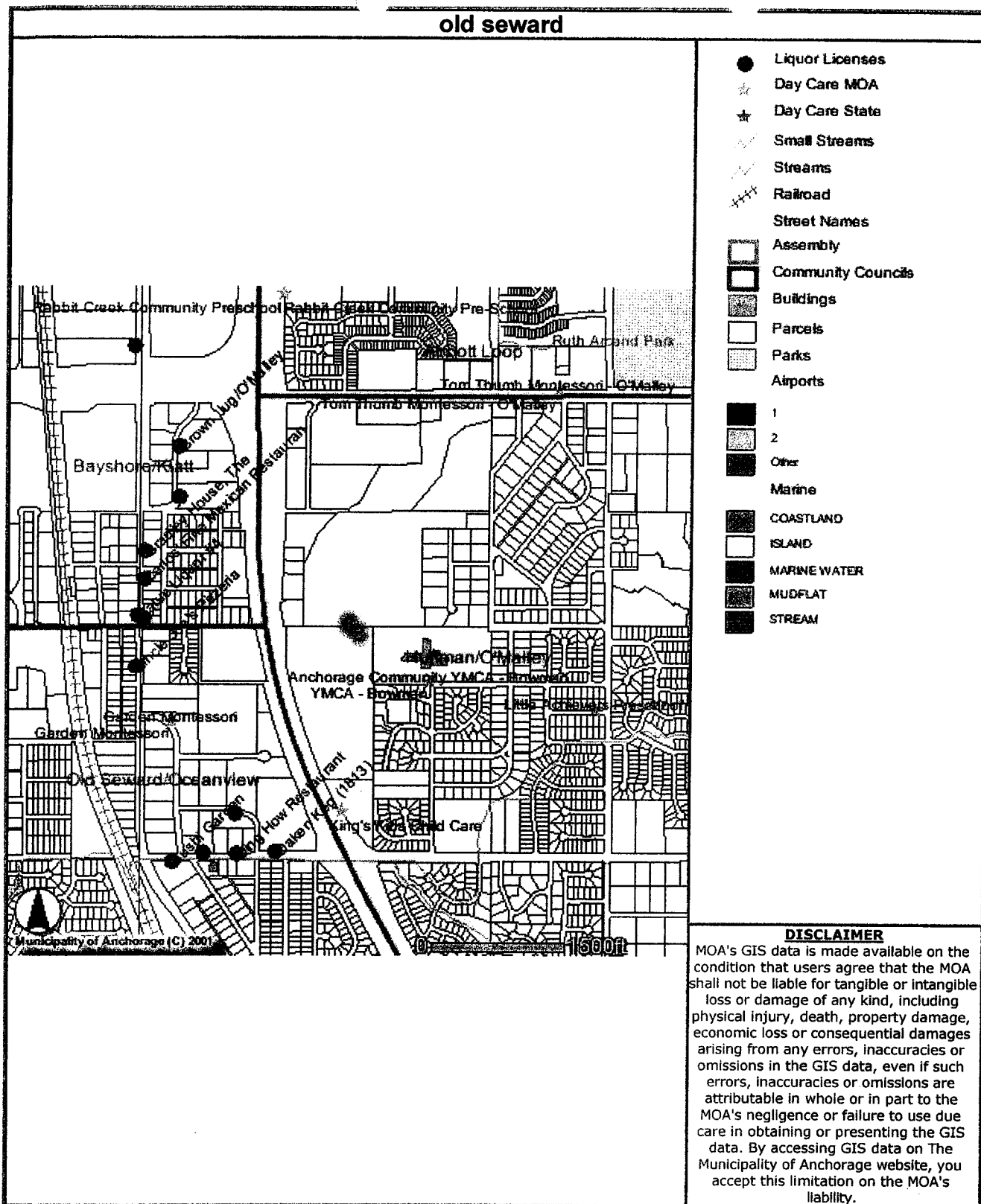
Sincerely,



Maurice B. MacDonald, Jr
Owner

Administrative Offices:
401 E. 46th Place; Anchorage, Alaska 99503; Tel: 907-561-7352; Fax: 907-561-7353; Mobile: 907-229-0035

Restaurant Location:
Chugach Square; 6901 E. Tudor Road; Anchorage, Alaska 99507; Tel: 907-338-1080



46. GOVERNING LAW; ENTIRE AGREEMENT

46.1 It is the intent of the parties hereto that all questions with respect to the construction of this Lease and the rights and the liabilities of the parties hereto shall be determined in accordance with the laws of Alaska.

46.2 This Lease and the Exhibits, Riders, or Addenda, if any, attached hereto, constitute the entire agreement between the parties, and any prior conversation or writings are deemed merged herein and thereby extinguished and of no further force and effect.

46.3 Neither Landlord nor anyone on its behalf has made any statement, promise or agreement, or taken upon itself any engagement whatever, orally or in writing, in conflict with the terms of this Lease or which in any way modifies, varies, alters, enlarges or invalidates any of its provisions, it being understood that no obligations of Landlord shall be implied in addition to the obligations herein expressed.

46.4 No subsequent amendment or modification to this Lease shall be binding upon Landlord or Tenant unless the same shall have been reduced to writing and executed by both parties.

47. AMBIGUITIES

47.1 The general rule of contract interpretation of construing ambiguities, if any, in a writing against a drafter shall not apply.

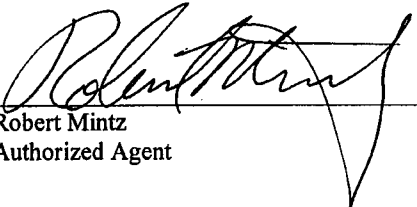
IN WITNESS WHEREOF, the parties have caused this Retail Lease to be duly executed, intending thereby to be legally bound, as of the day and year first above written.

LANDLORD: HUFFMAN SHOPPING CENTER, LLC,
a Delaware Limited Liability Company

Member: Labar Properties, Limited Partnership, an
Alaska partnership

By: Carr-Gottstein GP, LLC, an Alaska LLC,
Its general partner

Date: 11-29-05

By: 
Robert Mintz
Authorized Agent

TENANT: O'BRADY'S BURGERS AND BREW

Date: 10-25-2005

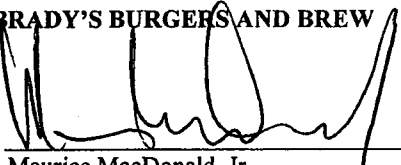
By: 
Maurice MacDonald, Jr.
Owner

EXHIBIT "A"

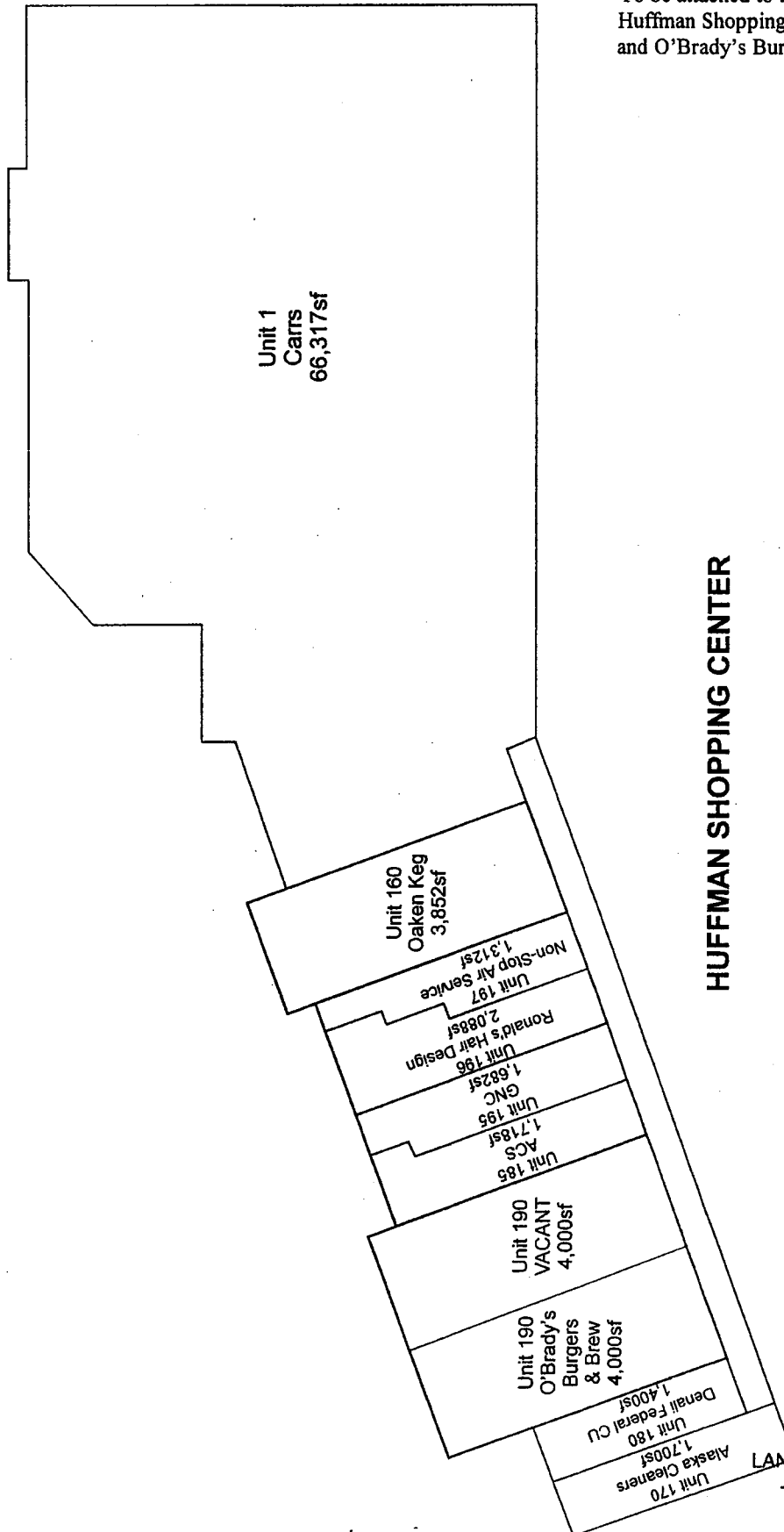
To be attached to the Lease by and between Huffman Shopping Center LLC as Landlord
and O'Brady's Burgers and Brew, as Tenant

TrS-1, Huffman Business Park Subd Plat #89-69

R.A.M.
LANDLORD INITIALS RAM
TENANT INITIALS 038

EXHIBIT "B"

To be attached to the Lease by and between
Huffman Shopping Center LLC as Landlord
and O'Brady's Burgers and Brew, as Tenant



LANDLORD INITIALS
TENANT INITIALS
R.A.M.
68039

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

Liquor License Transfer

PAGE 1 OF 2
(907) 269-0350
Fax: (907) 272-9412
<http://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
- ☐ Full 2-year period

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

SECTION A. LICENSE INFORMATION: Must be completed for all types of applications.			FEES	
Current License #: <u>3396</u>	License Type: <u>Beverage Dispensary</u>	Filing Fee: \$100.00		
License Year <u>05/06</u>	Local Governing Body: (City, Borough or Unorganized) <u>Municipality of Anchorage</u>	Total Submitted: \$ <u>100</u>		
Statute Reference Sec. 04.11.	Applicant's/transferee's name as it should appear on the license: <u>MAURICE B. Mac Donald, Jr</u>	Community Council Name(s) & Mailing Address (If applicable) <u>Ocean View/Old Seward</u> <u>Hank Hestford</u> <u>1000 Botwinica HBCir</u> <u>Anchorage, AK 99515</u>		
Bus. Tel. # <u>561-7352</u>	Applicant's/transferee's mailing address: <u>401 E 46 place</u>			
Fax #: <u>561-7353</u>	Doing Business As (Business Name) <u>O'Grady's Burgers & Brew #2</u>			
Federal EIN: <u>92-012044</u>	Street Address or Location of Business <u>1501 HUFFMAN</u>	City <u>Anchorage</u>		
Email Address <u>MBM JR @ ALASKA.NET</u>				
SECTION B. PREMISES TO BE LICENSED. Must be completed for Relocation applications.				
Name to be used on public sign or advertising: <u>O'Grady's</u>		<input type="checkbox"/> Premises is GREATER than 50 miles from the boundaries of an incorporated city, borough, or unified municipality.		
Closest school grounds: <u>Bowman .60 mile</u>		<input type="checkbox"/> Premises is LESS than 50 miles from the boundaries of an incorporated city, borough, or unified municipality.		
Closest church: <u>Huffman - Seward High Acres .50</u>		<input checked="" type="checkbox"/> Not applicable		
Distance measured under: <input checked="" type="checkbox"/> AS 04.11.410 OR <input type="checkbox"/> Local ordinance No.		<input type="checkbox"/> Plans submitted to Fire Marshall (required for new & proposed buildings)		
Premises to be licensed is: <u>Existing wall</u>		<input checked="" type="checkbox"/> Diagram of premises attached		
<input checked="" type="checkbox"/> Regular Transfer		Name and Mailing Address of Current Licensee <u>Same</u>		
<input type="checkbox"/> Transfer with security interest: Any instrument executed under AS 04.11.670 for purposes of applying AS 04.11.360(4)(b) in a later involuntary transfer, must be filed with this Application (15 AAC 104.107). Real or personal property conveyed with this transfer must be described. Provide security interest documents.		Business Name (dba) BEFORE transfer <u>Same</u>		
<input type="checkbox"/> Involuntary Transfer. Attach documents which evidence default under AS 04.11.670.		Street Address or Location BEFORE transfer <u>6701 E Tudor Road</u>		
SECTION D. Individual, corporate officer, director, limited liability organization member, manager or partner background.				
Does any individual, corporate officer, director, or limited liability organization member, manager or partner named in this application have any direct or indirect interest in any other alcoholic beverage business licensed in Alaska or any other state?				
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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?				
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, attach written explanation				

Office use only

License Number _____ Date Approved _____ Director's Signature _____

Liquor License Transfer

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

PAGE 2 OF 2
Individual - Partnership
Joint Venture Information

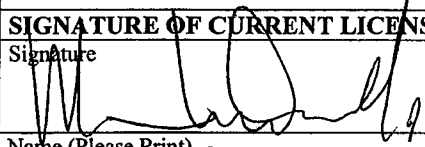
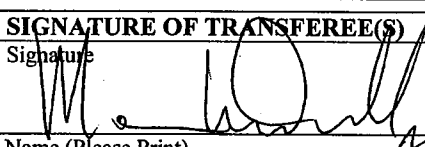
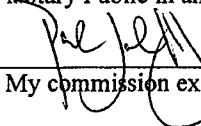
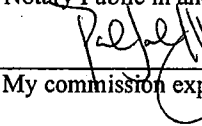
This application is for:

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

Mo/Day

Mo/Day

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

Individual(s), Partner(s), Joint Venture Parties OR Affiliates. Attach additional sheets if necessary.					
Full Name MAURICE B. MacDonald		Applicant <input checked="" type="checkbox"/> Affiliate <input type="checkbox"/>		Full Name	
Mailing Address 401 E 46th PLACE				Mailing Address	
City, State, Zip Code Anchorage ALASKA 99503				City, State, Zip Code	
Date of Birth April 11, 1954	Home Telephone No. 907-563-5853	Work Telephone No. 907-338-1080	Date of Birth	Home Telephone No.	Work Telephone No.
Full Name		Applicant <input type="checkbox"/> Affiliate <input type="checkbox"/>		Full Name	
Mailing Address				Mailing Address	
City, State, Zip Code				City, State, Zip Code	
Date of Birth	Home Telephone No.	Work Telephone No.	Date of Birth	Home Telephone No.	Work Telephone No.
Full Name		Applicant <input type="checkbox"/> Affiliate <input type="checkbox"/>		Full Name	
Mailing Address				Mailing Address	
City, State, Zip Code				City, State, Zip Code	
Date of Birth	Home Telephone No.	Work Telephone No.	Date of Birth	Home Telephone No.	Work Telephone No.
Full Name		Applicant <input type="checkbox"/> Affiliate <input type="checkbox"/>		Full Name	
Mailing Address				Mailing Address	
City, State, Zip Code				City, State, Zip Code	
Date of Birth	Home Telephone No.	Work Telephone No.	Date of Birth	Home Telephone No.	Work Telephone No.
Note: On a separate sheet provide information on ownership of corporations, partnerships and/or limited liability organizations that are partners or joint venture parties of the licensee.					
Declaration					
<ul style="list-style-type: none">I declare under penalty of perjury that I have examined this application, including the accompanying schedules and statements, and to the best of my knowledge and belief it is true, correct and complete, and this application is not in violation of any security interest or other contracted obligations.The undersigned certifies on behalf of the (individual(s)) (partnership) (joint venture), it is understood that a misrepresentation of fact is cause for rejection of this application or revocation of any license issued.I further certify that I have read and am familiar with Title 4 of the Alaska statutes and its regulations, and that in accordance with AS 04.11.450, no person other than the licensee(s) has any direct or indirect financial interest in the licensed business.I agree to provide all information required by the Alcoholic Beverage Control Board in support of this application.					
SIGNATURE OF CURRENT LICENSEE(S)			SIGNATURE OF TRANSFEREE(S)		
Signature 			Signature 		
Name (Please Print) MAURICE B. MacDonald			Name (Please Print) MAURICE B. MacDonald		
Subscribed and sworn to before me this 6 day of October , 2005			Subscribed and sworn to before me this 6 day of October , 2005		
Notary Public in and for the State of Alaska 			Notary Public in and for the State of Alaska 		
My commission expires: April 16, 2007			My commission expires: April 16, 2007		

STATE OF ALASKA
ALCOHOLIC BEVERAGE CONTROL BOARD
APPLICATION FOR RESTAURANT DESIGNATION PERMIT - AS 04.16.010 & 15 AAC 104.715-794
FEE: \$50.00

The granting of this permit allows access of persons under 21 years of age to designated licensed premises for purposes of dining, and persons under the age of 19 for employment. If for employment, please state in detail, how the person will be employed, duties, etc. (13 AAC 104.745).

This application is for designation of premises where : (please mark appropriate items).

- 1 ☒ Under AS 04.16.010(c) Bona fide restaurant/eating place.
- 2 ☐ Persons between 16 & 21 may dine unaccompanied.
- 3 ☐ Persons under 16 may dine accompanied by a person 21 years or older.
- 4 ☐ Persons between 16 and 19 years may be employed. (See note below).

LICENSEE: MAURICE B. MACDONALD, JR.

D/B/A: O'BRADY'S BURGERS & BEER #2

ADDRESS: _____

1. Hours of Operation: 11:00 am to 12:00 pm Telephone # 907-338-1080

2. Have police ever been called to your premises by you or anyone else for any reason: ☒ Yes ☐ No

If yes, date(s) and explanation(s).

Unknown Date - misc Reason is Failure to pay Bill

Citizen in Distress ect

3. Duties of employment: _____

4. Are video games available to the public on your premises? NO

5. Do you provide entertainment: ☐ Yes ☒ No If yes, describe. _____

6. How is food served? ☒ Table Service ☐ Buffet Service ☐ Counter Service ☐ Other*

7. Is the owner, manager, or assistant manager always present during business hours? ☒ Yes ☐ No

*** A MENU AND A DETAILED LICENSED PREMISES DIAGRAM MUST ACCOMPANY THIS APPLICATION ***

This permit remains in effect until the liquor license is transferred OR at the discretion of the Alcoholic Beverage Control Board. (13 AAC 104.795)

I certify that I have read AS 04.16.049, AS 04.16.060, 13 AAC 104.715-795 and have instructed my employees about provisions contained therein.

[Signature]
Applicant(s) signature

Subscribed and sworn to before me this _____ day of _____

Notary Public in and for Alaska

My Commission expires _____

Application approved (13 AAC 104.725(e))
Governing Body Official

Date: _____

Director, ABC Board

Date: _____

NOTE: AS 04.16.049(c) requires that written parental consent and an exemption by the Department of Labor must be provided to the licensee by the employee who is under 19 years of age. Persons 19 and 20 years of age are not required to have the consent or exemption.

* Describe how food is served on back of form.

STATE OF ALASKA
ALCOHOLIC BEVERAGE CONTROL BOARD

STATEMENT OF FINANCIAL INTEREST

CONFIDENTIAL

TO BE COMPLETED BY EACH APPLICANT, EITHER INDIVIDUAL OR CORPORATE

AS 04.11.450(a) states that no person other than a licensee may have a direct or indirect financial interest in the business for which the license is issued.

APPLICANT'S NAME AND MAILING ADDRESS	DBA (BUSINESS NAME) AND LOCATION
MAURICE MAC DONALD, JR.	O'BRIEN'S Burgers & Brew
401 E 46th place	
Anchorage, Alaska 99503	

List below persons, firms, lending institutions or corporations which have or may have any financial involvement in furthering purchases of assets, revenues or operating capital for the licensed business operations.

NAME	ADDRESS	AMOUNT	PURPOSE
Wells Fargo	in Bar	250,000	Letter improvement
None			

Under the penalties of perjury, I declare that I have examined this application, including accompanying schedules and statements, and to the best of my knowledge and belief it is true, correct, and complete.

Signature of Applicant/Transferee

Subscribed and sworn to before me this

_____ Day of _____ 20 _____

Date

Notary Public in and for the State of Alaska

My commission expires _____

STATE OF ALASKA
ALCOHOLIC BEVERAGE CONTROL BOARD

AFFIDAVIT IN CONNECTION WITH POSTING LIQUOR LICENSE APPLICATION
Section 04.11.260, 04.11.310, & AAC 104.125 Alaska Statutes, Title 4

POSTING AFFIDAVIT

I, the undersigned, being first duly sworn on oath, depose and say that:

1. a. Posting of application for a new _____ liquor license
for _____
located at _____
(address and/or location)

OR

- b. Posting of application for transfer of a Beverage Denial liquor license
currently issued to Maurice B MacDonald whose business name (d/b/a)
is _____ located at 6901 E Tudor Road
(address and/or location)

2. Has been completed by me for the following 10 FULL day period:

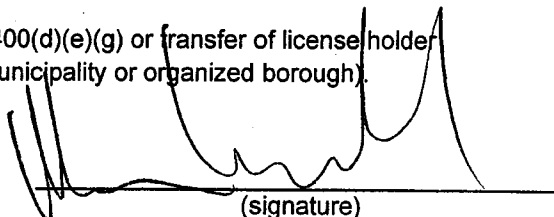
October 6, 2005 to October 17, 2005

*** Prior to the filing of said application, a true copy of the application was posted at the following described locations: (name and address of location)

- a. Location of premises to be licensed 1501 HUFFMAN ROAD
b. Other conspicuous location in the area US post office

3. I believe that with the approval of this application, population would not at one time exceed in the aggregate of one license of the type requested for population as provided by law. AS 04.11.400 (check one)

- a. ☐ a radius of five (5) miles of the proposed location.
b. ☐ an incorporated city, organized borough or unified municipality.
c. ☒ does not apply (application filed under AS 04.11.400(d)(e)(g) or transfer of license holder or location within an incorporated city or unified municipality or organized borough).
d. ☐ established village.


(signature)

SUBSCRIBED and SWORN to me this _____ day of _____, 20 _____.

Notary Public in and for Alaska
My commission expires: _____

STATE OF ALASKA
ALCOHOLIC BEVERAGE CONTROL BOARD
APPLICATION FOR RESTAURANT DESIGNATION PERMIT - AS 04.1 & 15 AAC 104.715-794
FEE: \$50.00

The granting of this permit allows access of persons under 21 years of age to designated licensed premises for purposes of dining, and persons under the age of 19 for employment. If for employment, please state in detail, how the person will be employed, duties, etc. (13 AAC 104.745).

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LICENSEE: MAURICE B MACDONALD, JR

D/B/A: O'BRADY'S BURGERS & BEER #2

ADDRESS:

1. Hours of Operation: 11:00am to 12:00am Telephone # 907-338-1080
2. Have police ever been called to your premises by you or anyone else for any reason: ☒ Yes ☐ No

If yes, date(s) and explanation(s).

unknown Date - misc Reason is Failure to pay Bill
Citizen in Distress ect

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[Signature]
Applicant(s) signature

Subscribed and sworn to before me this _____ day of _____

Notary Public in and for Alaska

My Commission expires _____

Application approved (13 AAC 104.725(e))
Governing Body Official

Date: _____

Director, ABC Board

Date: _____

NOTE: AS 04.16.049(c) requires that written parental consent and an exemption by the Department of Labor must be provided to the licensee by the employee who is under 19 years of age. Persons 19 and 20 years of age are not required to have the consent or exemption.

* Describe how food is served on back of form.

STATE OF ALASKA
ALCOHOLIC BEVERAGE CONTROL BOARD

AFFIDAVIT IN CONNECTION WITH POSTING LIQUOR LICENSE APPLICATION
Section 04.11.260, 04.11.310, & AAC 104.125 Alaska Statutes, Title 4

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I, the undersigned, being first duly sworn on oath, depose and say that:

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for _____

located at _____

(address and/or location)

OR

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currently issued to Maurice B MacDonald whose business name (d/b/a)

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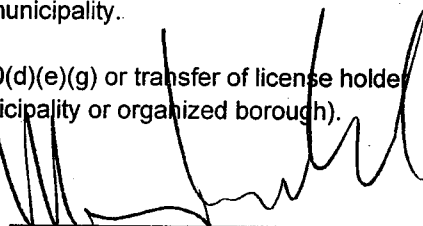
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- d. ☐ established village.



(signature)

SUBSCRIBED and SWORN to me this _____ day of _____, 20____.

Notary Public in and for Alaska

My commission expires: _____

ANCHORAGE PUBLISHING, INC.

Mail: P.O. Box 241841, Anchorage, Alaska 99524-1841

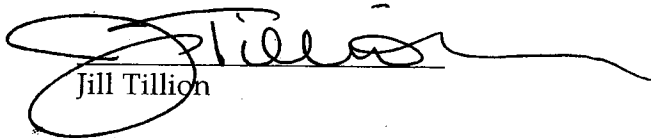
Office: 540 E. Fifth Avenue, Anchorage, Alaska 99501

Phone: (907) 561-7737 Fax: (907) 561-7777

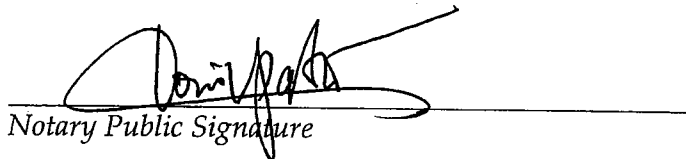


ANCHORAGE PRESS AFFIDAVIT OF PUBLICATION

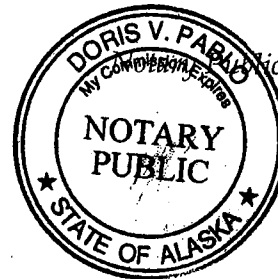
I, Jill Tillion, advertising representative for Anchorage Publishing, Inc., verify that Liquor License New Application, Maurice B. MacDonald Jr., d/b/a O'Brady's Burgers & Brew, located at 6901 East Tudor Road Anchorage, Alaska 99504, was published in the September 29, October 6 and October 13 issues of the Anchorage Press Newspaper.


Jill Tillion

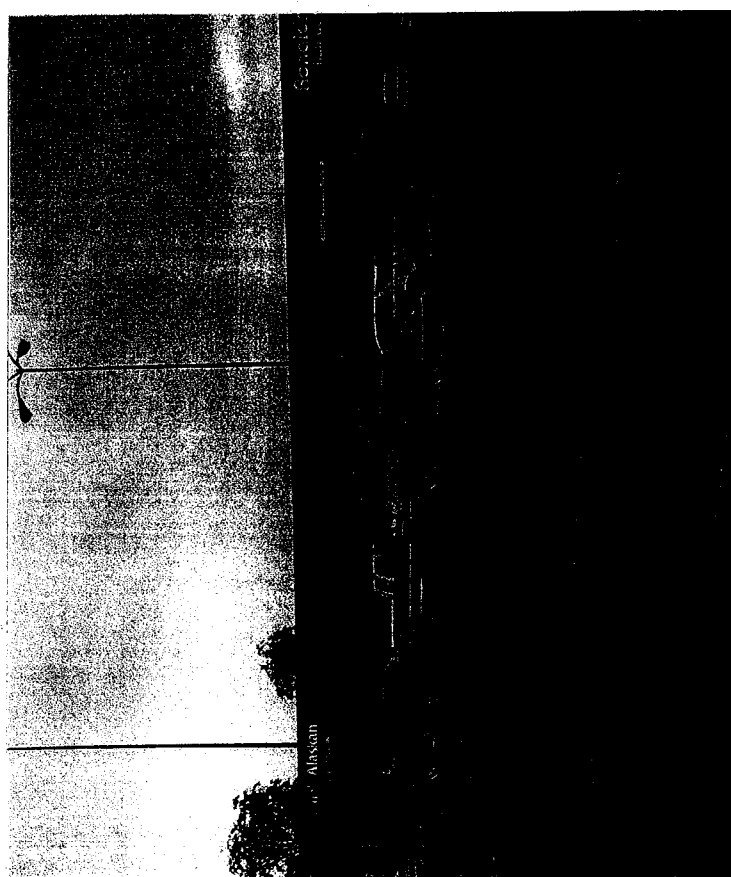
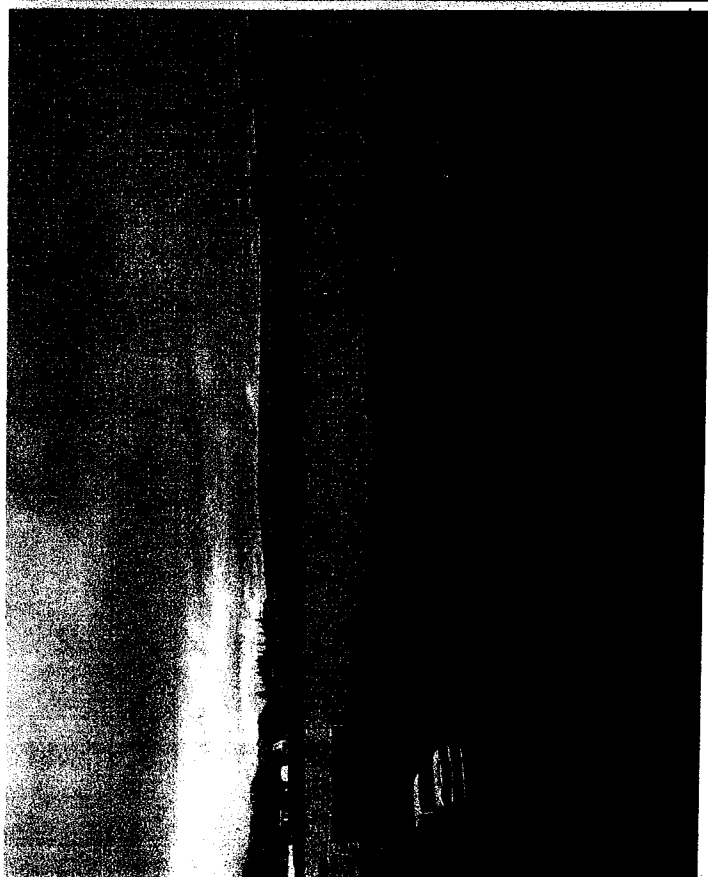
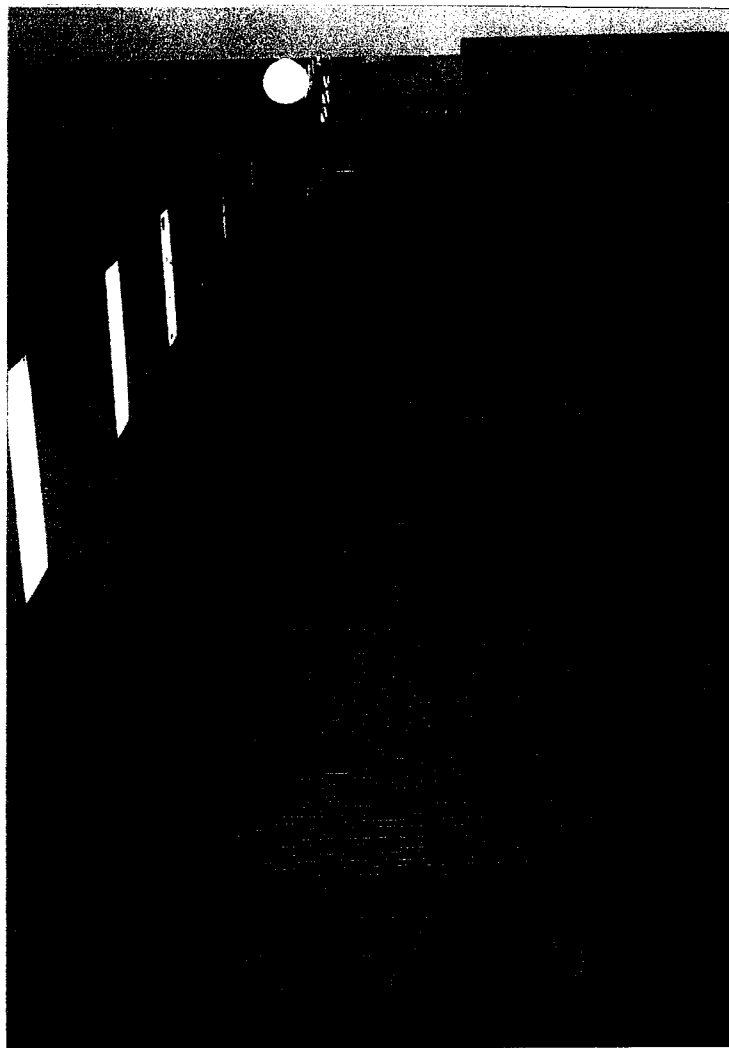
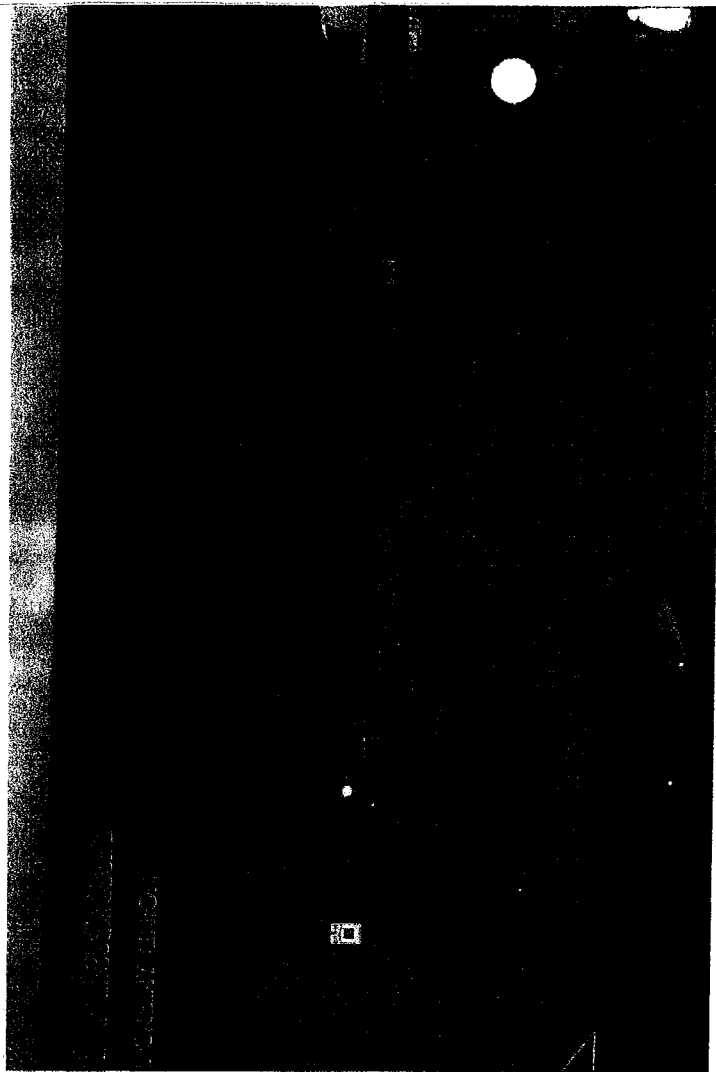
Subscribed and sworn to me in the Municipality of Anchorage, in the state of Alaska,
on this 1st day of November, 2005.


Notary Public Signature

May 16, 2009
Commission Expires



Notary Seal:



Project Narrative

I have set a target date to open an Irish pub in the Carr's Center 1501 Huffman on ~~January 31, 2006~~. August 2006

I currently employ 24 people at the O'Brady's Tudor road location and must move out of the space I have occupied for 16 years.

I hope to take position of the dismissed space on ~~December 1, 2005~~ August 1, 2005 and start construction.

O'Brady's will open 11am to 12pm Monday thru Saturday and 12am to 10pm on Sundays.

I still in the design stage with the space (4,000 sq feet) but due to the time to move a liquor license I have started the transfer processes.

5

**POSTING
AFFIDAVIT**

6

HISTORICAL INFORMATION

PARCEL INFORMATION

APPRAISAL INFORMATION

Legal HUFFMAN BUSINESS PARK
TR S1

Parcel 016-191-69-000
Owner HUFFMAN SHOPPING CENTER LLC



Descr NBHD SHOPPING CENTER
Site Addr 1501 HUFFMAN RD

4000 W DIMOND BLVD #240
ANCHORAGE AK 99502 0000

RELATED CAMA PARCELS

Related Parcel(s)	XRef Type	Leased Parcels

Cross Reference (XRef) Type Legend

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

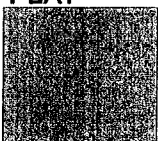
Get "Type" explanation
Bring up this form focused
on the related parcel

REZONE



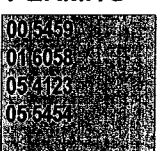
Case Number 2006-095 # of Parcels 1 Hearing Date 05/26/2006
Case Type Assembly conditional use for a restaurant serving alcohol
Legal An alcoholic beverage conditional use for a restaurant license transfer of location for O'Brady's Burgers and Brew from the closed Tudor Road location to the new location at 1501 Huffman Road. Huffman Business Park Subdivision, Tract S1.

PLAT



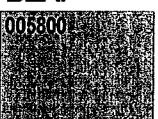
Case Number
Action Type
Legal
Grid
Proposed Lots 0
Action Date
Existing Lots

PERMITS



Permit Number 00 5459
Project
Work Desc remodel of bakery
Use STORE

BZAP



Action No. 89-69
Action Date 08/11/1989
Resolution
Status APR
Type PN
Ruling Approved
Plat Notes

ALCOHOL LICENSE



Business Oaken Keg (1813)
Address 1465 E. Huffman Rd
Anchorage, AK 99515
License Type Package Store
Status Valid/Active
Applicants Name Oaken Keg Spirit Shops, Inc
Conditions

PARCEL INFORMATION

OWNER
 HUFFMAN SHOPPING CENTER LLC

4000 W DIMOND BLVD #240
 ANCHORAGE AK 99502 0000

Deed 3371 0000151
 CHANGES: Deed Date Nov 24, 1998
 Name Date Dec 02, 1998
 Address Date Mar 06, 2002

PARCEL
 Parcel ID 016-191-69-000
 Status
 Renumber ID 000-000-00-00000
 Site Addr 1501 HUFFMAN RD
 Comm Concl OLD SEWARD-OCEANVIEW
 Comments REF 016-191-53.67.68
 PLAT 89-69

01
 02

TAX INFO
 2006 Tax 115,373.44 Balance 115,373.44 District 003

LEGAL
 HUFFMAN BUSINESS PARK
 TR S1

Unit
 Plat 890069 SQFT 460,522
 Zone B4 Grid SW2732

HISTORY	Year	Building	Land	Total
Assmt Final	2004	3,779,700	3,315,800	7,095,500
Assmt Final	2005	3,895,900	3,315,800	7,211,700
Assmt Final	2006	3,896,000	3,730,200	7,626,200
Exemptions	SPRINKLER			75,582
State Credit				0
Tax Final				7,550,618

PROPERTY INFO

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

SALES DATA

Mon	Year	Price	Source	Type
10	1998	10,575,000	DEED/T	LAND & BLDG

LAND & COMMON PARCEL INFORMATION

APPRAISAL INFORMATION

Legal HUFFMAN BUSINESS PARK
TR S1

Parcel 016-191-69-000

01 of 03

Owner HUFFMAN SHOPPING CENTER LLC

Site Addr 1501 HUFFMAN RD

4000 W DIMOND BLVD #240
ANCHORAGE AK 99502

LAND INFORMATION

Land Use NBHD SHOPPING CENTER
Class COMMERCIAL
Living Units 000
Community Council 02C OLD SEWARD-OCEANVIEW
Entry: Year/Quality 01 1980 0
07 2004 INTERIOR
Access Quality GOOD
Access Type
Leasehold (Y=Leasehold)
Drainage GOOD
Front Traffic MEDIUM
Street PAVED CURB & GUTTER
Topography EVEN LEVEL
Utilities PUBLIC WATER PUBLIC SEWER
Wellsite
Wet Land

CONDOMINIUM INFORMATION

Common Area 0
Undivided Interest 0.00

RESIDENTIAL INVENTORY

APPRAISAL INFORMATION

Legal HUFFMAN BUSINESS PARK
 Site Addr 1501 HUFFMAN RD
 Property Info # Descr NBHD SHOPPING CEN

Parcel 016-191-69-000

01 of 03

Owner HUFFMAN SHOPPING CENTER LLC

01
02

RESIDENTIAL STRUCTURE INFORMATION

Style
 Exterior Walls
 Year Built
 Remodeled
 Effective Year Built
 Heat Type
 Heat System
 Fuel Heat Type
 Extra Value

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

Grade
 Cost&Design Factor
 Condition

AREA

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

CONDOMINIUM INFO

Condo Style
 Condo Level

ADDITIONS

Basement

1st Floor

2nd Floor

3rd Floor

Area

OTHER BUILDINGS & YARD IMPROVEMENTS

Type

Qty

Yr Built

Size

Grade

Condition

COMMERCIAL INVENTORY

APPRAISAL INFORMATION

Legal HUFFMAN BUSINESS PARK
TR S1

Parcel 016-191-69-000

01 of 03

01
02

Owner HUFFMAN SHOPPING CENTER LLC

Site Addr 1501 HUFFMAN RD

4000 W DIMOND BLVD #240

Prop Info # NBHD SHOPPING CENTER

ANCHORAGE

AK 99502

BUILDING INFORMATION

Structure Type NBHD SHOPPING CTR

Property Information # 01

Building SQFT 53,803

Building Number 01

Year Built 1982

Effective Year Built 1982

Identical Units 01

Grade C+

Number of Units 000

INTERIOR DATA

Floor	Level	Partitions	Heat System	Air Conditioner	Plumbing	Physical Condition	Functional
01	01	NORMAL	HOT AIR	NONE	ADEQUATE	NORMAL	NORMAL
M1	M1	NORMAL	HOT AIR	NONE	ADEQUATE	NORMAL	NORMAL
01	01	NORMAL	HOT AIR	NONE	ADEQUATE	NORMAL	NORMAL

EXTERIOR DATA

Floor	Level	Size	Perim	Use Type	Hgt	Wall Type	Const Type
01	01	44,500	725	DISCOUNT/MARKET	24	CONC. BLOCK	FIRE RESISTANT
M1	M1	8,000	250	WAREHOUSE	09	ENCLOSURES	
01	01	1,303	156	WAREHOUSE	16	CONC. BLOCK	FIRE RESISTANT

BUILDING OTHER FEATURES - ATTACHED IMPROVEMENTS

Type	Qty	Size1	Size2
SPRINKLER WET	01	44,500	1
OVHD DR WOOD/METAL	03	64	1
SPRINKLER WET	01	1,303	1
SPRINKLER WET	01	8,000	1

OTHER BUILDINGS AND YARD IMPROVEMENTS

Type	Size/Amt	Units	Yr/Built	Condition	Funct/Utility
PAVING CONCRETE-AV	4,460	01	1982	NORMAL	NORMAL
MERCURY LIGHT POLE	1	03	1982	NORMAL	NORMAL
PAVING ASPHALT PK	170,100	01	1982	NORMAL	NORMAL

BUILDING PERMIT INFORMATION

APPRAISAL INFORMATION

Legal HUFFMAN BUSINESS PARK
TR S1

Parcel 016-191-69-000

01 of 03

01
02

Owner HUFFMAN SHOPPING CENTER LLC

Prop Info # NBHD SHOPPING CENTER
Site Addr 1501 HUFFMAN RD

4000 W DIMOND BLVD #240
ANCHORAGE AK 99502

BUILDING PERMITS

Permit # 00 5459

01 6058

05 4123

Class Type C

Class Use STORE

Date May 16, 2000

Address 1501 HUFFMAN RD

Cond Occ/Occ 00000000 00000000

Certification

Contract Type GENERAL CONTRACTOR

Name 4 RETAIL CONSTRUCTION

E-mail

Phone (425) 831-4951

Fax (425) 831-4953

Address P.O. BOX 585

City/State/Zip NORTH BEND WA 98045-

Project

Sewer / Water PUBLIC PUBLIC

Work Type ALTERATION

Work remodel of bakery

Description

CASES

2006-095

Case Number 2006-095

of Parcels 1

Hearing Date Friday, May 26, 2006

PERMIT COMMENT

OWNER HISTORY

APPRAISAL INFORMATION

Legal HUFFMAN BUSINESS PARK
TR S1

Parcel 016-191-69-000

01 of 03

01
02

Property Info # Descr NBHD SHOPPING CENTER

Site Address 1501 HUFFMAN RD

Current 11/24/98
HUFFMAN SHOPPING CENTER LLC

4000 W DIMOND BLVD #240
ANCHORAGE AK 99502 0000

3rd
0000 0000 / /

00000

Prev 2227 0000 02/07/92
LABAR CO

% DENALI COMMERCIAL MGMT INC
6401 A STREET
ANCHORAGE AK 99518

4th
0000 0000 / /

00000

2nd 0000 0000 09/05/89
CARR GOTTSTEIN INC

6401 A ST
ANCHORAGE AK 99518

5th
0000 0000 / /

00000

ON-SITE WATER \ WASTE WATER

APPRAISAL INFORMATION

Legal HUFFMAN BUSINESS PARK
TR S1

Parcel 016-191-69-000

01 of 03

Owner HUFFMAN SHOPPING CENTER LLC

01
02

Site Addr 1501 HUFFMAN RD

Land Use NBHD SHOPPING CENTER

4000 W DIMOND BLVD #240
ANCHORAGE

AK 99502

ON-SITE PERMITS

Permit Id

Permit Number

Date Issued

Permit Bedrooms

Permit Type ID

Private Well Request

Privy Request

Receipt #

Septic Tank Request

Status ID

Total Bedrooms

AS BUILT

AS Built Permit

Date Completed

Date Inspected

Well Permit Type

Well Depth

Well H2O Level

Well Yield

Well Distance to Septic

Well Distance to Absorp

Well Distance to Hold

Tank Type

Bedroom Count

SPECIAL ASSESSMENTS

APPRAISAL INFORMATION

Legal HUFFMAN BUSINESS PARK
TR S1

Parcel 016-191-69-000

01 of 03

Owner HUFFMAN SHOPPING CENTER LLC

Site Addr 1501 HUFFMAN RD

Prop Info # NBHD SHOPPING CENTER

4000 W DIMOND BLVD #240
ANCHORAGE

AK 99502

ASSESSMENT

Assessment 03
06

Description SEWER TRUNK
Assessment Area 322,365
Original Assessment 10,350.70
Original Principal 10,350.70
Annual Payment 867.80
YTD Payment 0.00
Delinquent Payment 0.00
Unbilled Payment 0.00

RESOLUTION

Resolution R15075
C77W77

PLAT
890069

Status ACTIVE
Total Area 460,522

LAST PAYMENT INFORMATION

Date Saturday, October 01, 2005
Principal 0.00
Payment 0.00
Delinquent Interest 0.00
Penalty 0.00
Bond Interest 0.00
Cost 0.00

Content Information**Content ID :** 004143**Type:** AR_AllOther - All Other Resolutions

Title: ALCOHOLIC BEVERAGES CONDITIONAL USE IN THE B-4
(RURAL BUSINESS DISTRICT) FOR A BEVERAGE DISPENSARY
USE PER AMC 21.40.190 B.2.L FOR MAURICE MACDONALD, DBA
O'BRADY'S BURGERS & BREW.

Author: weaverjt**Initiating Dept:** Planning

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Date Prepared: 7/10/06 3:54 PM**Director Name:** Tom Nelson**Assembly****Meeting Date** 7/25/06**MM/DD/YY:****Public Hearing** 7/25/06**Date MM/DD/YY:****Workflow History**

<u>Workflow Name</u>	<u>Action Date</u>	<u>Action</u>	<u>User</u>	<u>Security Group</u>	<u>Content ID</u>
AllOtherARWorkflow	7/10/06 3:56 PM	Checkin	weaverjt	Public	004143
Planning_SubWorkflow	7/11/06 4:30 PM	Approve	nelsontp	Public	004143
ECD_SubWorkflow	7/11/06 4:46 PM	Approve	thomasm	Public	004143
MuniManager_SubWorkflow	7/13/06 11:20 AM	Approve	leblancdc	Public	004143
MuniMgrCoord_SubWorkflow	7/14/06 2:24 PM	Approve	abbottmk	Public	004143

M.O.A.
2006 JUL 17 AM 10:37
CLERKS OFFICE