

Submitted by: Chair of the Assembly at  
the request of the Mayor  
Prepared by: Planning Department  
For reading: February 27, 2007

CLERK'S OFFICE  
**AMENDED AND APPROVED**  
Date: 2-27-07

Anchorage, Alaska  
AR No. 2007-45

1 A RESOLUTION OF THE ANCHORAGE MUNICIPAL ASSEMBLY APPROVING A  
2 CONDITIONAL USE FOR AN ALCOHOLIC BEVERAGES CONDITIONAL USE IN  
3 THE B-3 (GENERAL BUSINESS) DISTRICT FOR A RESTAURANT/EATING  
4 PLACE USE PER AMC 21.40.180 D.8, FOR REBECCA MOHLMAN, DBA TAP  
5 ROOT CAFÉ RESTAURANT, LOCATED AT 1330 HUFFMAN ROAD, UNIT "C"  
6 WITHIN THE THOMAS W. SPERSTAD SUBDIVISION NO. 1, BLOCK, 2, LOT 5A;  
7 GENERALLY LOCATED ON THE SOUTH SIDE OF HUFFMAN ROAD BETWEEN  
8 THE OLD AND NEW SEWARD HIGHWAYS.

9  
10 (Old Seward-Oceanview Community Council) (Case 2007-030)

11  
12  
13 THE ANCHORAGE ASSEMBLY RESOLVES:

14  
15 **Section 1.** The conditional use permit for an Alcoholic Beverages Conditional Use in the  
16 B-3 District for a Restaurant/Eating Place Use per AMC 21.40.180 D.8, for Rebecca  
17 Mohlman, dba Tap Root Cafe Restaurant, within the Thomas W. Sperstad Subdivision  
18 No. 1, Block 2, Lot 5A, generally meets the applicable provisions of AMC 21.50.020 and  
19 AMC 21.50.160.

20  
21 **Section 2.** The conditional use permit for an Alcoholic Beverages Conditional Use for a  
22 Restaurant/Eating Place Use is for a 1,580 square-foot leased area located at 1330  
23 Huffman Road, Unit "C."

24  
25 **Section 3.** The conditional use permit is approved subject to the following conditions:

26  
27 1. A Notice of Zoning Action shall be filed with the District Recorder's Office within  
28 120 days of the Assembly's approval of a final conditional use for a Restaurant/Eating  
29 Place Use in the B-3 District, and compliance with the other conditions set forth herein.

30  
31 2. All uses shall conform to the plans and narrative submitted with this conditional use  
32 application.

33  
34 3. This conditional use approval is for an Alcoholic Beverages Conditional Use in the  
35 B-3 District for a Restaurant/Eating Place Use per AMC 21.40.180.D.8 for a new  
36 restaurant, the Tap Root Cafe Restaurant. The restaurant consists of 1,580 leaseable  
37 square feet. Based on a floor diagram and the application, there are a total of 37 non-  
38 fixed seats.

1 4. On-premise sale of alcohol beverages will be Tuesday through Saturday, from 9:00  
2 ~~A.M.~~ **no earlier than allowed by Code** to 11:00 P.M. Liquor sales will constitute  
3 approximately seven percent of total gross receipts.  
4

5 5. Upon demand, the applicant shall demonstrate compliance with a "Liquor Server  
6 Awareness Training Program," approved by the State of Alaska Alcoholic Beverage  
7 Control Board, such as or similar to, the program for "Techniques in Alcohol  
8 Management" (T.A.M.).  
9

10 6. The use of the property by any person for the permitted purposes shall comply with  
11 all current and future Federal, State and local laws and regulations, including but not  
12 limited to, laws and regulations pertaining to the sale, dispensing, service and  
13 consumption of alcoholic beverages and the storage, preparation, sale, service and  
14 consumption of food. The owner of the property, the licensee under the Alcoholic  
15 Beverage Control license and their officers, agents and employees, shall not knowingly  
16 permit, or negligently fail to prevent the occurrence of illegal activity on the property.  
17

18 7. A copy of the conditions imposed by the Assembly in connection with this  
19 conditional use approval shall be maintained on the premise.  
20

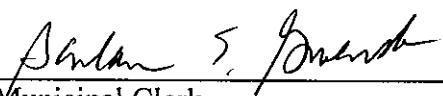
21 **Section 4.** Failure to comply with the conditions of this conditional use permit shall  
22 constitute grounds for its modification or revocation.  
23

24 **Section 5.** This resolution shall become effective immediately upon passage and  
25 approval by the Anchorage Assembly.  
26

27 PASSED AND APPROVED by the Anchorage Assembly this 27<sup>th</sup> day of  
28 February, 2007.  
29

ATTEST:

  
Chair

  
Municipal Clerk

(2007-030) (018-023-20)



## MUNICIPALITY OF ANCHORAGE ASSEMBLY MEMORANDUM

No. AM 146-2007

Meeting Date: February 27, 2007

**From:** Mayor

**Subject:** 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 REBECCA MOHLMAN,  
DBA TAP ROOT CAFÉ RESTAURANT.

1 Rebecca Mohlman, dba Tap Root Café Restaurant, has made application for a  
2 Restaurant/Eating Place Alcoholic Beverage Conditional Use in the B-3 District located at  
3 1330 Huffman Road, Unit "C," within the Thomas W. Sperstad Subdivision No. 1, Block  
4 2, Lot 5A.

5  
6 The proposal is for a Restaurant/Eating Place Alcoholic Beverage Conditional Use within  
7 an established commercial retail structure, the Huffman Mall. The restaurant occupies  
8 1,580 square feet of space. The dining area has a total of 37 non-fixed seats. This is an  
9 existing restaurant located in an existing commercial structure, zoned B-3 and alcoholic  
10 beverage sales are permitted through the conditional use process. The Tap Root Café  
11 menu offers breakfasts, soups and salads, sandwiches, dinner entrées and desserts.

12  
13 A restaurant/eating place license is not subject to a 200-foot separation requirement from a  
14 church or school.

15  
16 There are two (2) restaurant/eating place licenses, one (1) beverage dispensary license, and  
17 two (2) package store licenses within a 1,000-foot radius of the petition site. Approving  
18 this restaurant/eating place license will add a third restaurant/eating place license within a  
19 1,000-foot radius of the petition site.

20  
21 On-premise sale of alcohol beverages will be available Tuesday through Saturday from  
22 9:00 A.M. to 11:00 P.M. The petitioner estimates that seven percent of total sales will be  
23 for alcohol compared to ninety-three percent for food sales. Employees involved in the  
24 dispensing of alcoholic beverages will be trained in accordance with the Alcoholic  
25 Beverage Control Board's "Liquor Server Awareness Training Program," (TAM), and will  
26 hold the necessary certifications.

At the time this report was prepared, the Department of Health and Human Services did not provide comments. There are no outstanding personal or business taxes owing. The Anchorage Police Department reports that there have been no incident calls at this location.

THIS CONDITIONAL USE FOR A RESTAURANT/EATING PLACE USE AND LICENSE IN THE B-3 DISTRICT GENERALLY MEETS THE APPLICABLE PROVISIONS OF AMC TITLES 10 AND 21, AND ALASKA STATUTE 04.11.100.

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

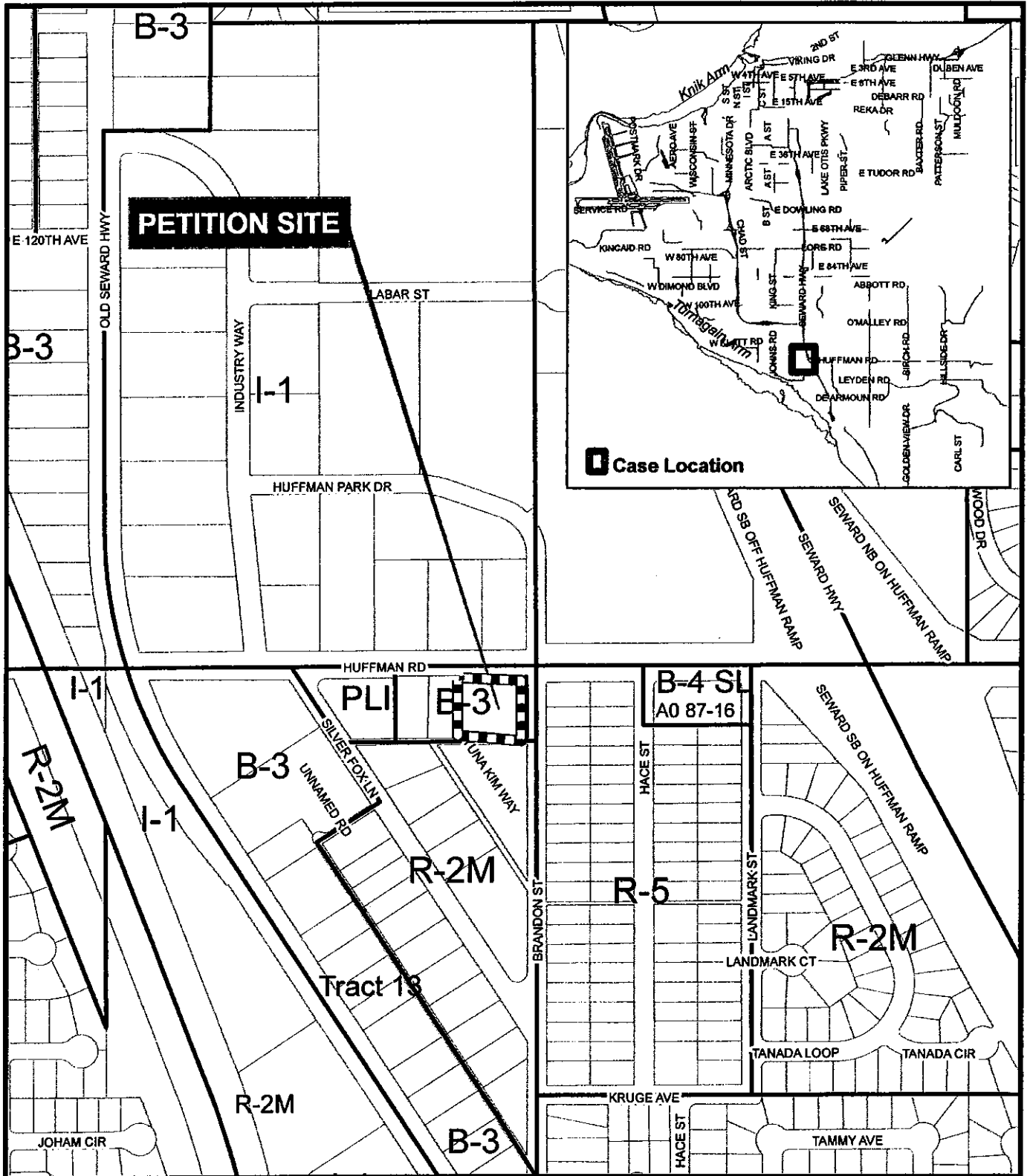
Concur: Tom Nelson, Director, Planning Department

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

Concur: Denis C. LeBlanc, Municipal Manager

Respectfully submitted: Mark Begich, Mayor


**CONDITIONAL USE-ALCOHOL**  
**2007-030**




**Municipality of Anchorage  
Planning Department**

Date: January 3, 2007

**Flood Limits**

 100 Year

 500 Year

 Floodway



01

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

**DATE:** February 27, 2007

**CASE NO.:** 2007-030

**APPLICANT:** Rebecca Mohlman  
dba Tap Root Cafe

**REPRESENTATIVE:** Self

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

**LOCATION:** Thomas W. Sperstad Subdivision No. #1, Block 2, Lot 5A; generally located on the south side of Huffman Road between the Old and New Seward Highways.

**STREET ADDRESS:** 1330 Huffman Road, Unit "C"

**COMMUNITY COUNCIL:** Old Seward-Oceanview

**TAX PARCEL:** 018-023-20/ Grid SW 2832

**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.

**SITE:**

Acres: 36,966 SF  
Vegetation: None  
Zoning: B-3  
Topography: Generally Level  
Existing Use: Retail Strip Mall including restaurants

Soils: Public Sewer & Water

**COMPREHENSIVE PLAN – Anchorage 2020 Plan**

Classification: Town Center

Density: N/A

**SURROUNDING AREA**

	NORTH	EAST	SOUTH	WEST
Zoning:	I-1	R-5	R-2M	B-3
Land Use:	Carr's; Huffman Business Ctr.	Single and Multi- Family Residential	Mixed Residential	Commercial Retail

**SITE DESCRIPTION AND PROPOSAL:**

The petitioner leases 1,580 square feet of space located on the subject property within a commercial retail strip mall building known as the Huffman Mall. The address is 1330 Huffman Road, Unit "C". Within the mall are the following businesses: Subway, Smoking Joe's (tobacco shop), Tap Root Café, Domino's Pizza, State Farm Insurance, King's Dry Cleaners, Taco King Restaurant, Sonia's Hair Salon, and Ice Berry Ice Cream Parlor. The building/mall was constructed circa 1985. The petitioner operates the Tap Root Café and has applied to the Alcoholic Beverages Control Board for a Restaurant Beer and Wine license #4677. The property is zoned B-3. Based on a floor diagram, there are a total of seven bar stools, 30 non-fixed seats and nine tables.

The Tap Root Café opened its doors in July, 2006, and offer a breakfast, soup and salad, sandwich, entrée(s) and dessert(s) menu. The sale of alcoholic beverages will represent 7 percent compared to 93 percent food sales. The restaurant operates seven days a week. Alcohol sales will be available Tuesday through Saturday from 9:00 AM to 11:00 PM. All employees with direct contact with alcohol will be trained in accordance with the Alcoholic Beverage Control Board's Liquor Server Awareness Training Program. Non-alcoholic beverages are available, notices of penalties for driving intoxicated will be posted, and patrons will have access and assistance to public transportation. There will be 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.

## **PUBLIC COMMENTS:**

One hundred forty-five (145) public hearing notices (PHNs) were mailed January 31, 2007. At the time this report was written, no PHNs were returned. The Old Seward Ocean View Community provided written comments opposing the conditional use and license, based on (1) "confusion as to the menu and whether this is a coffee shop interested in selling alcohol with entertainment. (*According to the application the menu is mainly breakfast/lunch/light dinner; recorded music*) (2) "Two other businesses in the same building that also meet the criteria of the liquor license." (*Neither Subway, Domino's Pizza or Taco King have restaurant licenses, nor have they made application to the ABC Board*) (3) "ABC Board has never audited a restaurant beer and wine license to assure 50% of sales from food." (4) Title 4 has "no pub licenses or a clear definition of what qualifies as a bona fide restaurant." (*These definitions are found in Alaska Statutes Title 4 Alcoholic Beverages, Article 2. Licenses and Permits.*)

## **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 subject property is located within an area designated as a Town Center area on the Land Use Policy Map of the Anchorage 2020 Comprehensive Plan. No Town Center plan has been developed for the Huffman Road/New-Old Seward Highway area, although this area already has some of the desired components of a town center, such as post office, and has a wide range of retail shopping and services that meet the needs of residents in the general 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).

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

This standard is met.

The B-3 Business District zoning regulations allow alcoholic beverage sales through the conditional use permit process: AMC 21.40.180 D.8. Liquor stores, restaurants, tearooms, cafes, private clubs or lodges and other places serving food or beverages involving the retail sale, dispensing or service of alcoholic beverages in accordance with section 21.50.160. The restaurant is not expanding or changing use, so there is no requirement to upgrade the parking lot to current standards.

**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 B-3 District is intended for general commercial uses, including restaurants that serve alcoholic beverages. The restaurant is compatible with the B-3 and existing uses in area.

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 two (2) restaurant/eating place licenses, two (2) package store licenses, and one (1) beverage dispensary license within a 1,000-foot radius of the petition site. Approving this restaurant/eating place license will add the third restaurant/eating place license within a 1,000-foot radius of the petition site.

The Alcoholic Beverages Control statutes restrict the number of beverage dispensary and package store licenses based on a population do not restrict the number of restaurant or eating place license

Alaska Statute 04.11.410, Restriction of location near churches and schools, restricts beverage dispensary and package store licenses from being located in a building the public entrance of which is within 200-feet of the public entrance of a church building, or from being located within 200-feet of school grounds. This is a request for a restaurant/eating place license and is not subject to this requirement.

**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.**

This standard is met.

The B-3 District provides that all required parking be provided on site. According to Municipal records the mall was constructed in 1985 and has had a variety of retail uses over the years, including restaurants. It appears the mall has nonconforming rights to the site for the parking lot layout and design, and landscaping, although the extent of such nonconformities has not been established. The responsibility to comply with setback requirements and to provide conforming parking or to establish nonconforming rights should rest with the owner of the property and not with the tenant.

The Traffic Department and the State of Alaska Department of Transportation had no comments on this request.

There are adequate entrances and exits for vehicles to and from adjacent streets and roadways. Public transportation is available along Huffman Road.

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

This standard is met.

The addition of a restaurant serving alcohol at this location will not impact public services. Electrical, water and sewer, natural gas are available on 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/eating place conditional use and license will not cause or contribute to any environmental pollution. The public parking lot is paved, which helps 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/eating place license. This is an existing restaurant business.

**Standards Chapter 10.50 Alcoholic Beverages**

**In the exercise of its powers and under AS 04.11.480 and 13 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.**

Approval of this conditional use will add a third restaurant/eating place liquor license within 1,000-feet.

Oaken Keg	1501 E. Huffman Road	License #1799	Package Store
Tesoro 2 Go Mart #15	1211 E. Huffman Road	License #4054	Package Store
O'Brady's Burgers & Brew #2	1501 E. Huffman Road	License #3396	Beverage Dispensary
Southside Bistro Restaurant	1320 E. Huffman Pk. Dr.	License #3278	Restaurant
Sushi Garden	1120 E. Huffman Rd	License #3405	Restaurant

- 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 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 met.

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

Tap Root Café is open Monday from 9:00 AM to 5:00 PM; Sunday 9:00 AM to 3:00 PM; and Tuesday through Saturday from 9:00 AM to 11:00 PM: beer and wine will be available Tuesday through Saturday .from 9:00 AM to 11:00 PM.

- 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.**

This standard appears to be met.

According to the application the petitioner states that order will be maintained by properly trained staff and management. The premises will be clean and well-lit. No additional safety procedures are mentioned in the application. The Anchorage Police Department reports that there have been no incident calls in the past two years for this location.

- 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 outstanding Business Personal Property taxes owing, 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.**

No comments were received from the Department of Health and Human Services at the time this report was written.

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

This form was not requested of this applicant.

**RECOMMENDATION:**

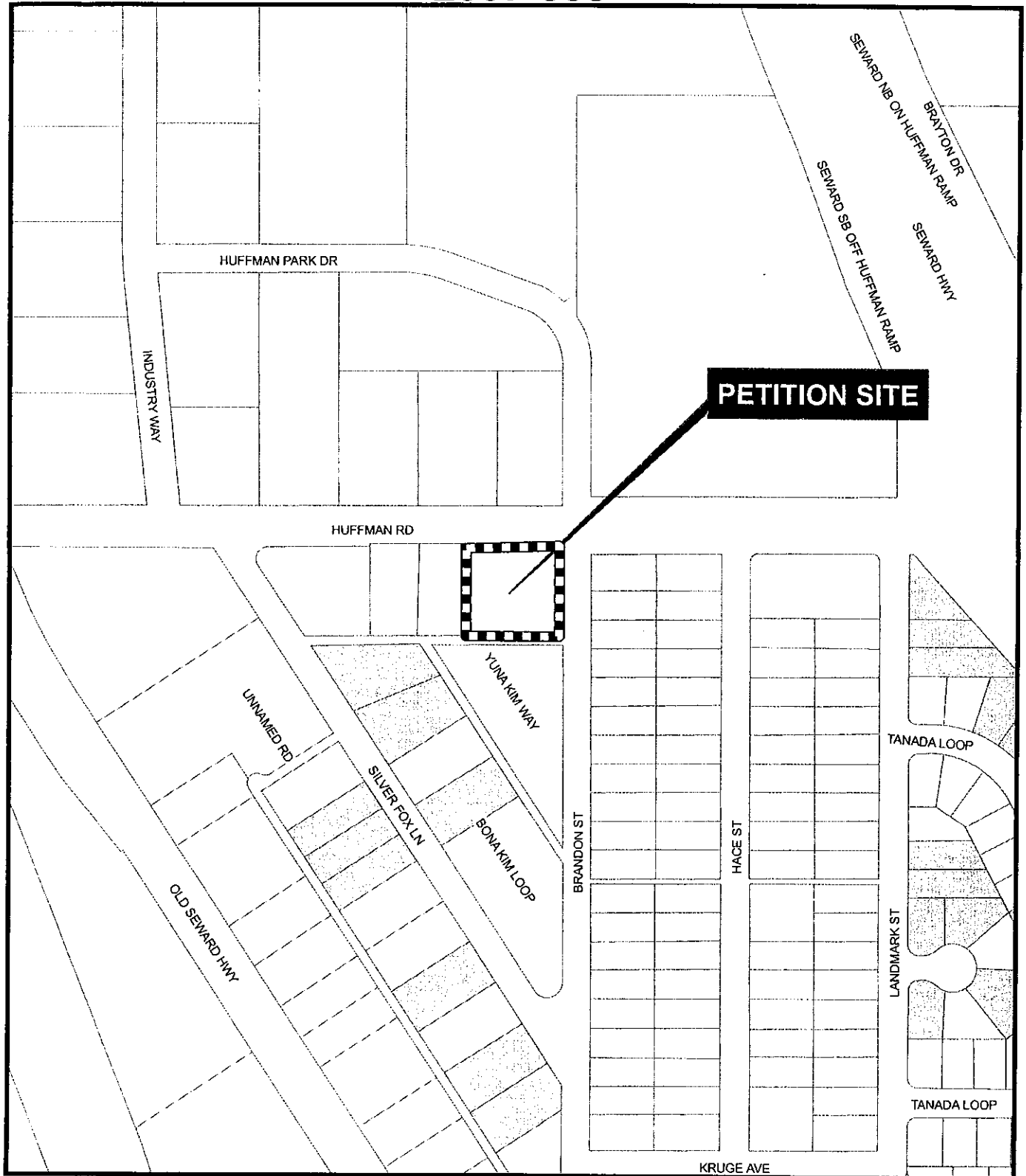
This application for a final conditional use for alcoholic beverages in the B-3 District for a Restaurant/Eating Place Use and license generally meets the required standards of AMC Title 10 and Title 21.

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 Recorder's Office within 120 days of the Assembly's approval of a final conditional use approval for a Restaurant/Eating Place Use in the B-3 District and compliance with the other conditions set forth herein.
2. All uses shall conform to the plans and narrative submitted with this conditional use application.




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 a 1,580 square foot restaurant lease area at 1330 Huffman Road, Unit "C" in the Huffman Mall, for the Tap Root Cafe, located on Thomas W. Sperstad Subdivision No. #1, Block 2, Lot 5A. The restaurant has a total of 37 non- fixed seats.
4. On-premise sale of alcohol beverages will be Tuesday through Saturday from 9:00 A.M. to 11:00 P.M. Liquor sales will constitute approximately seven percent of total gross receipts.
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.

# CONDITIONAL USE-ALCOHOL 2007-030



Municipality of Anchorage  
Planning Department

Date: January 3, 2007

-  Single Family
-  Multi-Family
-  Mobile Home Park





2007-030



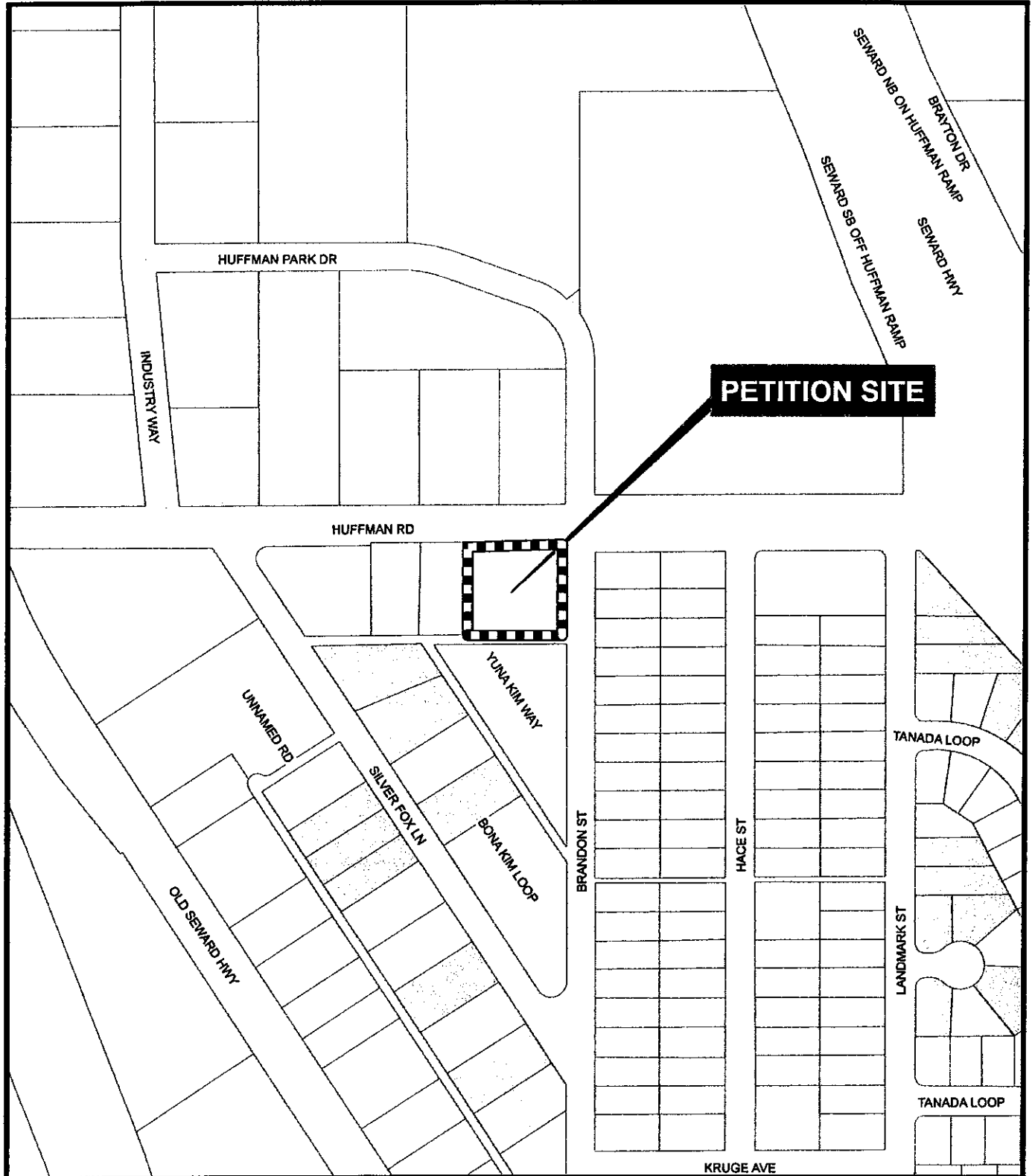
Municipality of Anchorage  
Planning Department

Date: January 3, 2007

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# CONDITIONAL USE-ALCOHOL 2007-030



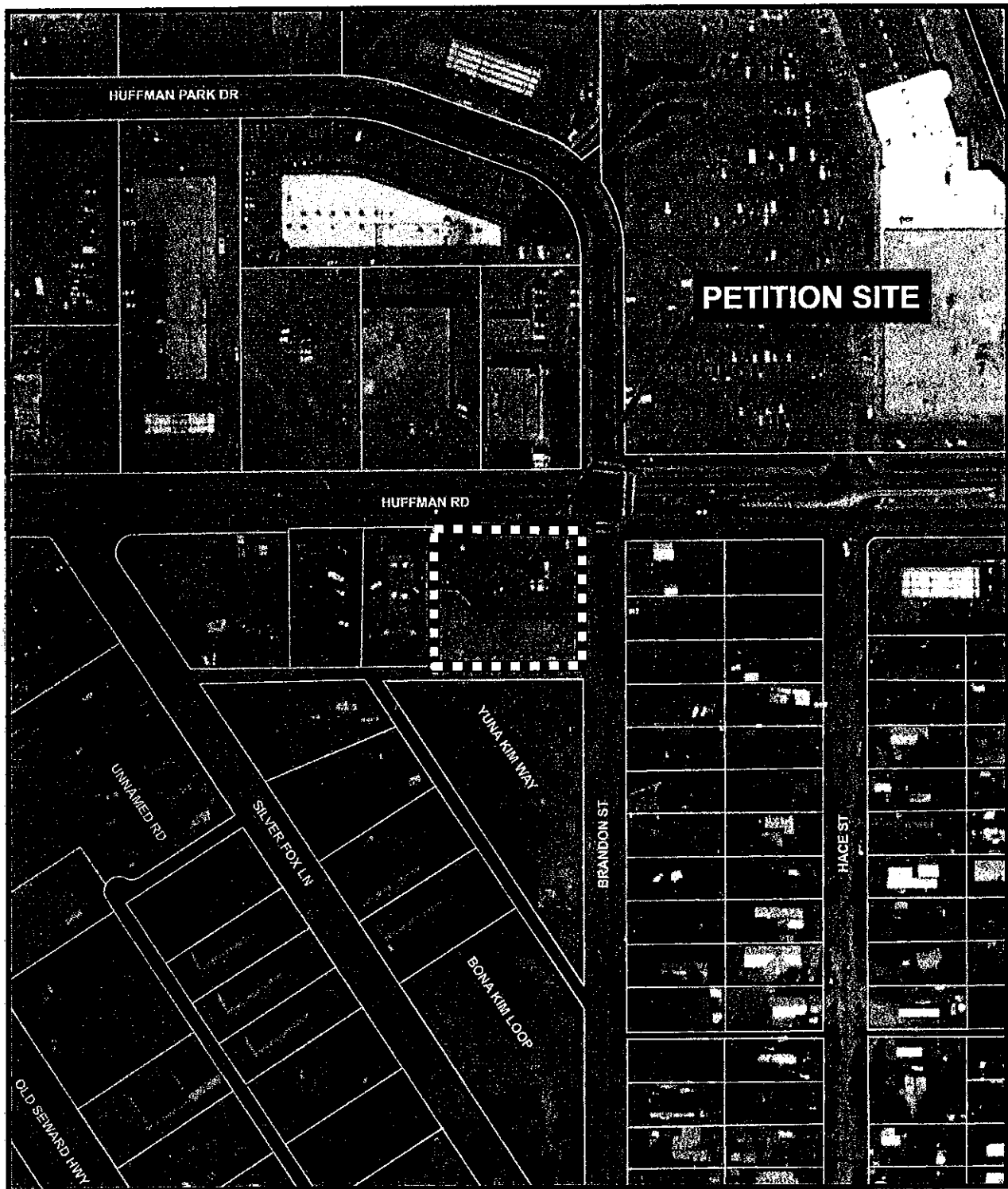
Municipality of Anchorage  
Planning Department

Date: January 3, 2007

-  Single Family
-  Multi-Family
-  Mobile Home Park



2007-030



Municipality of Anchorage  
Planning Department

Date: January 3, 2007



0 195 390

015

# Alcohol Church and School List Report

Case Number: 2007-030 Description: 1000 feet

Parcel	Parcel Owner Name	Parcel Site Address	Description
01802426000	GOD'S GREATER HOLY TEMPLE	12601 OLD SEWARD HWY	RELIGION

# Alcohol Existing License List Report

Case Number: 2007-030

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
01619166000 Southside Bistro	HUFFMAN BUILDING S LLC Southside Bistro, Inc.	4000 W DIMOND BLVD #240 1320 Huffman Park Dr.	ANCHORAGE 3278	AK I1	99502 Restaurant/Eating Place
01619169000 Oaken Keg (1813)	HUFFMAN SHOPPING CENTER LLC Oaken Keg Spirit Shops, Inc.	4000 W DIMOND BLVD #240 1501 Huffman Road	ANCHORAGE 1799	AK B4	99502 Package Store
01619169000 O'Brady's Burgers & Brew #2	HUFFMAN SHOPPING CENTER LLC Macdonald Jr, Maurice B.	4000 W DIMOND BLVD #240 1501 Huffman Road	ANCHORAGE 3396	AK B4	99502 Beverage Dispensary
01619170000 Tesoro 2 Go Mart #15	HUFFMAN AUTO CENTER LLC Tesoro Northstore Company	4000 W DIMOND BLVD #240 1211 E. Huffman Rd	ANCHORAGE 4054	AK I1	99502 Package Store
01802443000 Sushi Garden	HUFFMAN SQUARE LLC Kim, Song C. & Young H.	2525 GAMBELL STREET #307 1120 E. Huffman Rd	ANCHORAGE 3405	AK B3	99503 Restaurant/Eating Place

Municipal Software Corporation

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**2**

**DEPARTMENTAL  
COMMENTS**

# Reviewing Agency Comment Summary Case No.: 2007-030

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

Old Seward - Ocean View X  
Community Council



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

**RECEIVED**

FEB 01 2007

1. Criminal History in Local Police Files? YES NO UNK  
(Circle which applies) Municipality of Anchorage  
Zoning Division
2. Incidents occurring within two years prior to the date of the liquor license application

Type of Incident	Number of Incidents
None	

2007-030

OLD BUSINESS NAME

OLD LOCATION

Tap Root Café

1330 Huffman Road #C

BUSINESS NAME

LOCATION

Rebecca Mohlman

None

NAME OF APPLICANT (S)

CURRENT LICENSEE (S)

☒ New Business

☒ Restaurant/Eating Establishment

☐ Transfer of Ownership

☐ Corporate Stock Transfer Only

☐ Transfer of Location

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

01.26.07

DATE

LT Gillman,   
for CHIEF OF POLICE



# Bar File

Activity for: 1330 HUFFMAN RD #C  
01/26/2005 through 01/26/2007



Report#	Nature of Call	Report	Officer	MO Location
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022

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**Municipality of Anchorage  
MEMORANDUM**

**DATE:** January 29, 2007  
**TO:** Jerry Weaver, Manager, Zoning and Platting Division  
**FROM:** Don Dolenc, Development Reviewer  
**SUBJECT:** Revised Development Review Comments, Assembly case for the meeting of February 27, 2007.

**Case #:** 2007-030  
**Type:** Conditional Use: Restaurant serving alcohol  
**Subdivision:** Thomas W Sperstad #1 Block 2 Lot 5A  
**Grid:** SW 2832  
**Tax ID #:** 018-023-20  
**Zoning:** B-3

**Platting:** 85-214, filed August 28, 1985

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

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

a. Width: 50 feet.

b. Area: 6,000 square feet."

The lot meets the minimum area and width requirements.

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

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

**OS&HP setbacks:** Huffman Road is a class II minor arterial. AMC 21.45.140 requires a 40 foot from centerline development setback in addition to the zoning district setback. The plat shows 35 feet from centerline dedication. A 5 foot development setback is referenced in plat note 3.

**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: Ten feet adjacent to a residential district; otherwise, 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.B requires that “in the case of corner lots, a front yard of the required depth shall be provided in accordance with the prevailing yard pattern and a second front yard of half the depth required generally for front yards in the district shall be provided on the other frontage.”

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

Submit an as-built survey to Development Review 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:** A clear vision area, as defined in AMC 21.45.020.A, applies to this property.

**Legal nonconformities:** None have been established with Development Review. As the building was apparently constructed prior to the requirements for refuse screening and landscaping, the property is presumably legally nonconforming in this regard.

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

**Use determination:** Property tax records indicate a 12,190 square foot shopping center built in 1985.

**Conditional Use standards:** This property is subject to the provisions of AMC 21.50.160.

**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.M: “Other retail establishments. One parking space is required for every 300 square feet of gross building area.”

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."

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

Submit parking calculations and a legible, scaled parking layout to Development Review 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.
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.X.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.X.6.a is superceded by the more stringent requirements of AMC 21.40.180.N.1.

AMC 21.45.080.X.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."

As the building was apparently constructed prior to the requirements for refuse screening and landscaping, the property is presumably legally nonconforming in this regard.

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

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

**Stream protection setback:** As Furrow Creek is entirely contained in a culvert at this location, a stream protection setback is not required, per AMC 21.45.210.F.

**Wetlands:** Map 93 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, Development Review recommends the following:

1. Submit an as-built survey to Development Review to verify compliance with yard setbacks.
2. Submit parking calculations and a legible, scaled parking layout to Development Review to verify compliance with AMC 21.45.080.
3. The responsibility to comply with setback requirements and to provide conforming parking, or to establish nonconforming rights, should rest with the owner of the property and not with the tenant. The issues are raised in this forum because it is the tenant's application that brings the property to the attention of Development Review.

(Reviewer: Don Dolenc)

Municipality of Anchorage  
Treasury Division  
Memorandum

RECEIVED

JAN 08 2007

Municipality of Anchorage  
Zoning Division

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Date: January 4, 2007  
To: Rich Cartier, Planning Dept.  
From: Scott S Lee, Revenue Officer *SSL*  
Subject: Liquor License Conditional Use Comments

Liquor License Conditional Use Application Case # 2007-030 for Tap Root Cafe located at 1330 Huffman Road Unit C Anchorage, AK 99515 I can find no reason not to approve this application.

Old Seward Ocean View Community Council  
P.O. Box 111369  
Anchorage, Ak 99511

1/26/07

Department of Planning  
Zoning and Platting Division  
P.O. Box 196650  
Anchorage, AK 99519-6650

**RECEIVED**

JAN 29 2007

Municipality of Anchorage  
Zoning Division

Re: Case No. 2007-030

Dear Sir or Madam:

The Tap Root Cafe liquor license requested by this property owner has been opposed by the Community Council. There is some confusion as to the menu and whether this is a coffee shop interested in selling alcohol with entertainment.

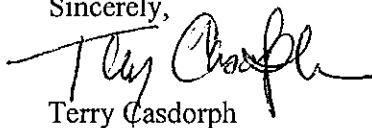
Since there are two other businesses in the same building that also meet the criteria of the liquor license, there were objections by residents. It is our understanding the ABC Board has never audited a restaurant beer and wine license to assure 50% of sales come from food. It is also our understanding that under Title 4, there are no pub licenses nor a clear definition of what qualifies as a bona fide restaurant.

Recently, O'Brady's has opened in the area with a full beverage dispensary and without history and confidence of no negative impact, we will object to any additional liquor licenses in the Huffman area without more concise information.

Based on the "Cityview" map, currently there are six liquor licenses in the Huffman area (including O'Brady's) between the Old and New Seward Highways.

With no input from the owners and the desire of the council to keep the Huffman area safe and family oriented, the license approval failed.

Sincerely,



Terry Casdorph

Vice President, Old Seward/Ocean View Community Council



# STATE OF ALASKA

DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES

CENTRAL REGION - PLANNING

SARAH PALIN, GOVERNOR

4111 AVIATION AVENUE  
P.O. BOX 196900  
ANCHORAGE, ALASKA 99519-6900  
(907) 269-0520  
(TTY 269-0473)

**RECEIVED**

January 9, 2007

JAN 10 2007

RE: MOA Zoning Review

Municipality of Anchorage  
Zoning Division

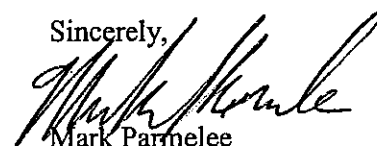
Mr. Jerry Weaver, Platting Officer  
Municipality of Anchorage  
P.O. Box 196650  
Anchorage, Alaska 99519-6650

Dear Mr. Weaver:

The Alaska Department of Transportation and Public Facilities, ADOT&PF, has reviewed the following platting cases and has no comment:

2007-030 Final Approval of a Conditional Use Permit, Block 2 Lot 5A, Rebecca Mohlman  
2007-029 Final Approval of a Conditional Use Permit, Block E Lot 1A, Tara Petricca

Sincerely,



Mark Parmelee  
Area Planner

**MUNICIPALITY OF ANCHORAGE**  
**Anchorage Water & Wastewater Utility**

**M E M O R A N D U M**

**RECEIVED**

JAN 11 2007

Municipality of Anchorage  
Zoning Division

**DATE:** January 11, 2007  
**TO:** Jerry Weaver, Zoning Division Administrator, Planning Department  
**FROM:** Sandy Notestine, Engineering Technician, AWWU  
**SUBJECT:** **Zoning Case Comments**  
Planning & Zoning Commission Hearing February 27, 2007  
Agency Comments Due January 30, 2007

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

**2007-029 Debora Subdivision Block E Lot 1A River Mall (Zone B-3SL) Grid NW0352**

1. AWWU water and sewer services are available to the parcel.
2. AWWU has no comment regarding the conditional use for a restaurant serving alcohol.

**2007-030 Thomas W. Sperstad, Block 2, Lot 5A (Zone B-3) Grid SW2832**

1. AWWU water and sewer services are available to the parcel from Huffman Road.
2. AWWU has no comment regarding the conditional use for a restaurant serving alcohol.

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



**RECEIVED**

JAN 10 2007

Municipality of Anchorage  
Zoning Division

## FLOOD HAZARD REVIEW SHEET for PLATS

Date: 01-10-07

Case: 2007-030

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



# MUNICIPALITY OF ANCHORAGE

Development Services Department  
Right of Way Division



## MEMORANDUM

**DATE:** January 26, 2007  
**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 February 27, 2007.

**RECEIVED**

**JAN 26 2007**

**MUNICIPALITY OF ANCHORAGE  
PLATTING DIVISION**

Right of Way has reviewed the following case(s) due January 30, 2006.

**07-030 Thomas W. Sperstad #1, Block 2, Lot 5A, grid 2832**  
**(Conditional Use, Restaurant Serving Alcohol)**  
Right of Way Division has no comments at this time.  
Review time 15 minutes.



**MUNICIPALITY OF ANCHORAGE**  
Traffic Department



**MEMORANDUM**

DATE: January 22, 2007

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

THRU: Leland R. Coop, Associate Traffic Engineer *LC*

FROM: Mada Angell, Assistant Traffic Engineer *MA*

SUBJECT: Traffic Engineering and Transportation Planning Comments for  
February 27, 2007 Assembly Hearing

**RECEIVED**

**JAN 22 2007**

**MUNICIPALITY OF ANCHORAGE  
PLATTING DIVISION**

**07-030** Thomas W. Sperstad #1; Conditional Use to permit serving alcohol;  
Grid 2832

Traffic Engineering and Transportation Planning have no comment.

**E-MAILED**

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**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) <i>MEHLMAN, REBECCA</i>		Name (last name first)	
Mailing Address <i>1330 HUFFMAN UNIT C</i>		Mailing Address	
<i>ANCHORAGE ALASKA 99516</i>			
Contact Phone: Day: <i>345-0282</i> Night: <i>440-8482</i>		Contact Phone: Day: Night:	
FAX: <i>345-0292</i>		FAX:	
E-mail: <i>alaska_top_rocketfe@yahoo.com</i>		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):	<i>018-023-20-000</i>	
Site Street Address:	<i>1330 HUFFMAN UNIT C ANCHORAGE AK 99516</i>	
Property Owner (if not the Petitioner):	<i>GALLO LIMITED PARTNERSHIP</i>	
Current legal description: (use additional sheet in necessary)  <i>THOMAS W SPERSTAD #1 BLK 2 LT 5A</i>		
Zoning: <i>B-3</i>	Acreage: <i>36,966 SqFt (0.85 AC)</i>	Grid # <i>SW 2832</i>

ALCOHOLIC BEVERAGE CONTROL BOARD LICENSE PROPOSED		
<input type="checkbox"/> Beverage Dispensary	<input type="checkbox"/> Private Club	<input type="checkbox"/> Restaurant, exempt
<input type="checkbox"/> Beverage Dispensary-Tourism	<input type="checkbox"/> Public Convenience	<input type="checkbox"/> Theater
<input type="checkbox"/> Brew Pub	<input type="checkbox"/> Recreational	<input type="checkbox"/> Other (Please explain):
<input type="checkbox"/> Package Store	<input checked="" type="checkbox"/> Restaurant	
Is the proposed license: <input checked="" type="checkbox"/> New <input type="checkbox"/> Transfer of location: ABC license number:		
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 <i>12-29-06</i>	Signature (Agents must provide written proof of authorization) <i>Rebecca Mehlman</i>
-------------------------	--

Accepted by <i>AC</i>	Posted & Affidavit <i>AC</i>	Case Number <i>11298-65</i>	<i>2807-030-035</i>
--------------------------	---------------------------------	--------------------------------	---------------------

**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.

12-29-06

Rebecca McDaniel

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):

TAP ROOT CAFE

What is the gross leaseable floor space in square feet?

What is the facility occupant capacity?

50

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

0

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

40

What will be the normal business hours of operation?

MONDAY 9-5 TUESDAY THROUGH SATURDAY 9-9  
SUNDAY 9-3

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

TUES - SAT 9-11 (ONLY CHANGE)

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

7 % Alcoholic beverage sales

93 % 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.

*There are office & commercial developments in the immediate area of this restaurant. Other restaurants, movie theaters, banks and shopping malls, all catering to the local & tourist trade, are in the near proximity. The sale of alcoholic beverages is part of the social & recreational experience of dining out in the community.*

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

*This location conforms with AMC 21.05 as district zoning allows alcoholic beverage sales through the conditional use permit process. AMC 21.40.150 D.8 includes restaurants, cafes... and other places serving food or beverages including the retail sale, dispensing or service of alcoholic beverages - Section 21.50.160.*

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.

*We are located in a B3 zoning district - intended for general commercial uses. Other restaurants in the area include Herdley's and Corbis Restaurant. Our license will limit us to serving beer & wine.*

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.

*This standard is met as the B-3 District Zone provides that all parking be provided on site. The site has been reviewed and all signage and lighting has been provided for to allow for vehicle & pedestrian traffic to move freely & safely.*

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

*This standard has been met. Two previous food service facilities have been at this location since 2000 and has had no negative impact on public services. Electrical, water, sewer & natural gas are all available on site.*

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

*This standard is met. As a Conditional use and license will cause no additional or contribute to any environmental pollution. The parking lot is paved so will control dust in summer months.*

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

*This standard too is met. The general land use will not change as a result of this Conditional use permit for a restaurant site 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 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?

*ONE (SOUTHSIDE BISTRO)*

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?

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

*No*

039

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

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

*all employees serving alcohol will be trained & complete the T.A.M. Class. Two employees presently have taken the T.A.M. Class - all persons appearing to be under age 30 will be required to show identification.*

**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:

*All employees will be certified T.A.M. trained and require ID of all patrons appearing under the age of 30.*

outside facility:

*with communication the Anchorage police department has not been done at this time but they will be contacted and will rely on their suggestions*

040

**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*

Application for Conditional Use Permit

12/28/2006

RE: Tap Root Cafe'  
1330 Huffman Unit C  
Anchorage, AK 99516  
345-0282

Narrative:

We opened our doors in July of 2006 and cater to the local area residence of South Anchorage.

We are applying for a Restaurant Beer and Wine permit to serve primarily with our evening entrees. At 5pm the cafe' changes staff, table settings and lighting to begin our evening meal service.

We feel that the beer and wine menu will be a benefit to our overall sales and meet the desires of our customers.

Regards,

*Rebecca Mohlman*  
Rebecca Mohlman  
Owner

**Municipal Planning Department**

**Attn: Mary**

1. Name of the mall we are in: 'Huffman Mall'
2. Square Foot of leasing space: 1580 ft<sup>2</sup>
3. Drawing of tables and chairs included
4. Written acknowledgment and agreement from Tap Root's landlord Abraham Gallo is included.

If you have any more questions please call.

Thanks!

Rebecca Mohlman



Tap Root Café  
1330 E Huffman Rd. Unit C  
Anchorage AK 99515  
345-0282

9)

PK NAIL  
SET  
50'

THOMAS W SPEED STAD SUB No 1

LOT 5A BLK 2 E

77-199  
2408

50.00  
P-248  
OFFSET

230.06 (PROP) 230.00 P-248  
N 89° 59' 00" E 200.08

500'  
500'

N 00° 04' 08" W 189.91

PARKING

5A

OWNER  
GALLO LIMITED  
PARTNERSHIP

UNIT C  
TOP ROOF

S 00° 03' 24" E 189.84  
219.82 (PROP) 220.00 (P-248)

STREET

30.00  
P-248  
90°  
OFFSET

NOT SET

9 (MEAS. MON. TO CORNER)  
20 (COMP'D) TO BEARING DIST. INTERSECT  
10 (P-248)

20

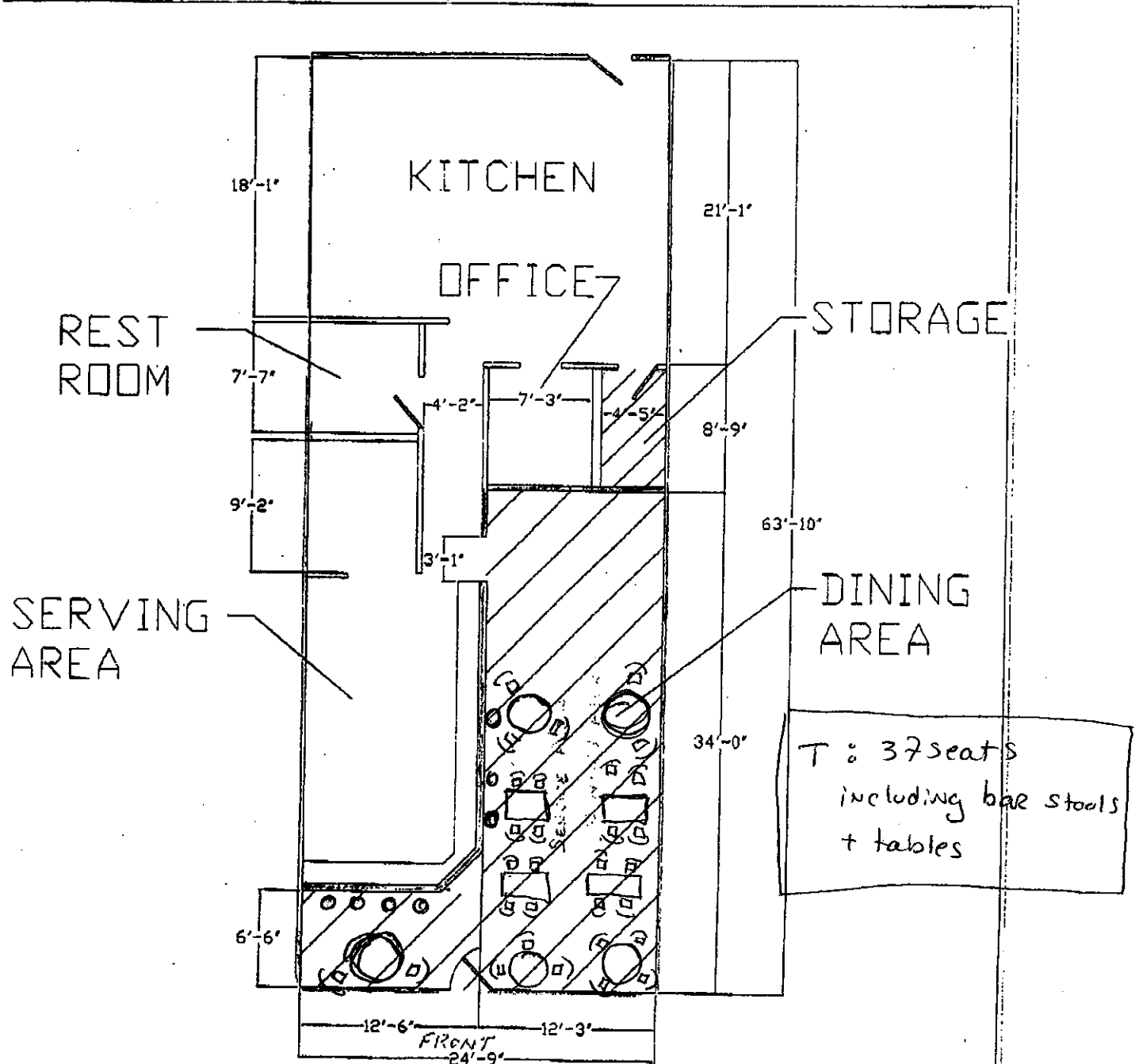
110

7

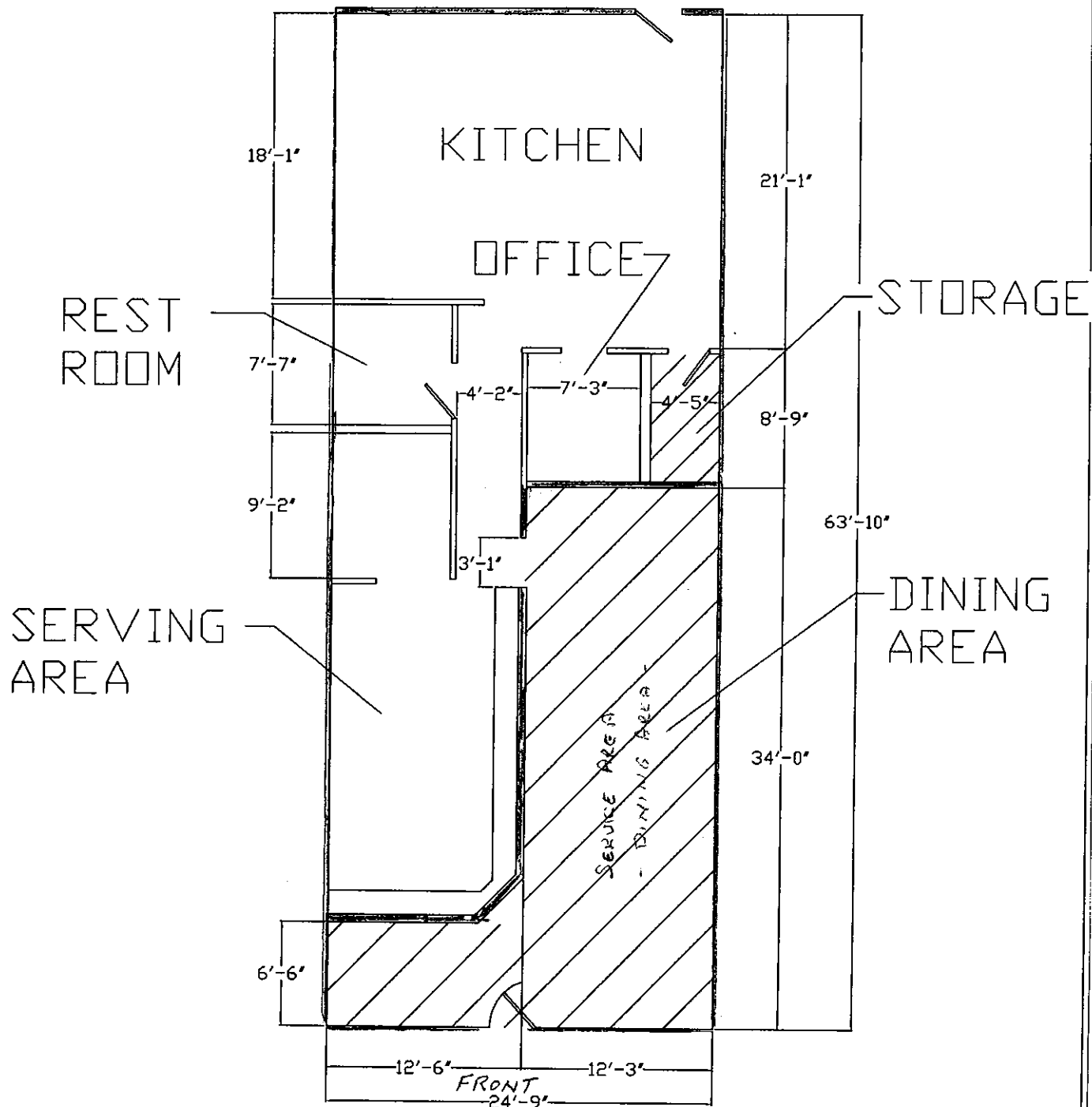
0044



# Tap Root Cafe

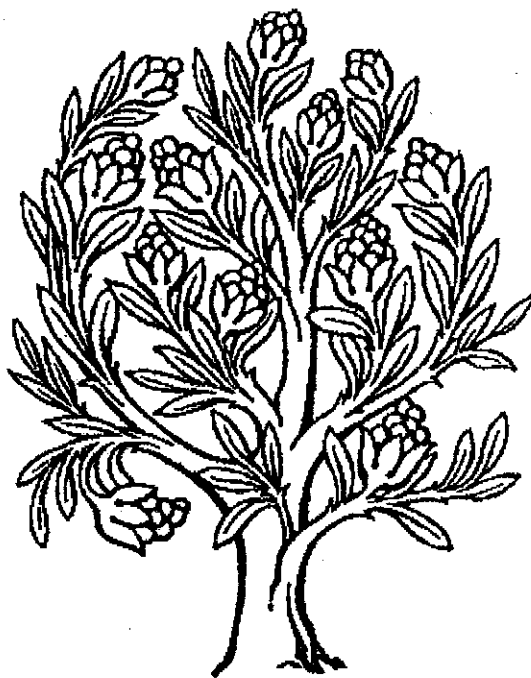


TAP ROOT CAFE'  
NOVEMBER 6, 2006



TAP ROOT CAFE'  
NOVEMBER 6, 2006

# Tap Root Café



1330 Huffman Rd.  
Anchorage, AK

Phone: (907) 345- 0282  
Fax: (907) 345- 0292

[AlaskaTapRootCafe@yahoo.com](mailto:AlaskaTapRootCafe@yahoo.com)

## BREAKFAST

Quiche of the Day- Veggie or Meat with Homemade Crust  
Served with a side salad or tortilla chips

7

Taproot Oatmeal Bowl- served with your choice of milk,  
brown sugar, granola, raisins, cinnamon, or blueberries  
With Fresh Apple Compote

6

7

Fresh Waffles- with blueberries and whipped cream  
With Fresh Apple Compote and real maple syrup

6

7

Layered Yogurt Parfait- Yogurt layered with fresh fruit,  
our own granola, and honey

6



## SOUP AND SALAD

Taproot Soups of the Day- w/baguette

4.5/ 6.5

Choice of Two: Half Soup/Half Salad/Half Sandwich

8.75

The Cornelia Caesar- Our own Caesar with homemade croutons

7/5

My Big Fat Greek Salad- Greens, kalamata olives, tomatoes, red onions  
Cucumbers, roasted garlic, feta, oregano vinaigrette

7.5/5.5

Taproot House Salad- Greens, dried cranberries, walnuts, avocado  
Raspberry vinaigrette with homemade croutons

6/4.5

Bella- Greens, grilled portabella mushroom, walnuts, tomato, parmesan cheese

8.25/6.5

Honey Mustard- Greens, candied almonds, mandarin oranges,  
Honey mustard dressing

6/4.5

## SANDWICHES



Served with a side salad or tortilla chips

The Santa Maria- Turkey, cranberry, cream cheese, greens, on sourdough	8.75
The Nemo- Curry tuna with apples, greens, tomato, on sourdough	8.75
The Sockeye Special- Our own smoked salmon spread, avocado, swiss, Tomato, red onion, on sourdough	9.5
The Girdwood- Our own Hummus, avocado, swiss cheese, tomato, Marinated red onions, cucumbers sprouts, oregano dressing, on wheat	8.75
The Godfather- Prosciutto ham, mozzarella, tomato, greens, marinated red onions, pesto, on a warm baguette	9.5
The Occidental- Grilled all-natural chicken breast with swiss, tomato, Red onion, lettuce, pesto, and cream cheese on sourdough	9.5
The Fun Guy- Grilled Portabella with marinated red onions, tomato, Greens, pesto, swiss, on wheat	9.5
The Ranch- Veggie burger with lettuce, tomato, red onion, avocado and Ranch Dressing on sourdough	8.75



## ENTREES

• Lasagna: A White sauce Veggie lasagna with Garlic and fresh Basil with side salad	8
• Creamy lemon Pasta with marmalade carrots topped with candied pecans and seared salmon	11
• Garlic Alfredo topped with Shrimp Skewer or Grilled Chicken Breast With a side of Herb Roasted Seasonal Vegetables	12.50
• Thai Tofu Curry on Coconut Rice with Roasted Peanuts and Bean Sprouts	10

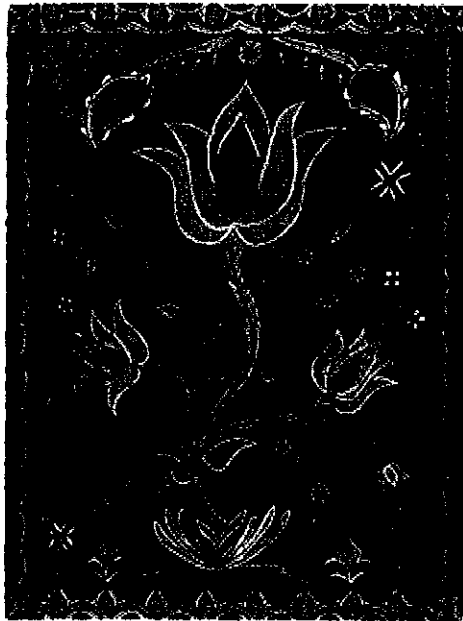


## DESSERTS

Warm Apple Compote with Local Cinnamon Ice Cream and a house spiced drizzle	5
Brownie - Plain or with Local Vanilla Ice cream and chocolate drizzle	2.50/5
Vanilla Ice cream Topped with warm Blueberries	5

---

# Tap Root



We are an environmentally sensitive café in south Anchorage where people can gather for good food and drink

We will be an active part of the community, hosting lectures, educational media nights, community postings and benefit Dinners.

We aren't just about exceptional food and local brew, we are about gathering community, sustainable lifestyles and conscious living.

# New Liquor License

This application is for:

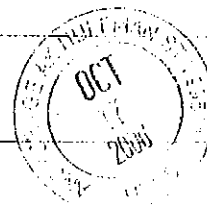
- ☐ Personal - Two 6-month periods in each year of the biennial period beginning \_\_\_\_\_ and ending \_\_\_\_\_  
☐ Full 2 year period \_\_\_\_\_ Mo/Day \_\_\_\_\_ Mo/Day

SECTION A. LICENSE INFORMATION. Must be completed for all types of applications.			FEES
License Year: <u>2006</u>	License Type: <u>Restaurant / Eating Establishment</u>	Statute Reference: <u>Sec. 04.11.100</u>	License Fee: \$
Office Use Only License #:			Filing Fee: \$100.00
Local Governing Body: (City, Borough or Unorganized)	Community Council Name(s) & Mailing Address:		Fingerprint: (\$50 per person)
<u>Municipality of Anchorage</u>	<u>Huffman - O'Malley Community Council</u> <u>P.O. Box 113006</u> <u>Anchorage, AK 99511</u> <u>President: Tim Stevens</u> <u>Vice Pres: Ryan Steneck</u>		Total Submitted: \$
Federal EIN or SSN: <u>56-2600037</u>	Name of Applicant (Corp/LLC/LLP/Individual/Partnership): <u>Rebecca Mohlman</u>	Doing Business As (Business Name): <u>Tap Root Cafe</u>	Business Telephone Number: <u>1-907-346-0287</u>
			Fax Number:
Mailing Address: <u>1330 Huffman Road Unit C</u>	Street Address or Location of Premise: <u>1330 Huffman Road Unit C</u>	Email Address: <u>alaska.abcontrol@yahoo.com</u>	
City, State, Zip: <u>Anchorage, AK 99515</u>			

SECTION B. PREMISES TO BE LICENSED. Must be completed.		
Closest school grounds: <u>0.5 miles</u>	Distance measured under: <input type="checkbox"/> AS 04.11.010 OR <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.
Closest church: <u>0.25 miles</u>	Distance measured under: <input type="checkbox"/> AS 04.11.010 OR <input type="checkbox"/> Local ordinance No.	<input type="checkbox"/> Premises is LESS than 50 miles from the boundaries of an incorporated city, borough, or unified municipality.
Premises to be licensed is: <input type="checkbox"/> Proposed building <input checked="" type="checkbox"/> Existing facility <input type="checkbox"/> New building		<input type="checkbox"/> Plans submitted to Fire Marshall (required for new & proposed buildings) <input checked="" type="checkbox"/> Diagram of premises attached

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

Date Approved: \_\_\_\_\_  
New App: \_\_\_\_\_  
Director's Signature: \_\_\_\_\_



051

<b>Corporations, LLCs, LUPs and LPs must be registered with the Dept. of Community and Economic Development</b>			
Name of entity (Corporation/LLC/LUP/LP) (or N/A if an individual ownership)		Telephone Number	Fax Number
Corporate Mailing Address:		City	State
			Zip Code
Name, Mailing Address and Telephone Number of Registered Agent		Date of Incorporation OK Certification with DCED	State of Incorporation

Is the Entity in compliance with the reporting requirements of Title 10 of the Alaska Statutes? ☐ Yes ☐ No If no, attach written explanation.  
Your entity *must* be in compliance with Title 10 of the Alaska Statutes to be a valid liquor licensee.

<b>Entity Members (Must include President, Secretary, Treasurer, Vice-President, Manager and Shareholder/Member with at least 10%)</b>					
Name:	Title	%	Home Address & Telephone Number	Work Telephone Number	Date of Birth
Rebecca Mohlman	OWNER	100	Silverfox Lane Anchorage, AK. 99515	1-907-345-0282	02/16/1978

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

<b>Individual Licensees/Affiliates (The ABC Board defines an "Affiliate" as the spouse of a licensee. Each Affiliate must be listed.)</b>					
Name: <i>Moose</i>	Applicant <input type="checkbox"/>	Name:	Applicant <input type="checkbox"/>	<b>COPY</b>	
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:			

<b>Declaration</b>	
<ul style="list-style-type: none"><li>I declare under penalty of perjury that I have examined this application, including the accompanying schedules and statements, and to the best of my knowledge and belief it is true, correct and complete, and this application is not in violation of any security interest or other contracted obligations.</li><li>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.</li><li>I further certify that I have read and am familiar with Title 4 of the Alaska statutes and its regulations, and that in accordance with AS 04.11.450, no person other than the licensee has any direct or indirect financial interest in the licensed business.</li><li>I agree to provide all information required by the Alcoholic Beverage Control Board in support of this application.</li></ul>	

<b>Signature of Licensee(s)</b>	
Signature: <i>Rebecca Mohlman</i>	Signature:
Name & Title (Please Print): <i>Rebecca Mohlman</i>	Name & Title (Please Print):
Subscribed and sworn to before me this <i>16th</i> day of <i>October</i> <i>2008</i>	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: <i>3/1/10</i>	My commission expires:





STATE OF ALASKA  
ALCOHOLIC BEVERAGE CONTROL BOARD  
APPLICATION FOR RESTAURANT DESIGNATION PERMIT - AS 04.16.049 & 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:

REBECCA MOHLMAN

D/B/A:

TAP ROOT CAFE

ADDRESS:

1330 HUFFMAN RD UNIT C ANCHORAGE AK 99515

1. Hours of Operation: 9AM to 9PM Telephone # \_\_\_\_\_
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).

3. Duties of employment:

Serve soup + sandwiches - make espresso coffee drinks.

4. Are video games available to the public on your premises?

NO

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

YES - Piano + Violin - Acoustic Local Folk Music - Irish Dance

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.

Rebecca Mohlman  
Applicant(s) signature

Subscribed and sworn to before me this

day of NOVEMBER

Notary Public in and for Alaska

My Commission expires

3/1/10

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.

053

STATE OF ALASKA  
ALCOHOL BEVERAGE CONTROL BOARD  
Licensed Premises Diagram

**INSTRUCTIONS:** Draw a detailed floor plan of your present or proposed licensed premises on the graph below;  
show all entrances and exits, and all fixtures such as tables, booths, games, counters, bars, coolers, stages, etc.

DBA: TAP ROOT CAFE

PREMISES LOCATION: 1330 Huffman Road Unit C / Anchorage AK 99515

Indicate scale by x after appropriate statement or show length and width of premises. \_\_\_\_\_ 1 SQ. = 4 FT.

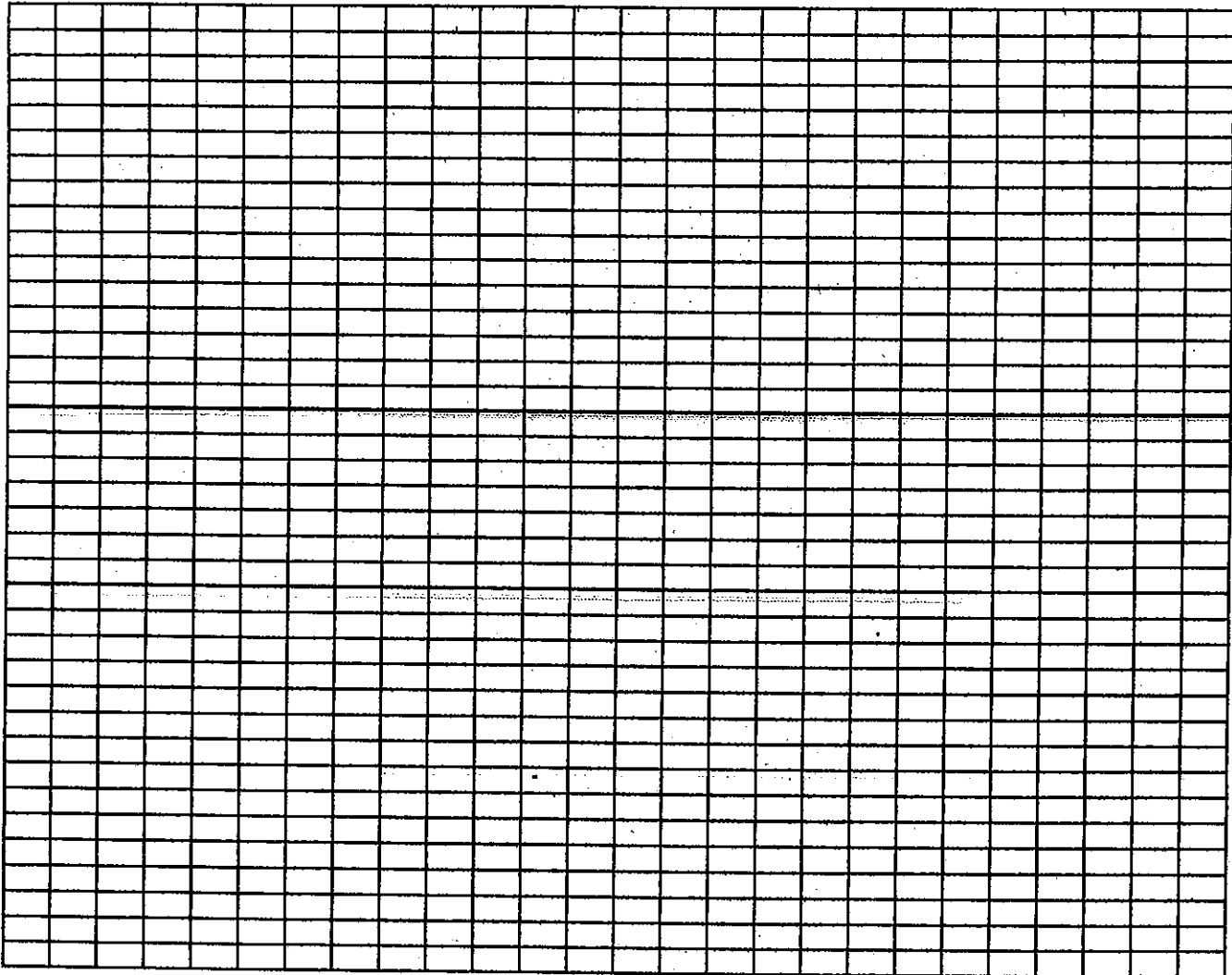
SCALE A: \_\_\_\_\_ 1 SQ. = 1 FT.

SCALE B:

Length and width of premises in feet:

Outline the area to be designated for sale, service, storage, and consumption of alcoholic beverages in red.

**DO NOT USE BLUE INK OR PENCIL ON THIS DIAGRAM.**



*Gallo Limited Partnership  
P.O. Box 111846  
Anchorage, Alaska 99511*

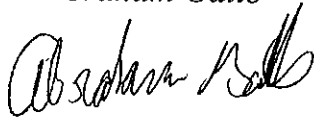
*January 24, 2007*

*Dear Mary,*

*I Abraham Gallo landlord of 1330 Huffman Drive am aware that Tap Root Café is going to serve beer and wine. If you need any more information please contact me at 907-351-6472.*

*Sincerely,*

*Abraham Gallo*

A handwritten signature in cursive script, appearing to read 'Abraham Gallo', written in dark ink.

---

**4**

**POSTING**

**AFFIDAVIT**

TAP ROOT CAFE'

RECEIVED

JAN 08 2007

Municipality of Anchorage  
Zoning Division



# AFFIDAVIT OF POSTING

LEGAL:

CASE NUMBER: 2007-030

NOTARIAL

THOMAS W SPERSTAD #1  
BLK 2 LT 5A

I, REBECCA MOHLMAN 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 Restaurant Liquor License. The notice was posted on 12-29-06 which is at least 21 days prior to the public hearing on this petition. I acknowledge this Notice(s) must be posted in plain sight and displayed until all public hearings have been completed.

Affirmed and signed this 2nd day of JANUARY, 2007

Rebecca Mohlman  
Signature TAP ROOT CAFE'

## LEGAL DESCRIPTION

Tract or Lot 5A

Block 2

Subdivision THOMAS W SPERSTAD #1

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

057

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**5**

**HISTORICAL  
INFORMATION**

## PARCEL INFORMATION

### APPRAISAL INFORMATION

Legal THOMAS W SPERSTAD #1  
BLK 2 LT 5A

Parcel 018-023-20-000  
Owner GALLO LIMITED PARTNERSHIP

#



# Descr STRIP SHOPPING CTR  
Site Addr 1330 HUFFMAN RD

PO BOX 111846  
ANCHORAGE

AK 99511 1846

### RELATED CAMA PARCELS

Related Parcel(s)	XRef Type	Leased Parcels

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

Get "Type" explanation

Bring up this form focused  
on the related parcel

### REZONE

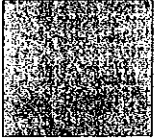


Case Number 2007-030 # of Parcels 1 Hearing Date 01/02/2007

Case Type Assembly conditional use for a restaurant serving alcohol

Legal An Alcoholic Beverage Conditional Use for a Restaurant License. Tap Root Cafe. Thomas W Sperstad  
Subdivision #1, Block 2, Lot 5A. Located at 1330 Huffman Road, Unit C.

### PLAT



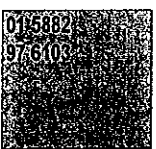
Case Number  
Action Type  
Legal

Grid

Proposed Lots 0  
Action Date

Existing Lots

### PERMITS



Permit Number 01 5882

Project TACO KING

Work Desc Tenant Improvement to change space to Taco King Restaurant. rd

Use RESTAURANT

### BZAP



Action No. S8187

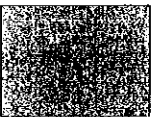
Action Date 08/28/1985

Resolution

Status APR  
Type PN

Ruling Approved  
Plat Notes

### ALCOHOL LICENSE



Business  
Address

Applicants Name  
Conditions

License Type  
Status



# PARCEL INFORMATION

## OWNER

GALLO LIMITED PARTNERSHIP

PO BOX 111846

ANCHORAGE AK 99511 1846

Deed 3423 0000817

CHANGES: Deed Date Feb 16, 1999

Name Date Feb 24, 1999

Address Date Feb 24, 1999

## PARCEL

Parcel ID 018-023-20-000

Status

Renumber ID 000-000-00-00000

Site Addr 1330 HUFFMAN RD

Comm Concl OLD SEWARD-OCEANVIEW

Comments REF 018-023-05/06

# 01

## TAX INFO

2007 Tax 14,725.33 Balance -0.01 District 003

## LEGAL

THOMAS W SPERSTAD #1

BLK 2 LT 5A

Unit SQFT 36,966

Plat 850214

Zone B3 Grid SW2832

## HISTORY

	Year	Building	Land	Total
Assmt Final	2005	602,000	258,800	860,800
Assmt Final	2006	594,000	369,700	963,700
Assmt Final	2007	544,000	443,600	987,600
Exemptions				0
State Credit				0
Tax Final				987,600

## PROPERTY INFO

#	Type	Land Use
01	COMMERCIAL	STRIP SHOPPING CTR

## SALES DATA

Mon	Year	Price	Source	Type
09	1999	610,000	DEED/T	LAND & BLDG
09	1984	684,000	OTHER	LAND SALE



## LAND & COMMON PARCEL INFORMATION

### APPRAISAL INFORMATION

Legal THOMAS W SPERSTAD #1  
BLK 2 LT 5A

Parcel 018-023-20-000

# 01 of 01

Owner GALLO LIMITED PARTNERSHIP

Site Addr 1330 HUFFMAN RD

PO BOX 111846  
ANCHORAGE

AK 99511

### LAND INFORMATION

Land Use STRIP SHOPPING CTR

Class COMMERCIAL

Living Units 000

Community Council 020 OLD SEWARD-OCEANVIEW

Entry: Year/Quality 12 1985 EXTERIOR

07 2004 INTERIOR

Access Quality GOOD

Access Type

Leasehold (Y=Leasehold)

Drainage GOOD

Front Traffic MEDIUM

Street PAVED

Topography EVEN LEVEL

Utilities PUBLIC WATER PUBLIC SEWER

Wellsite N

Wet Land

### CONDOMINIUM INFORMATION

Common Area 0

Undivided Interest 0.00

## COMMERCIAL INVENTORY

### APPRAISAL INFORMATION

Legal THOMAS W SPERSTAD #1  
BLK 2 LT 5A

Parcel 018-023-20-000

# 01 of 01

# 01

Owner GALLO LIMITED PARTNERSHIP

Site Addr 1330 HUFFMAN RD

PO BOX 111846

Prop Info # STRIP SHOPPING CTR

ANCHORAGE

AK 99511

### BUILDING INFORMATION

Structure Type STRIP SHOPPING CTR

Property Information # 01

Building SQFT 12,190

Building Number 01

Year Built 1985

Effective Year Built 1985

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
01	01	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	4,005	140	RETAIL	14	FRAME T-111	WOOD JOIST(WD & STL)
01	01	3,785	309	FAST FOOD	14	FRAME T-111	WOOD JOIST(WD & STL)
01	01	4,400	141	MULTI-USE SALES	14	FRAME T-111	WOOD JOIST(WD & STL)

### BUILDING OTHER FEATURES - ATTACHED IMPROVEMENTS

Type	Qty	Size1	Size2
COOLER-FREEZER	01	156	1
CANOPY- SVC STA	01	161	1
COOLER-CHILLER	01	116	1
CANOPY- SVC STATION	01	1,546	1

### OTHER BUILDINGS AND YARD IMPROVEMENTS

Type	Size/Amt	Units	Yr/Built	Condition	Funct/Utility
MERCURY LIGHT POLE	1	02	1985	NORMAL	NORMAL
PAVING CONCRETE-AV	2,385	01	1985	NORMAL	NORMAL
PAVING ASPHALT PK	17,000	01	1985	NORMAL	NORMAL

# OWNER HISTORY

## APPRAISAL INFORMATION

Legal THOMAS W SPERSTAD #1

BLK 2 LT 5A

Parcel 018-023-20-000

# 01 of 01

#

01

Property Info # Descr STRIP SHOPPING CTR

Site Address 1330 HUFFMAN RD

**Current** 02/16/99  
GALLO LIMITED PARTNERSHIP

PO BOX 111846  
ANCHORAGE AK 99511 1846

**3rd** 2215 0000 11/25/91  
NCB PROPERTIES INC

101 W BENSON BLVD  
ANCHORAGE AK 99503

**Prev** 2812 0000 07/24/95  
GALLO ABRAHAM

PO BOX 111846  
ANCHORAGE AK 99511

**4th** 1944 0000 09/11/89  
KEY BANK OF ALASKA  
OREO DEPT

PO BOX 100420  
ANCHORAGE AK 99510

**2nd** 2215 0000 11/25/91  
GALLO ABRAHAM & DONNA JO

PO BOX 111846  
ANCHORAGE AK 99511

**5th** 1944 0000 09/11/89  
KEY BANK OF ALASKA

P O BOX 100420  
ANCHORAGE AK 99510

### Content Information

**Content ID :** 004795

**Type:** AR\_AllOther - All Other Resolutions

**Title:** 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 REBECCA MOHLMAN,  
DBA TAP ROOT CAFÉ RESTAURANT.

**Author:** weaverjt

**Initiating Dept:** Planning

**Description:** 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 REBECCA MOHLMAN,  
DBA TAP ROOT CAFÉ RESTAURANT.

**Date Prepared:** 2/6/07 2:44 PM

**Director Name:** Tom Nelson

**Assembly**

**Meeting Date** 2/27/07

**MM/DD/YY:**

**Public Hearing**  
**Date MM/DD/YY:** 2/27/07

M.O.A.  
 2007 FEB 16 AM 11:14  
 CLERK'S OFFICE

### Workflow History

Workflow Name	Action Date	Action	User	Security Group	Content ID
AllOtherARWorkflow	2/6/07 2:48 PM	Checkin	weaverjt	Public	004795
Planning_SubWorkflow	2/7/07 2:11 PM	Approve	nelsontp	Public	004795
ECD_SubWorkflow	2/7/07 3:03 PM	Approve	thomasm	Public	004795
MuniManager_SubWorkflow	2/16/07 9:27 AM	Approve	leblancdc	Public	004795
MuniMgrCoord_SubWorkflow	2/16/07 9:55 AM	Approve	maglaquijp	Public	004795