

Submitted by: Chair of the Assembly at
the request of the Mayor
Prepared by: Planning Department
For reading July 17, 2007

CLERK'S OFFICE
APPROVED

Date: 7-17-07

Anchorage, Alaska
AR No. 2007-158

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 PLACE
4 USE PER AMC 21.40.180 D.8, FOR PATRICIA A. JOHANN, DBA JOHANN'S
5 RESTAURANT, LOCATED AT 11901 OLD GLENN HIGHWAY WITHIN ROBERT
6 PIPPEL SUBDIVISION #2, BLOCK 11, LOT 7B3; GENERALLY LOCATED ON THE
7 NORTHEAST CORNER OF THE OLD GLENN HIGHWAY AND HANSON DRIVE.

8
9 (Eagle River Community Council) (Case 2007-092)

10
11
12 THE ANCHORAGE ASSEMBLY RESOLVES:

13
14 **Section 1.** The conditional use permit for an Alcoholic Beverages Conditional Use in the B-
15 3 District for a Restaurant/Eating Place Use per AMC 21.40.180 D.8, for Patricia A. Johann,
16 dba Johann's Restaurant, located at 11901 Old Glenn Highway within Robert Pippel
17 Subdivision #2, Block 11, Lot 7B3, generally meets the applicable provisions of AMC
18 21.50.020 and AMC 21.50.160.

19
20 **Section 2.** The conditional use permit for an Alcoholic Beverages Conditional Use for a
21 Restaurant/Eating Place Use is for a 6,100 square-foot area located at 11901 Old Glenn
22 Highway.

23
24 **Section 3.** The conditional use permit is approved subject to the following conditions:

25
26 1. A Notice of Zoning Action shall be filed with the District Recorder's Office within 120
27 days of approval by the Assembly's of a final conditional use approval for a
28 Restaurant/Eating Place Use in the B-3 District, and compliance with the other conditions set
29 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 B-3
35 District for a Restaurant/Eating Place Use per AMC 21.40.180.D.8 for a new restaurant, the
36 Johann's Cafe Restaurant. The restaurant consists of 6,100 square feet. Based on floor
37 diagram and the application, there are a total of 96 non-fixed seats.

38
39 4. On-premise sale of alcoholic beverages will be Tuesday through Saturday, from 11:00
40 A.M. to 9:00 P.M. The restaurant may operate 365 days a year with hours of operation as

1 permitted by law. Alcohol sales will constitute approximately five percent of total gross
2 receipts.
3

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

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

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

20 8. Parking lot striping, signing, and landscaping shall be installed within eighteen (18)
21 months of this approval in accordance with AMC 21.45.125, and as reflected on the site plan
22 drawing identified in condition number 9 below.
23

24 9. The approved conditional use is reflected on the following floor plans and site plans
25 submitted with the conditional use application:
26

27 a. Restaurant and Catering for JOHANN'S Restaurant, Eagle River, Alaska; no
28 scale; dated 02/21/03; prepared by Philip W. Thern Architect.
29

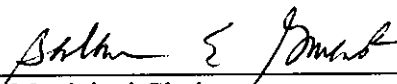
30 **Section 4.** Failure to comply with the conditions of this conditional use permit shall
31 constitute grounds for its modification or revocation.
32

33 **Section 5.** This resolution shall become effective immediately upon passage and approval by
34 the Anchorage Assembly.
35

36 PASSED AND APPROVED by the Anchorage Assembly this 17th day of
37 July 2007.
38

ATTEST:

Chair


Municipal Clerk

(2007-092) (050-124-50)



MUNICIPALITY OF ANCHORAGE ASSEMBLY MEMORANDUM

No. AM 415-2007

Meeting Date: July 17, 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 PATRICIA A. JOHANN, DBA JOHANN'S RESTAURANT.

1 Patricia. A. Johann, dba Johann's Restaurant, has made application for a
2 Restaurant/Eating Place Alcoholic Beverage Conditional Use in the B-3 District located
3 at 11901 Old Glenn Highway, on Robert Pippel Subdivision #2, Block 11, Lot 7B3.
4

5 The proposal is for a Restaurant/Eating Place Alcoholic Beverage Conditional Use in an
6 existing restaurant in a two-story building located at the northeast corner of Hanson
7 Drive and the Old Glenn Highway in downtown Eagle River. Johann's Restaurant has
8 been open for three years. The restaurant is located on two floors and occupies a total
9 of 6,100 square feet of space. Floor plans show a total of 96 seats on both floors: 58 on
10 the ground floor and 38 on the second floor. The second floor area is identified as the
11 "Party Room," intended for private parties, special events or holidays. The dining area
12 has a total of 32 fixed seats and 24 non-fixed seats. This is an existing restaurant
13 located in an existing commercial structure zoned B-3, in which alcoholic beverage
14 sales are permitted through the conditional use process.
15

16 A restaurant/eating place license is not subject to a 200-foot separation requirement
17 from a church or school.
18

19 There are three restaurant/eating places licenses, two beverage dispensary licenses, one
20 package and one club license within a 1,000-foot radius of the petition site. Approving
21 this restaurant/eating place license will add a fourth restaurant/eating place license
22 within a 1,000-foot radius of the petition site.
23

24 On-premise sale of alcoholic beverages will be available daily from 11:00 A.M. to 9:00
25 P.M. The petitioner estimates that five percent of total sales will be for alcohol

1 compared to 95 percent food sales. Employees involved in the dispensing of alcoholic
2 beverages will be trained in accordance with the Alcoholic Beverage Control Board's
3 "Liquor Server Awareness Training Program," (TAM) and will hold the necessary
4 certifications.

5
6 At the time this report was prepared, the Department of Health and Human Services did
7 not provide comments. There are no outstanding personal or business taxes owing. The
8 Anchorage Police Department reports one incident call (theft) at this location during the
9 past two years.

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

14
15 Prepared by: Jerry T. Weaver Jr., Zoning Administrator, Planning Department

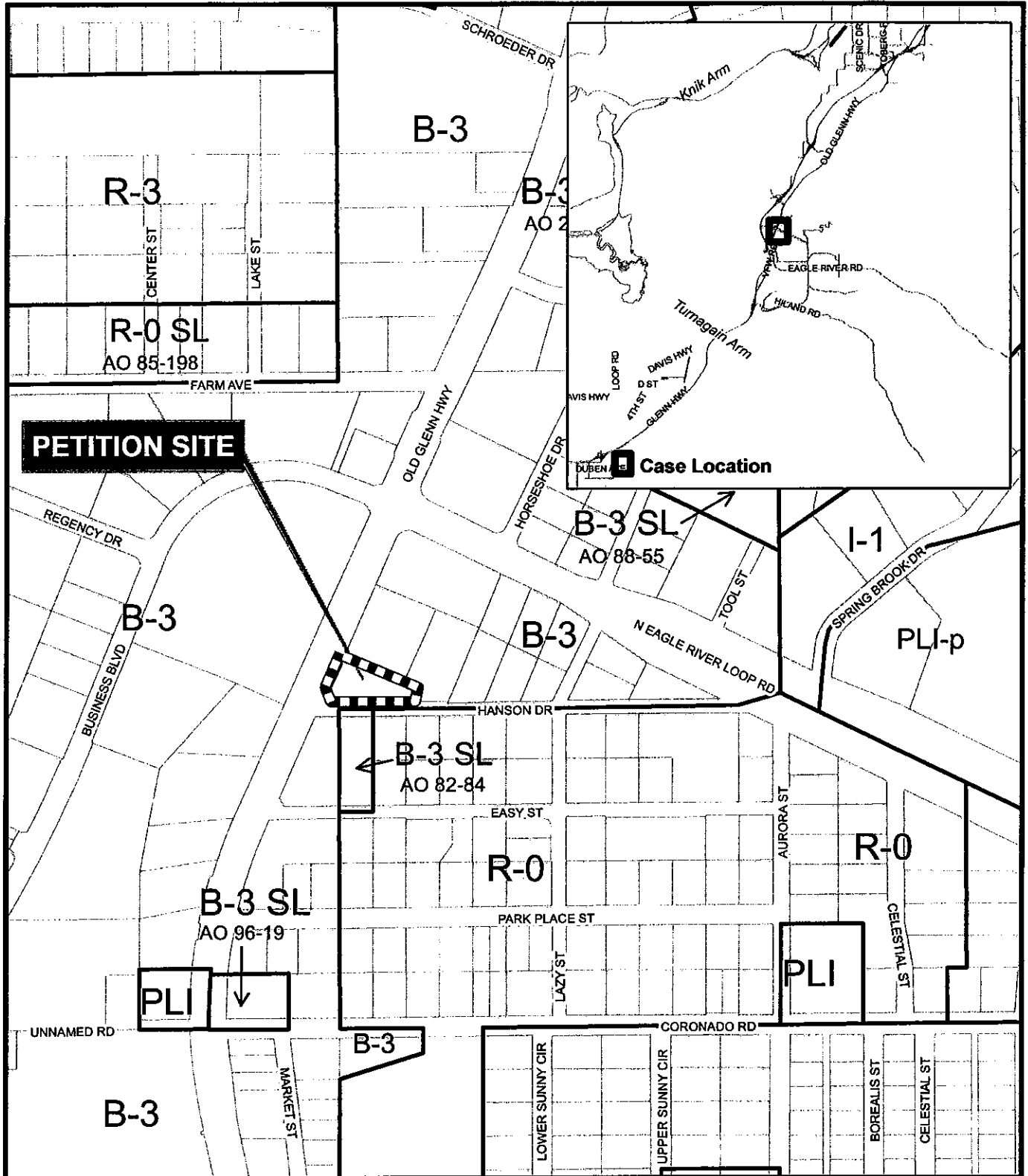
16 Concur: Tom Nelson, Director, Planning Department

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

19 Concur: Denis C. LeBlanc, Municipal Manager

20 Respectfully submitted: Mark Begich, Mayor

CONDITIONAL USE-ALCOHOL 2007-092



Municipality of Anchorage
Planning Department

Date: May 8, 2007



001

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

DATE: July 17, 2007

CASE NO.: 2007-092

APPLICANT: JO-Hansen's Inc. (Patricia A. Johann)
dba Johann's Restaurant

REPRESENTATIVE: Patricia A. Johann

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

LOCATION: Robert Pippel Subdivision #2, Block 11, Lot 7B3;
generally located on the northeast corner of Old Glenn Highway and Hanson Drive.

STREET ADDRESS: 11901 Old Glenn Highway

COMMUNITY COUNCIL: Eagle River

TAX PARCEL: 050-124-50-000/ Grid NW 252

ATTACHMENTS

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

RECOMMENDATION SUMMARY:

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

SITE:

Acres: 23,507 square feet
Vegetation: Commercial landscaping
Zoning: B-3
Topography: Level
Existing Use: Retail Commercial

Soils: Public Sewer & Water

COMPREHENSIVE PLAN – Chugiak-Eagle River Comprehensive Plan

Classification: Town Center (December 2006 Update)
Commercial (1993 Plan)

Density: N/A

SURROUNDING AREA

	NORTH	EAST	SOUTH	WEST
Zoning:	B-3	R-O	B-3	B-3
Land Use:	Commercial	Commercial	Commercial	Commercial

SITE DESCRIPTION AND PROPOSAL:

The application site is located at the northeast corner of Hanson Drive and the Old Glenn Highway in downtown Eagle River. The two-story 23,507 square foot building was built in circa 1971.

The proposal is to add a new restaurant/eating place liquor license to an existing restaurant. Floor plans show a total of 96 restaurant seating on both floors: 58 on the ground floor and 38 on the second floor. The second floor is identified as "Party Room", and presumably opens only for private parties, special events or holidays. The restaurant has been open for three years. Seating for 96 requires 32 parking spaces (one space per three seats). The submit parking lot/landscape site plan shows 32 parking spaces. Within 1,000 feet of this application there are three restaurant licenses, two beverage dispensary licenses, one package store license and one club license.

The restaurant occupies 6,100 square feet. On the first floor there are 11-tables/58 non-fixed chairs. The second floor has 9-tables/38 non-fixed chairs. The restaurant is open from 6:00 AM to 9PM with liquor available from 11:00 AM to 9:00 PM. The restaurant normally operates Tuesday through Saturday but may operate 7-days a week with hours of operation as permitted by law. The petitioner estimates that 5% of his total sales will be for liquor; employees will be trained in handling inebriated patrons. No entertainment or security provisions are proposed.

The Church in the Wildwood (16832/16840 Hanson Drive) and the Church of God Local Board of Trustees (17108 Hanson Drive) are located more than 200-feet from the restaurant.

PUBLIC COMMENTS:

One hundred six (106) public hearing notices (PHNs) were mailed. At the time this report was written 2 PHNs were returned as undeliverable, and no written comment was received from the Eagle River Community Council.

FINDINGS

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

The Town Center classification provides the focal point of activity for Chugiak-Eagle River, integrating community-serving retail, public services, and civic facilities. A range of retail shopping and services provide most of the daily needs of residents in surrounding neighborhoods.

Neither the December 2006 Update, or the 1993 Chugiak-Eagle River Comprehensive Plan specifically addresses the sales of alcoholic beverages. However, several goals of the Comprehensive Plan do address economic and recreational opportunities. A general conclusion is that commercial opportunities are referenced in the Plan. Restaurants that sell alcoholic beverages are part of the commercial environment of this community. Uses of alcoholic beverages in restaurant settings are a legitimate element of the community's commercial opportunities.

The plan emphasizes the need for centrally located commercial uses, and the need for small-scale, local entrepreneurship. The use of this site as a restaurant in a single commercial building complies with the plan.

The objectives of the comprehensive plan do address economic opportunities:

- Encourage and reinforce the continued growth of the business districts in Eagle River and Peters Creek.
- Promote continued use, expansion and development within established commercial and industrial areas determined to be suitable for continued use.
- Promote the continued commercial use and development of the business district in downtown Eagle River, while including continued opportunities for adjacent high density residential development, in order to maintain a viable downtown area.

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

This standard is met.

Except for the alcoholic beverages conditional use standards established in AMC 21.50.160, the Assembly has not adopted specific zoning regulations for alcoholic beverage sales. The B-3 General Business district zoning regulations allows alcoholic beverage sales through the conditional use permit process: AMC 21.40.180 D.8: *Restaurants, cafes, and other places serving food or beverages. Uses involving the retail sale, dispensing or service of alcoholic beverages may be permitted by conditional use only in accordance with AMC 21.50.160.*

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

This standard is met.

The petition property is within the Eagle River Central Business District in a commercial area that is expected to remain in that land use category for the foreseeable future. In and around this location on either side of the Old Glenn Highway are found numerous restaurants, office buildings, retail malls, commercial businesses and other non-residential uses. Land to the north, south, east and west are zoned B-3.

There is no day care or schools within 200 feet of the site property line. The Church in the Wildwood (16832/16840 Hanson Drive) and the Church of God Local Board of Trustees (17108 Hanson Drive) are located more than 200-feet from the restaurant.

Alaska Statute 04.11.100, Restaurant or eating place license, restricts transfer or renewal of restaurant licenses from being located in a building having a public entrance within 200-feet of the boundary line of a school or a church building in which religious services are regularly conducted, or public entrance of a church building. The petitioner has applied for a new restaurant license (not a transfer or a renewal of a restaurant license) by the Alaska ABC Board and this Assembly, and is therefore exempt from the 200-foot separation statute.

AMC 21.50.160.B asks that a list of all alcohol licenses located within a minimum of 1,000 feet of the proposed conditional use be provided. There are three restaurant/eating places, two beverage dispensary licenses, one package, and one club license within 1,000-feet of the

proposed restaurant. Approving this restaurant/eating place license would add a fourth restaurant/eating place license.

<i>Name</i>	<i>Address</i>	<i>License Number</i>	<i>Type of License</i>
2Go Tesoro #73	12139 Old Glenn Hwy	3991	Package Store
China Lights Restaurant	12110 Business Blvd. #2	2219	Restaurant/Eating Place
Szechuan Restaurant	11651 Business Blvd.	4368	Restaurant/Eating Place
Jalapenos Mexican Restaurant	11823 Old Glenn Hwy	3766	Restaurant/Eating Place
BPO Elks Lodge #2682	17111 N. Eagle River Loop Road	3241	Club
Homestead Sports Lounge	12130 Regency Drive	2895	Beverage Dispensary
Garcia's Cantina	11901 Business Blvd. #109	2275	Beverage Dispensary

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.

Driveway access is from Hanson Drive, and from a shared driveway with the commercial lot to the north of the subject parcel. Parking is available in the front and rear of the building. A three layer block wall separates the parking from a pedestrian walkway across the front of the building. The existing parking area has asphalt paving but parking is not striped.

The application provided a site plan approved by Traffic dated 5-6-03, showing fifteen parking spaces (including two handicap parking stalls) in front of the building and seventeen spaces at the rear of the building. As shown on the site plan arterial landscaping is required along the west lot line adjacent to the Old Glenn Highway, visual enhancement perimeter landscaping is required at the east side of the lot.

There are public transit stops along the Old Glenn Highway. There are no public sidewalks.

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

This standard is met.

The addition of a restaurant within an existing commercial area will not impact public services. The site is served with public water and sewer.

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

This standard is met.

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

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

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.

Standards Chapter 10.50 Alcoholic Beverages

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

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

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

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

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

This standard is met.

The applicant states that all employees involved in the dispensing of alcoholic beverages, all managers and assistant managers and the owners of the restaurant 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.

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

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

- D. Public safety. When application is made for the renewal or transfer of location or transfer of ownership of a beverage dispensary license restaurant or eating place license, or package store license, the Assembly shall consider whether the operator can demonstrate the ability to maintain order and prevent unlawful conduct in licensed**

premises. In determining the operator's demonstrated ability to maintain order and prevent unlawful conduct, the Assembly may consider police reports, testimony presented before the Assembly, written comments submitted prior to or during the public hearing, or other evidence deemed to be reliable and relevant to the purpose of this subsection. For purposes of this section and Section 10.50.035 "licensed premises" shall include any adjacent area under the control or management of the licensee.

This standard appears to be met.

The Anchorage Police Department reports one incident call for theft during the past 2-years to this address.

- 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.

Treasury reviewed the subject property for real property taxes or business personal taxes, and report no outstanding or delinquent taxes.

- 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.

This is not applicable; this is for a new license not a transfer or renewal license.

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

This form was not requested of this applicant.

RECOMMENDATION:

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

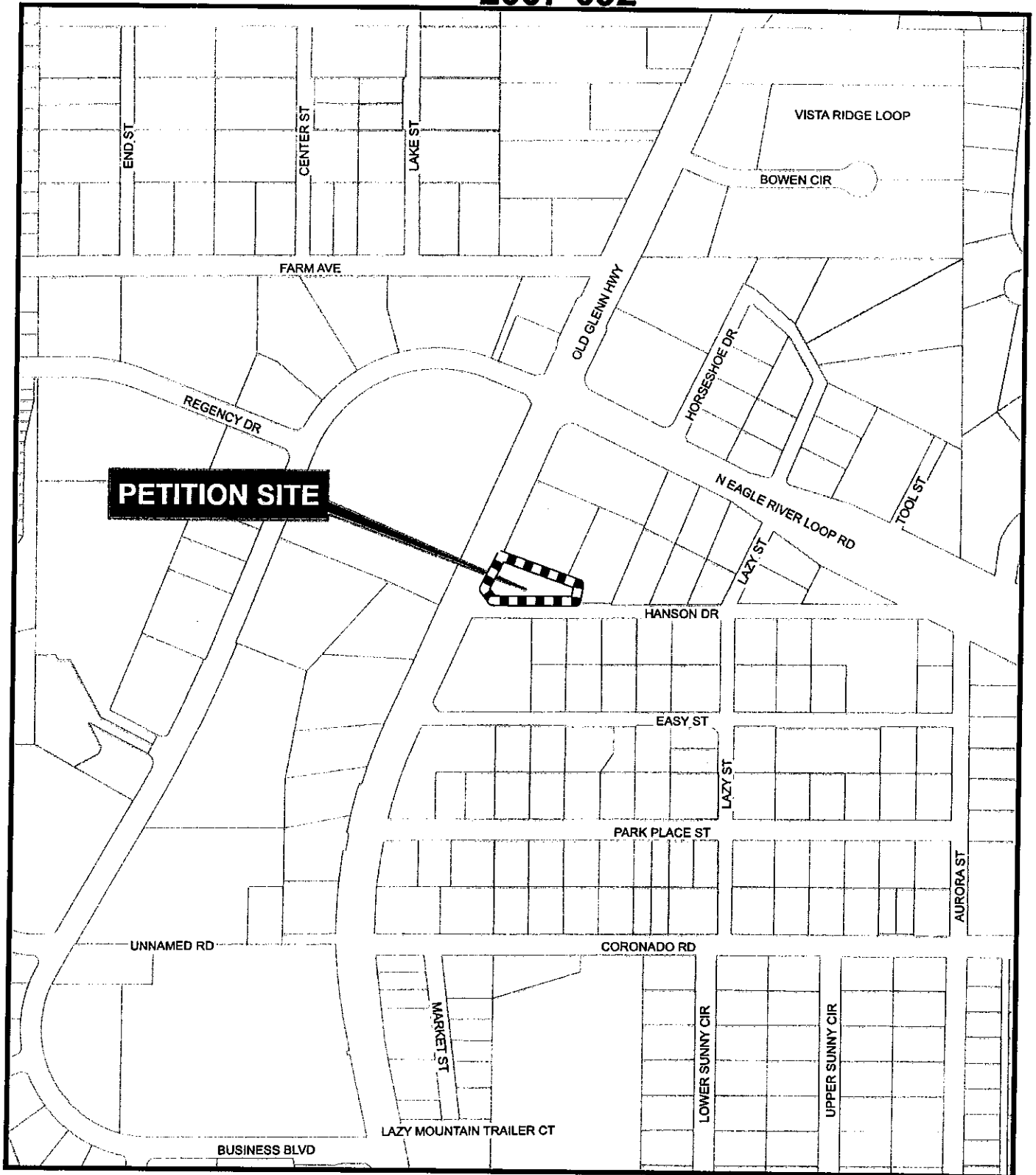
If after a public hearing on the matter, the Anchorage Assembly finds that the required standards have been met, staff recommends the following conditions of Approval:

1. A notice of Zoning Action shall be filed with the District Records Office within 120 days of the Alcoholic Beverage Control Board's approval of the license.
2. All uses shall conform to the plans and narrative submitted.
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 Johann's Restaurant located at 11901 Old Glenn Highway, Robert Pippel Subdivision #2, Block 11, Lot 7B3. The

restaurant seats 96 people. Alcohol sales are estimated to be 5 % of total gross receipts compared to 95 % food sales. The restaurant may operate 365 days a year with hours of operation as permitted by law.




4. 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.).
5. 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
6. 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.
7. Parking lot striping and signing, and landscaping shall be installed within eighteen months of this approval in accordance with AMC 21.45.125, and as reflected on the site plan drawing identified in condition 8.a below.
8. The approved conditional use is reflected on the following floor plans and site plans submitted with this application:
 - a. Restaurant and Catering for JO-HANSEN's Restaurant, Eagle River, AK; No scale; date 02/21/03; prepared by Philip W. Thern Architect.

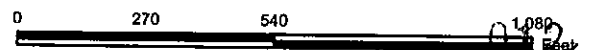
CONDITIONAL USE-ALCOHOL 2007-092



Municipality of Anchorage
Planning Department

Date: May 8, 2007

-  Single Family
-  Multi-Family
-  Mobile Home Park



2007-092



Municipality of Anchorage
Planning Department

Date: May 8, 2007

0 60 120 240
Feet



013

Alcohol Existing License List Report

Case Number: 2007-092

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
05009220000 BPO Elks Lodge #2682	EAGLE RIVER ALASKA LODGE #2682 Eagle River Elks Lodge #2682	17111 W EAGLE RIVER LOOP RD 17111 N. Eagle River Loop Rd	EAGLE RIVER 3241	AK B3	99577 Club
05009221000 2Go Tesoro #73	SKYLINE-FRI 7 TSO LP Tesoro Northstore Company	300 CONCORD PLAZA DRIVE 12139 Old Glenn Hwy	SAN ANTONIO 3991	TX B3	78211 Package Store
05010137000 China Lights	PANAGIS MIKE J & POPI & Tony C. Fan & Tracy Shu Fan	PO BOX 771212 12110 Business Blvd #2	EAGLE RIVER 2219	AK B3	99577 Restaurant/Eating Place
05010142000 Homestead Sports Lounge	EAGLE RIVER BOWL LLC Eagle River Bowl, LLC	12130 REGENCY DRIVE #201 12130 Regency Dr.	EAGLE RIVER 2895	AK B3	99577 Beverage Dispensary
05010142000 New China Restaurant	EAGLE RIVER BOWL LLC Zhao, Gong E. & Eve W.	12130 REGENCY DRIVE #201 Mile 14.5 Old Glenn Hwy	EAGLE RIVER 1347	AK B3	99577 Restaurant/Eating Place
05011122000 Garcia's Cantina	HICKEL INVESTMENT CO Garcias Birchwood Ltd Partners	PO BOX 101700 11901 Business Blvd #109	ANCHORAGE 2275	AK B3	99510 Beverage Dispensary
05011174000 Szechuan Restaurant	HICKEL INVESTMENT CO Yong Shin Park	PO BOX 101700 11651 Business Blvd.	ANCHORAGE 4368	AK B3	99510 Restaurant/Eating Place
05012442000 Jalapenos Mexican Restaurant	THURSTON JAMES & JANET JOINT Jalapenos Inc.	341 W TUDOR ROAD #103 11823 Old Glenn Hwy	ANCHORAGE 3766	AK B3	99503 Restaurant/Eating Place

moved to new location

Alcohol Church and School List Report

Case Number: 2007-092

Description: 1000 feet

Parcel	Parcel Owner Name	Parcel Site Address	Description
05012414000	CHURCH IN THE WILDWOOD	16832 HANSON DR	RELIGION
05012415000	CHURCH IN THE WILDWOOD	16840 HANSON DR	RELIGION
05012451000	CHURCH OF GOD LOCAL BOARD OF TRUSTEES	17108 HANSON DR	RELIGION

[illegible]

Municipal Software Corporation

Reviewing Agency Comment Summary

Case No.: 2007-092

Agency	Comments Included in Packet	No Comments and/or Objections	No Response
Air Pollution Control			
Agriculture			
Animal Division of Parks			
Animal Division of Parks		X	
Antiquities Review Program (AAR)	X		
AWP/PAI			
Cable Enforcement			
Development Services DHS			
Developmental DHS Social Services			
Community Council			
City Resolution			
Food Hazard			
HAZOP			
On Site Water & Wastewater			
Health and Regulation			
Physical Planning			
Project Mgt & Engineering Regulatory			
School District			
Terrain		X	
Tramway	X		
Traffic & Transportation Planning		X	

2007-092

POLICE DEPARTMENT CHECK LIST
FOR INVESTIGATION OF LICENSED LIQUOR ESTABLISHMENTS

RECEIVED

1. Criminal History in Local Police Files? YES NO UNK
 {Circle which applies} MAY 30 2007
 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
See Attached	

OLD BUSINESS NAME	OLD LOCATION
Johann's	11901 Old Glenn Highway
BUSINESS NAME	LOCATION
Jo-Hansen's, Inc.	None
NAME OF APPLICANT (S)	CURRENT LICENSEE (S)

- ☐ Package Store
- ☒ New Business
- ☐ Transfer of Ownership
- ☐ Corporate Stock Transfer Only
- ☐ Transfer of Location

M.O.A.
 2007 MAY 24 PM 12:11
 CLERK'S OFFICE

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

05.16.07
 DATE

LT G. Gilliam

for CHIEF OF POLICE





Bar File

Activity for: 11901 OLD GLENN HW
05/16/2005 through 05/16/2007



Report#	Nature of Call	Report	Officer	MO Location
05-35169	THEFT	08/06/05	24717	NOSSLINGER, PATRIZIA


020

Municipality of Anchorage
Treasury Division
Memorandum

RECEIVED

Date: May 9, 2007

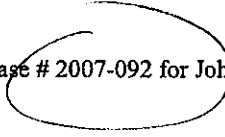
To: Rich Cartier, Planning Dept.

From: Daisy VanNortwick, Revenue Officer 

Subject: Liquor License Conditional Use Comments

MAY 10 2007

MUNICIPALITY OF ANCHORAGE
PLATTING DIVISION

Liquor License Conditional Use Application Case # 2007-092 for Johann's Restaurant located at 11901
Old Glenn Hwy, Eagle River, AK. 

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

Pierce, Eileen A

RECEIVED

From: Staff, Alton R.
Sent: Monday, May 21, 2007 4:55 PM
To: Stewart, Gloria I.; Pierce, Eileen A
Subject: Zoning and Plat Reviews

MAY 22 2007
Municipality of Anchorage
Zoning Division

S11596-1 People Mover has an eastbound on-street bus stop on 36th Avenue adjacent to proposed Tract A-2. Any development of this parcel should take into consideration pedestrian access to this bus stop.

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

2007- 087
090
092
093
094
096
098

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

S11582-1
S11592-1
S11597-1

Alton R. Staff
Planning Manager
Public Transportation Department
3650A East Tudor Road
Anchorage, AK 99507
907-343-8230



MUNICIPALITY OF ANCHORAGE
Traffic Department



MEMORANDUM

JUN 07 2007

Municipality of Anchorage
Zoning Division

DATE: June 6, 2007

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
July 17, 2007 Assembly Public Hearing

07-092 Walter G. Pippel; Conditional Use to sell alcohol; Grid NW 252 &
251

Traffic Engineering and Transportation Planning have no comment.

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 (FAX 269-0521)
(TTY 269-0473)

May 18, 2007

RECEIVED

RE: MOA Zoning Review MAY 21 2007

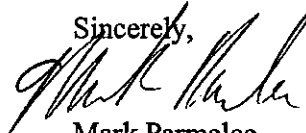
Mr. Jerry Weaver, Platting Officer
Municipality of Anchorage
P.O. Box 196650
Anchorage, Alaska 99519-6650

Dear Mr. Weaver:

The Alaska Department of Transportation and Public Facilities, ADOT&PF, has reviewed the following rezoning request and site plan and has no comment:

2007-092, Conditional Permit to Serve Alcohol in B-3 General District, Patricia Johann

Sincerely,



Mark Parmelee
Area Planner

/mm

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>Johann, Patricia A.</i>		Name (last name first)	
Mailing Address <i>14324 HAROLD LOOP Eagle River, AK 99577</i>		Mailing Address	
Contact Phone: Day: <i>696-7422</i> Night: <i>696-2240</i>		Contact Phone: Day: Night:	
FAX: <i>696-2241</i>		FAX:	
E-mail: <i>JOHANN@MTGONLINE.NET</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	
<i>050-124-50</i>	
Property Tax #(000-000-00-000): <i>051-323-02-00018</i>	
Site Street Address: <i>11901 Old Glenn Hwy, Eagle River, AK 99577</i>	
Property Owner (if not the Petitioner):	
Current legal description: (use additional sheet in necessary) <i>LOT 7B3 BLOCK 11 Walter G. Pippel subdivision #2</i>	
Zoning: <i>B3</i>	Acreage: <i>20,000 Sq. Ft.</i> Grid # <i>NW 252C+251</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>5-7-07</i>	Signature (Agents must provide written proof of authorization) <i>Michael D. Johann</i>
-----------------------	--

20-006 (Rev. 05/02)*Front	<i>2</i>	<i>1700</i>	<i>12007-0912</i>
<i>\$2740</i>			

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:
☐ 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.

5-7-07 *Michael W. Johnson*

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):

Johanns

What is the gross leaseable floor space in square feet?

6100

(2900 sq ft alcohol service area)

What is the facility occupant capacity?

91

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

none

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

90

What will be the normal business hours of operation?

6 A.M. - 9 P.M.

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

11 A.M. - 9 P.M.

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

5 % Alcoholic beverage sales

95 % 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 *none known*

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

027

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.

Restaurant has been open for 3 yrs. we remodelled an old building into a family restaurant. many of our customers have requested this service, especially for the evening meal.

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

Beer/wine is part of a restaurant.

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.

area is developed as commercial, many varied commercial uses in the area

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.

Building remodel plans were submitted & approved on May 4, 2003

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

no change

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

no change. Existing commercial building.

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

*blg in existence, restaurant going for 3 yrs.
This just to add beer/wine*

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 0

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

4

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

1

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

12 estimated

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

*no impact. we are a family oriented restaurant
and we will continue to support responsible
use of alcoholic beverages.*

029

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?

*7 all eligible will be trained & TAM certified before serving alcohol
Both owners have been TAM certified and one or both are in-house during operations.*

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

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

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

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

*inside facility: All operations will be conducted as taught by the T.A.M. guidelines, we will remain polite but firm! That core will be taken to comply with state & local law. all servers will control their temper. Observe all details and record these details in the log book. The on scene manager will be called to assist in all problems. ~~Knab would be~~
outside facility: to call police.
we will offer aid to prevent injury to innocent patrons; observe & log all details of the incident. notify police for assistance*

030

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*

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

New Liquor License

PAGE 1 OF 2

(907) 269-0350
Fax: (907) 272-9412
www.dps.state.ak.us/abc

This application is for:

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

Mo/Day

Mo/Day

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

License Year: 2007	License Type: R/E Place License	Statute Reference Sec. 04.11. 100	FEES License Fee: \$ Filing Fee: \$100.00 Fingerprint: (\$39 per person) Total Submitted: \$
(Office Use Only) License #:	Local Governing Body: (City, Borough or Unorganized) Anchorage	Community Council Name(s) & Mailing Address: Eagle River Council P.O. Box 773952 Eagle River, AK 99577	
Federal EIN or SSN: 92-0170473	Name of Applicant (Corp/LLC/PLLP/Individual/Partnership): JO-HANSEN'S, INC	Doing Business As (Business Name): Johann's	Business Telephone Number: 696-7222 Fax Number: 696-7241
Mailing Address: 11901 Old Glenn Hwy Eagle River AK 99577	City, State, Zip:	Street Address or Location of Premise: 11901 Old Glenn Hwy Eagle River AK 99577	Email Address: johann@mtaonline.net

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

Closest school grounds 3180 FT.	Distance measured under: <input checked="" type="checkbox"/> AS 04.11.410 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. <input type="checkbox"/> Premises is LESS than 50 miles from the boundaries of an incorporated city, borough, or unified municipality. <input checked="" type="checkbox"/> Not applicable
Closest church: 280 FT	Distance measured under: <input checked="" type="checkbox"/> AS 04.11.410 OR <input type="checkbox"/> Local ordinance No.	
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?

If Yes, attach written explanation. 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 felony, a violation of AS 04, or been convicted as a licensee or manager of licensed premises in another state of the liquor laws of that state?

Yes ☒ No ☐ If Yes, attach written explanation.

Use only
Approved

Director's Signature

032

Liquor License

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

Name of Entity (Corporation/LLC/LLP/LP) (or N/A if an Individual ownership) JO-HANSEN INC	Telephone Number 907-7222	Fax Number 907-2241
Corporate Mailing Address: 11901 Old Glenn Hwy	City Eagle River	State AK
Name, Mailing Address and Telephone Number of Registered Agent Patricia A. Johann 11901 Old Glenn Hwy Eagle River AK	Date of Incorporation OR Certification with DCED Mar 24, 2000	Zip Code 99577
Is the Entity in compliance with the reporting requirements of Title 10 of the Alaska Statutes? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If no, attach written explanation. Your entity must be in compliance with Title 10 of the Alaska Statutes to be a valid liquor licensee.		

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

Name	Title	%	Home Address & Telephone Number	Work Telephone Number	Date of Birth
Patricia A. Johann	Pres	100	14324 Harold Loop Eagle River AK 99577	907-7222	Jan 4, 1947

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

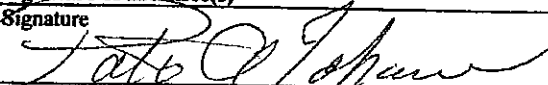

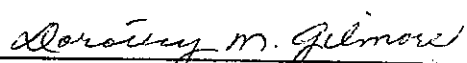

Individual Licensees/Affiliates (The ABC Board defines an "Affiliate" as the spouse or significant other of a licensee. Each Affiliate must be listed.)

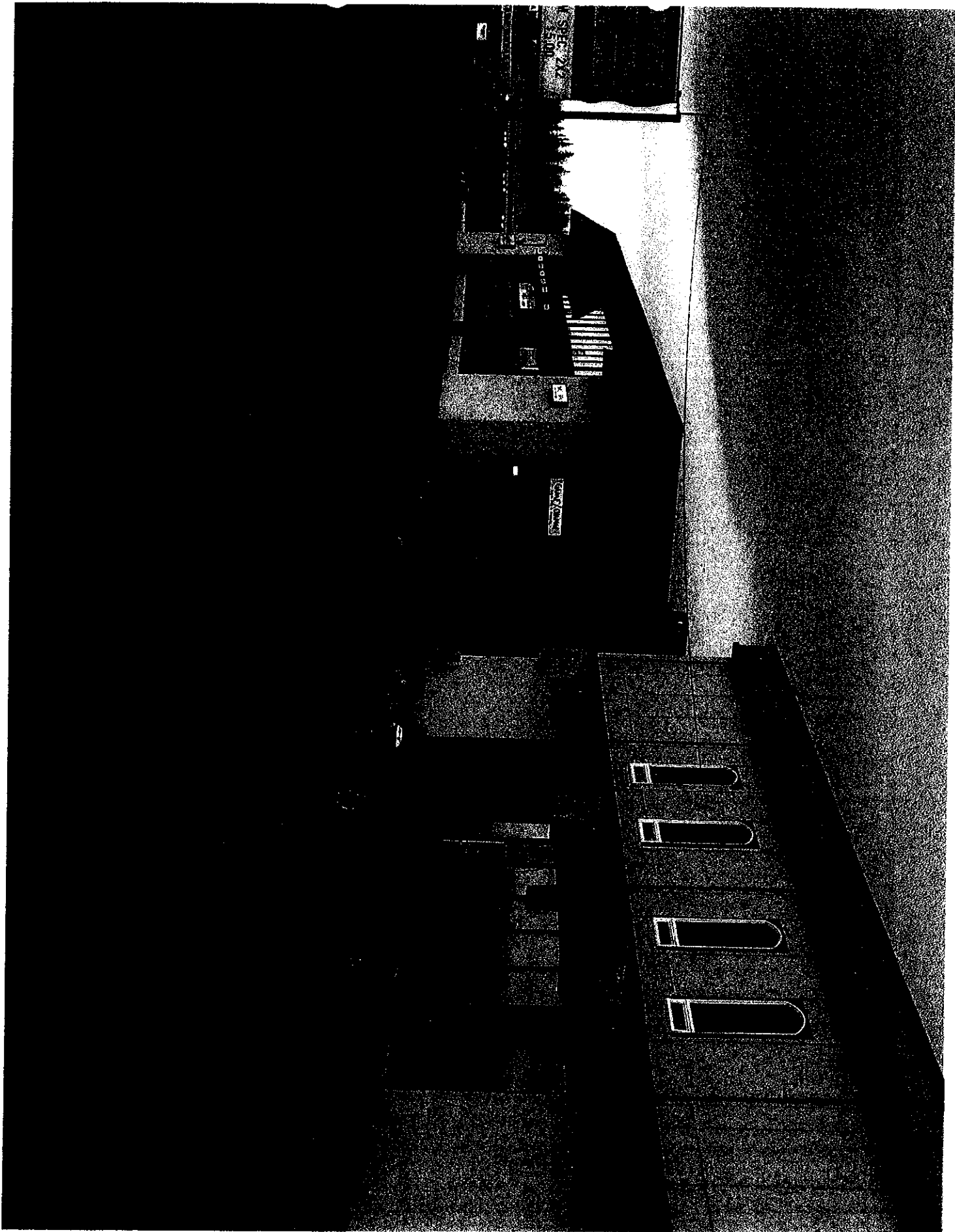
Name: Patricia A. Johann Address: 14324 Harold Loop Eagle River, AK 99577 Home Phone: 907-2240 Work Phone: 907-7222	Applicant <input checked="" type="checkbox"/> Affiliate <input type="checkbox"/> Date of Birth: Jan 4, 1947	Name: Address: Home Phone: Work Phone: 	Applicant <input type="checkbox"/> Affiliate <input type="checkbox"/> Date of Birth:
Name: Michael A. Johann Address: 14324 Harold Loop Eagle River, AK 99577 Home Phone: 907-2240 Work Phone: 907-7222	Applicant <input type="checkbox"/> Affiliate <input checked="" type="checkbox"/> Date of Birth: Jan 11, 1945	Name: Address: Home Phone: Work Phone: 	Applicant <input type="checkbox"/> Affiliate <input type="checkbox"/> Date of Birth:

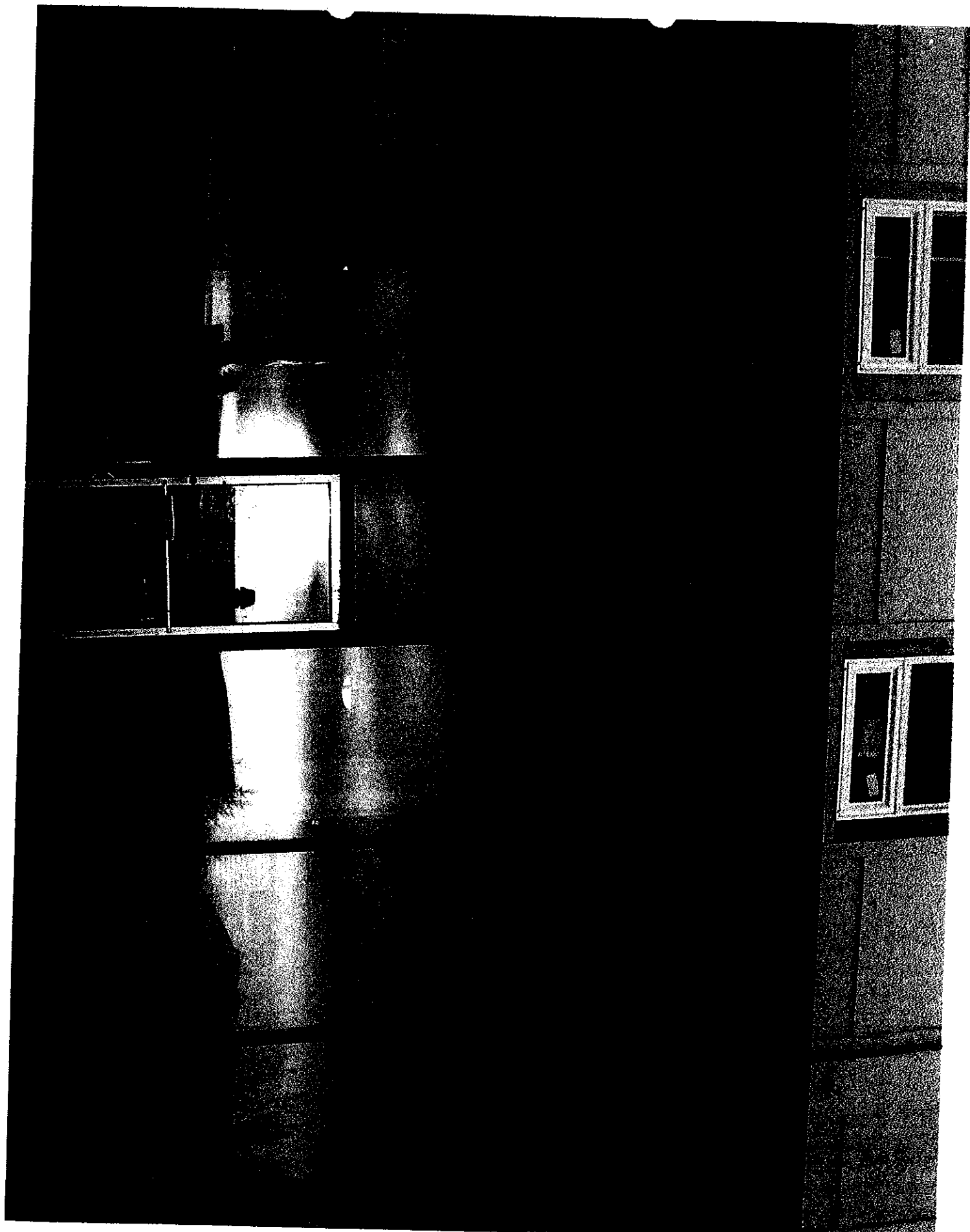
Declaration

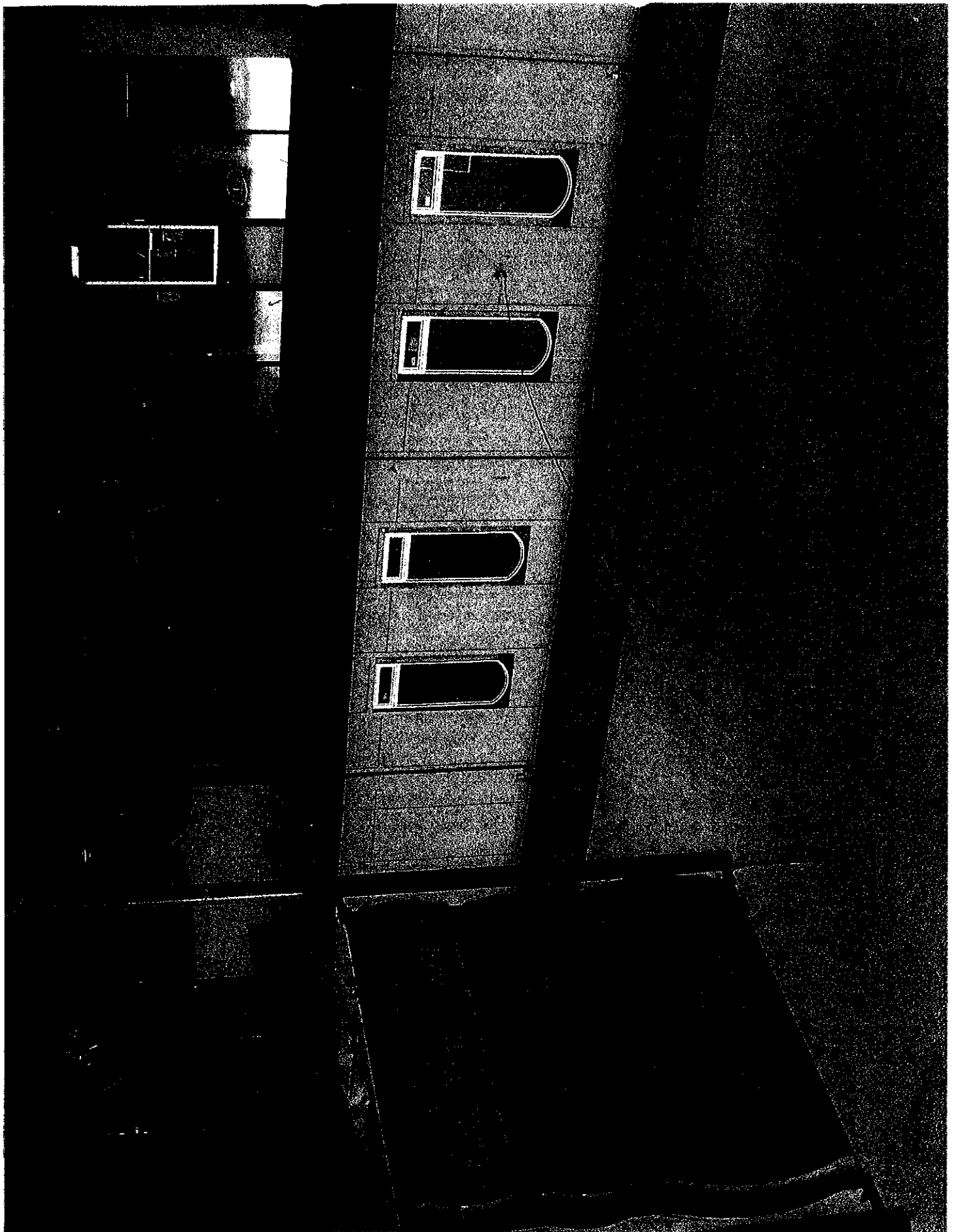
- I declare under penalty of perjury that I have examined this application, including the accompanying schedules and statements, and to the best of my knowledge and belief it is true, correct and complete, and this application is not in violation of any security interest or other contracted obligations.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

Signature of Licensee(s)

Signature 	Signature 
Name & Title (Please Print) PATRICIA A. JOHANN, Pres.	Name & Title (Please Print)
Subscribed and sworn to before me this 28 day of March , 2007 .	Subscribed and sworn to before me this day of , 2007 .
Notary Public in and for the State of Alaska 	Notary Public in and for the State of Alaska 
My commission expires: 4-6-2010	My commission expires:







29'-8"

Scale $\frac{1}{4}" = 1'$

WOMEN

MEN

FUTURE WHEEL CHAIR LIFT
TO SECOND FLOOR

OPEN SECOND FLOOR
TO STAIR WIDTH

OPEN OR SOLID
STAIR RAILING 42" HI

DOWN 23 RISERS

NEW FIXED WINDOWS,
INSULATING GLASS VINYL
FRAME: 3'-0" SILL
5'-0" WIDE x 5'-0" HIGH

ROOF

PARTY ROOM
38 SEATING

FUTURE
DUMBWA

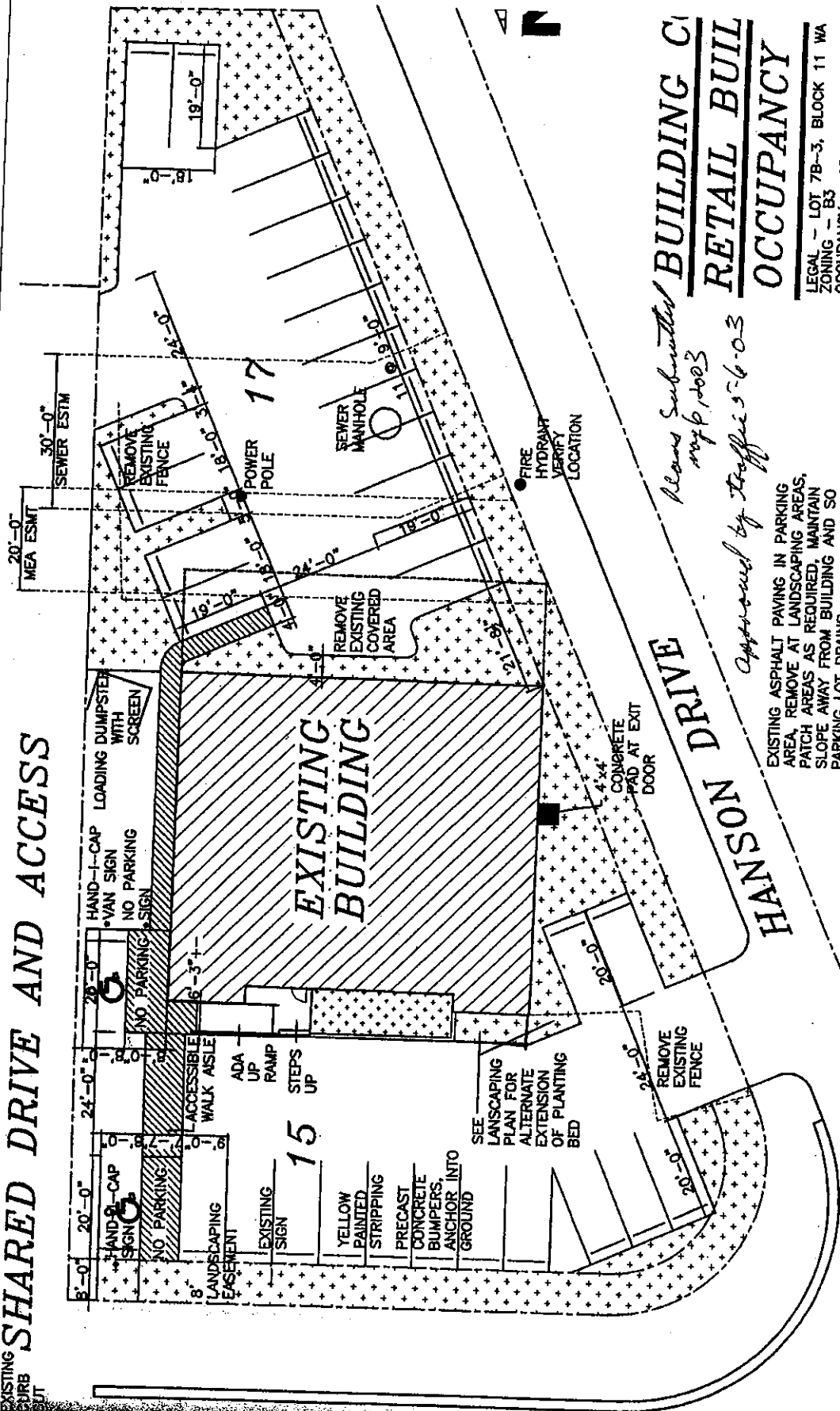
WAITRESS

PARTY SUPPLIES

Scale $\frac{1}{4}" = 1.5'$

SECOND FLOOR

EXISTING SHARED DRIVE AND ACCESS



HANSON DRIVE

Plans Submitted BUILDING C RETAIL BUILD OCCUPANCY

Plans Submitted
mfg 6, 1003
Approved by Traffic 5-6-03

EXISTING ASPHALT PAVING IN PARKING AREA, REMOVE AT LANDSCAPING AREAS, PATCH AREAS AS REQUIRED, MAINTAIN SLOPE AWAY FROM BUILDING AND SO PARKING LOT DRAINS

LEGAL - LOT 7B-3, BLOCK 11 WA
ZONING - B3
OCCUPANCY - A2
TYPE OF CONSTRUCTION - VA
FLOOR AREA - BASIC 11,500 SQ.
BLDG. AREA - MAIN FLOOR
BLDG. AREA - SECOND FLOOR
MAXIMUM HEIGHT - 2 FLOORS
CONSTRUCTION - GL. BM. & 2x .16

THE JOHANN'S STORY

Some years ago, Pat Johann asked a friend to introduce her to Michele, "the lady involved in everything at church." Pat visited Michele at her home and they soon began cooking together for church functions. One day, a friend approached Pat and said "You should start a catering business." The idea was born.

In 1998, Pat and her husband, Mike, began remodeling the lower level of their home into a certified kitchen. JoHansen's #1 was located in the woods overlooking Fire Lake. Michelle liked to call them "two ladies in the woods.", but they were know as "the ladies." Once completed, they began to cater full-time. One room had the sinks and oven, another held a prep area, and the largest room held three tables on which they displayed their ever-changing decorating techniques for catering. Each table was unique, with different colors and themes. You'll notice this tradition continues on in the restaurant today.

In the small, lower-level kitchen, they began making dinners-to-go several nights a week. Locals begged them to open for lunch. So they set out to make the best foods possible from their small kitchen. Mike kept telling "the girls" that they needed to move to downtown Eagle River. Business quickly picked up and their lunch crowd started to ask if they could sit at the tables they used as "catering displays." Pat said yes, of course, but they soon came to realize that a home "restaurant" also meant legal issues.

They scheduled a hearing with the Zoning Board of Anchorage to determine if they could remain a restaurant in a residential area. With 30 supported and hundreds of petitions and letters in their favor-came with them to the hearing. But municipal laws state that you cannot have a home business that exceeds 500 square feet, and theirs did. They did not get the board's majority vote for an exception. They asked for an appeal and lost again. Mike said that it was time for Pat to move downtown.

In the fall of 2002, Mike and Pat purchased the building in which Johann's is currently located. The long process of architect, permits, inspections, code work, ordering new equipment and building Johann's began. JoHansen's #1 officially closed December 24th, 2003. After a full year of remodeling, the official opening date of the new location was February 14th, 2004.

Mike and Pat think Eagle River is filled with great people and would not have considered the big move without their support. They also have the best staff that make it all possible.

At Johann's, **WE STRIVE FOR NOTHING LESS THAN OUR CUSTOMER'S SATISFACTION!** Our menu items can be customized to fit your personal preferences. Whether you dine in, take it to go or call in you order, it's the way you want it every time. Most everything is fresh made to order and may require a little longer serving you.

THANK YOU FOR VISITING OUR FAMILY RESTAURANT TODAY!

Pat and Mike Johann-11901 Old Glenn Highway-Eagle River, AK 99577
(907) 696-7222-Fax (907) 696-2241-www.johanns-restaurant.com

Bundle- 1 Waffle, 1 Egg, and 2 Bacon or Sausage \$7.50

Sunrise: French Toast (6 Triangles) on Homemade Bread (m-m-m)
\$5.00

OMELETS

Made with 3 eggs and cheese

Comes with hashbrowns and toast

Unless otherwise noted

Chili & Cheese Omelet - (4oz) Chili & cheese \$9.00

Taco & Cheese Omelet - Gently season ground beef, tomatoes,
onions, olives (salsa and sour cream on request) \$9.00

Pat's OMELET- A favorite - sausage, potatoes, onion, and green pepper
\$9.00

Denver Omelet – ham, pepper, onion, \$9.00

Big Omelet – ham, pepper, onion, tomato, (Alias western)\$9.50

Seafood Omelet– w/ Hollandaise, choose Shrimp, Surimi Crab, or
Lobster \$11.00

or Reindeer Sausage & Cheese Omelet \$9.00

Ham & Cheese Omelet – (Bacon, or Sausage) \$7.50

Plain Jane- just cheese \$6.50

Slim Line – seasonal veggies, served with small fresh fruit plate
(no cheese, hash browns or toast on this one) \$7.50

Bowl of Oatmeal – Served w/brown sugar, milk and toast, add toppings
\$0.50 each (cooked apples, pecans, maple syrup or raisins) \$4.50

Fresh Fruit Plate - \$7.00 (add cheese \$9.00)

JOHANN'S BREAKFAST

Served Tuesday – Saturday 7 am-12 noon

Eggs Benedict- poached egg, Canadian bacon served on an English muffin, topped w/ hollandaise, comes with hashbrowns or sm. fresh fruit plate

1 egg 1 muffin half for \$5 two egg 2 muffin halves \$9.50

2 Eggs, 3 bacon, 3 sausage, ham, Polish or Reindeer sausage hashbrowns, and toast \$6.50

Chicken Fried Steak and Country gravy- 2 eggs Served W/ hashbrowns and toast \$10.50

Egg Muffin- with Cheddar cheese, ham or bacon \$5.00

The Dolly- fried ham, cheddar cheese 2 egg sandwich
Grilled on Homemade Bread, served w/ hashbrowns \$9.00

Biscuit and Sausage gravy- \$3.00 each, (add as many as you like)

Belgian Waffle- topped w/ Strawberries and whipped cream \$6.00

Pigs in a Blanket- (3), sausage rolled in a pancake \$6.50

Pancakes: Stack (3) \$4.50

Short Stack (2) \$3.00

Hi (1) \$2.00

Johann's Combos

1-2-3- (1 Egg, 2 Bacon, 3 Pancakes) \$6.50

Yogurt & Fresh Fruit Plate - (seasonal fruits)-\$9.00

Fresh Cinnamon Rolls or Pecan Sticky Buns - \$3.50

**WE CARRY AN ASSORTMENT OF PASTRIES, COOKIES,
AND A CHANGING VARIETY OF GOODIES (prices vary)**

Think of us for all your baking needs
Weddings, showers, companies coming

Additional Choices

Toast (2) slices \$1.00

Home Made Toast(2)\$2.00

Biscuit \$0.75 each

English Muffin \$1.00 each

Hashbrowns \$2.00

1 Ham, 2 Sausages or 3

Bacon \$3.00

Eggs ea. \$1.00

Coffee, Tea, Milk, Juice (apple, orange, cranberry, and passion-
mango- guava \$2.00 refills on coffee and tea

Hot Chocolate \$2.25

BURGERS

Served on our house made bun with lettuce, tomato, onions and served with fries.

Add a mini salad...\$2.00

1/3 POUND CHARBROILED CHEESEBURGER...\$7.50

Add extra cheese and patty...\$11.50

PAT'S FAIR BURGER-1/3 pound burger, grilled onions and American cheese...\$7.50

BACON SWISS BURGER...\$8.50

PATTY MELT BURGER-Sautéed onions and Swiss on rye...\$8.00

PASTAS

All pastas dishes served with your choice of soup or salad

LASAGNA-Served with garlic toast and steamed vegetables...\$14.00

SPAGHETTI-Homemade sauce, with garlic toast...\$13.00

CHICKEN MARSALA-Sautéed with a Marsala sauce, served with pasta and steamed vegetables...\$18.00

SHRIMP SCAMPI-Sautéed in a buttery garlic sauce

6 Shrimp...\$14.00 9 Shrimp...\$19.00

SHRIMP PRIMAVERA...\$19.00

CHICKEN PRIMAVERA...\$14.00

VEGETABLE PRIMAVERA...\$11.00

FOR THE SMALLER APPETITE (Applies to any age)

Hot Dog...\$3.50

PBJ Sandwich...\$4.00 whole \$2.50 half

Macaroni and Cheese...\$4.50

Grilled Cheese...\$4.00 whole \$2.50 half

Spaghetti with Garlic Toast...\$7.00

6 Chicken Nuggets and Fries...\$6.00

Silver Dollar Burger...\$1.00

Hot Dog Potato Boast...\$5.00

Nibbler Plate-Hand boiled egg, seasonal fruits and veggies, a little ham or turkey, with Crackers and Ranch dressing...\$6.00

SOUPS

CHILI WITH BEANS-Onions and cheese on request

SOUP DU JOUR-Made fresh daily. Ask for today's selection.

8oz-\$3.50 12oz-\$4.50 16oz-\$6.00 32oz-\$11.00 5qt.\$45.00

SIDE ORDERS

French Fries...\$3.00

Onion Rings...\$4.00

Turkey...\$4.00

Fresh roll and butter...\$1.00

Ham...\$4.00

Hard Boiled Egg...\$.75

Bacon...\$4.00

Roast Beef...\$4.00

Baked Potato...\$5.00

Real buttered mashed potatoes \$3.00

Add gravy...\$1.00 (Choose butter, onions, bacon bits, sour cream or chives)

BEVERAGES

Coffee...\$2.00

Hot Tea...\$2.00

Hot Chocolate...\$2.50

Lemonade...\$2.00

White Milk...\$2.00

Chocolate Milk \$2.50

Fresh Brewed Tea (Sweetened or unsweetened)...\$2.00

Fountain Drinks-Coke, Diet Coke, Sprite, Root Beer or Dr. Pepper...\$2.00

Canned Soda-Pepsi or Diet Pepsi only...\$2.00

Henry Weinhard's-Vanilla Cream, Orange Cream or Black Cherry...\$2.00

HOUSE SPECIALTY BEVERAGES AND DESSERTS

Raspberry Mint Crush-Sweet brewed fresh mint with raspberries...\$5.00

Fruit Smoothies-Raspberry, Mango, Pina Colada, Kiwi...\$5.00

Strawberry, Peach and Triple Berry (No sugar added)

Milk Shakes-Made the old fashioned way. Vanilla, chocolate, strawberry (add malt...\$5.00)

Root Beer Float...\$5.00

Sharp's Non-Alcoholic Beer...\$3.00

Sundae-Vanilla ice cream with chocolate or strawberry topping...\$3.00

Specialty Desserts-Call for a complete list of our house favorites and daily specials home made by our bakery staff.

Johann's

Restaurant & Cottage Catering

11901 Old Glenn Hwy • Eagle River, Alaska 99577
Voice (907) 696-7222 • Fax (907) 696-2241

OPEN Tuesday - Saturday 7am - 9:00 pm
We deliver lunch and dinner!

Visit our website to view our daily menu, specials and to book your catering date.
www.johanns.com

STARTERS

POTATO SKINS-Cheddar and Bacon filled potato boats

3 piece...\$6.00 6 piece...\$9.00 an even dozen...\$13.00

Add green onion, sour cream and salsa \$.50 each

NEW YORK FRIES...\$8.00

Fries topped with our homemade chili then topped with cheese

MINI CORN FRITTERS...\$7.50

Served with honey butter

SWEET POTATO FRIES...\$4.00

MOZZARELLA STICKS...\$7.00 (each additional \$1.00)

Six deep fried mozzarella sticks served with marinara sauce

JALAPENO POPPER...\$7.50

Six deep fried jalapeno poppers served with a sour cream salsa sauce

SHRIMP Cocktail...\$8.00

Six piece tiger shrimp served with our house cocktail sauce

INDIVIDUAL SWISS FONDUE POT...\$12.00

Warm Swiss dip served with a variety of ham, sausage, bread cubes, veggies, etc.

HOME STYLE POTATO CHIPS...\$3.00

SALADS

All salads served with Romaine lettuce and your choice of home made dressing. Ranch, Bleu Cheese, 1,000 Island, House Italian, Honey French, Honey Ginger, Oil and Vinegar, Cranberry Vinaigrette, Creamy Bacon or Green Goddess

Add 4 ounces of Chicken or Shrimp to any salad... \$4.00

TRADITIONAL GREEN SALAD...\$5.50

MINI GREEN SALAD...\$3.00

CAESAR SALAD Large...\$8.00 Small...\$6.00

Served with house made Caesar dressing, topped with bacon, Parmesan cheese and a hard boiled egg

TACO SALAD Large...\$10.00 Small...\$8.00

Baked tortilla shell filled with lettuce, olives, tomatoes, onions, cheddar cheese and seasoned taco meat

THAI CHICKEN SALAD Large...\$10.00 Small...\$8.00

Grilled chicken breast, almonds, mandarin, sesame seeds, coconut, snow peas, cucumbers, mushroom with Honey Ginger dressing and roll

PEAR CRANBERRY VINAIGRETTE - Fresh pears, blue cheese crumbles, toasted pecans, red onions served with Cranberry Vinaigrette dressing and roll Large...\$10.00 Small...\$8.00

CHEF SALAD Large...\$10.00 Small...\$8.00

Generous portions of ham, roasted turkey, cheddar cheese, eggs, fresh, vegetables of the season and two portions of dressing with roll

PETITE VEGETABLE TRAY...\$5.00

Fresh cut vegetables of the season with a side of Ranch dressing

FRESH FRUIT PLATE...\$7.00

Seasonal fruit with house made fruit sauce-enjoy as a dessert

Add cheddar cheese and crackers...\$9.50

BACON-CHEESEBURGER SALAD Large...\$10.00 Small...\$8.00

Low carb delight. Bacon cheeseburger patty on top a salad with onion, cheddar cheese, tomato with dressing on the side

PHILLY CHEESE STEAK SALAD Large...\$10.00 Small...\$8.00

Another low carb delight! Basically, a sandwich without the bread. All on top of the bed of lettuce.

THE SCOOP...\$5.00

Our Chicken, Ham, Tuna, or Tangy Danielle's Chicken Salad on a bed of Lettuce

SANDWICHES

Most sandwiches served on your choice of white, wheat, rye or sourdough bread, all home made and served with your choice of soup, salad or fries Whole...\$9.00 Half...\$5.00

PHILLY CHEESE STEAK SANDWICH-Slow roasted beef with sautéed onions, sweet peppers and melted cheese served on a Hoagie roll

FRENCH DIP SANDWICH-Slow roasted sliced roast beef with au jus

HAM SANDWICH-Served with lettuce, tomato and mayonnaise

ROAST BEEF-Served with lettuce, tomato and mayonnaise

CRILLED ROAST BEEF-Served with tomato and cheddar cheese

MEATLOAF-8 oz. beef served with lettuce, tomato and mayonnaise

COLD SALAD SANDWICH-Your choice of tuna, egg, chicken, ham or Danielle's Tangy chicken salad, served with lettuce, tomato and mayonnaise

VEGGIE SANDWICH-Lettuce, tomato, peppers, onions, cucumbers, cream cheese with dill and Muenster cheese

BROILED CRAB-Our Surimi crab mixture on an English muffin then topped with tomato and cheddar cheese and broiled to perfection

REUBEN-Slow cooked corned beef, Swiss cheese and kraut, grilled between rye bread (1,000 Island Dressing upon request)

MONTTE CRISTO-3 piece French toast, layered with turkey, ham, Swiss cheese and 1,000 Island Dressing then dusted with powdered sugar (Not served after 5:00 pm)

MONTANA PANINI-Turkey, co-jack cheese, bacon, tomato and avocado sauce

THE DOLLY-Grilled ham and cheese, with two fried eggs

GRILLED TUNA-Served with tomato and cheddar cheese

BLT-Bacon, lettuce and tomato on buttered toast

HOT ROASTED TURKEY-Turkey and mashed potatoes on buttered bread and smothered in gravy

Add mini Cranberry vinaigrette Salad...\$2.00

ROASTED TURKEY-Served with cranberry sauce and cream cheese or lettuce, tomato and mayo

HALIBUT SANDWICH-Breaded Alaskan halibut served with lettuce and tomato on homemade hamburger bun...\$10.00

JOHANN'S CLUB-Turkey, ham, bacon, Swiss cheese, lettuce, tomato and mayonnaise layered between 3 pieces of toasted bread

Whole...\$10.00 Half...\$6.00

EGG MUFFIN-Fried egg, cheddar cheese and your choice of bacon or ham on a grilled English muffin...\$5.00

DINNER ENTREES

The below dinners served with your choice of mashed potatoes, baked potato or macaroni and cheese, house vegetable, soup or salad and a homemade dinner roll

ROASTED TURKEY-Fresh roasted turkey with cranberry sauce...\$12.00

FRIED CHICKEN-Honey stung battered chicken

2 Piece Breast Meat...\$16.00

3 Piece Dark Meat...\$15.00

3 Piece Breast, Leg and Thigh...\$14.00

CHICKEN FRIED STEAK-Topped with country gravy...\$13.00

Add an extra steak...\$18.00

BREADED PORK CHOP-2 tender pork chops...\$14.00

Add an extra pork chop...\$18.00
For the smaller appetite (one pork chop)...\$11.00

SESAME BREADED CHICKEN BREAST-With fresh squeezed lemon juice...\$15.00

FISH AND CHIPS-Beer battered halibut (4-5 pieces)...\$14.00

Add two extra pieces halibut...\$18.00

NEW YORK STEAK-12oz. steak, charbroiled to perfection...\$23.00

RIBEYE STEAK-12oz steak, charbroiled to order...\$24.00

HOUSE SPECIALTIES

House specialties come with soup or salad and steamed vegetables

MEATLOAF-Old Fashion meat loaf recipe, loaded with taste. With your choice of potato or macaroni and cheese

Large (3 slices)...\$18.00

Regular (2 slices)...\$14.00

Small (1 slice)...\$11.00

SALISBURY STEAK-Our own secret recipe topped with a chunky red sauce. With your choice of potato or macaroni and cheese

Large...\$18.00 Small...\$13.00

CHICKEN POT PIE-Seasoned tarragon chicken, peas, carrots, and green onions, topped with a mouth watering tender crust. Baked to order. Comes with fruit plate...\$12.00



RECEIVED

MAY 29 2007

PLANNING DEPARTMENT

AFFIDAVIT OF POSTING

CASE NUMBER: 2007-092

I, Patricia A. JOHANN hereby certify that I have posted a Notice of Public Hearing as prescribed by Anchorage Municipal Code 21.15.005 on the property that I have petitioned for conditional use. The notice was posted on 5-7-07 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 May 29 day of 29, 2007

Signature

LEGAL DESCRIPTION

Tract or Lot 7B3

Block 11

Subdivision Pippel #2

PARCEL INFORMATION

APPRAISAL INFORMATION

Legal WALTER G PIPPEL #2
BLK 11 LT 7B3

Parcel 050-124-50-000
Owner JOHANN MICHAEL D & PATRICIA A



Descr RETAIL - SINGLE OCCU
Site Addr 11901 OLD GLENN HWY

14324 HAROLD LOOP
EAGLE RIVER

AK 99577 9244

RELATED CAMA PARCELS

Cross Reference (XRef) Type Legend

Related Parcel(s)	XRef Type	Leased Parcels

Econ. Link
E = Old to New
I = New to Old
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

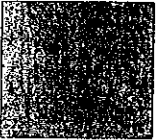
Get "Type" explanation
Bring up this form focused
on the related parcel

REZONE



Case Number 2007-092 # of Parcels 1 Hearing Date 05/08/2007
Case Type Assembly conditional use for a restaurant serving alcohol
Legal An alcoholic beverage conditional use for a restaurant license for Johann's Restaurant. Walter G Pippel
Subdivision #2, Block 11, Lot 7B3. Located at 11901 Old Glenn Highway in Eagle River.

PLAT



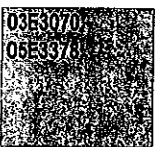
Case Number
Action Type
Legal

Grid

Proposed Lots 0
Action Date

Existing Lots

PERMITS



Permit Number 03E3070
Project JO-HANSEN'S
Work Desc Change Of Use
Use RESTAURANT

2-79
Inside

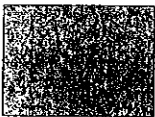
BZAP



Action No.
Action Date
Resolution

Status
Type

ALCOHOL LICENSE



Business
Address

Applicants Name
Conditions

License Type
Status



PARCEL INFORMATION

OWNER

JOHANN MICHAEL D & PATRICIA A

14324 HAROLD LOOP

EAGLE RIVER

AK 99577 9244

Deed 2002 0565190

CHANGES: Deed Date Aug 21, 2002

Name Date Sep 11, 2002

Address Date Sep 11, 2002

PARCEL

Parcel ID 050-124-50-000

Status

Renumbr ID 050-124-46-00000

Site Addr 11901 OLD GLENN HWY

Comm Concl EAGLE RIVER

Comments REF 050-124-44.45

01

TAX INFO

2007 Tax 7,175.03 Balance 6,538.26 District 010

LEGAL

WALTER G PIPPEL #2

BLK 11 LT 7B3

Unit SQFT 23,507

Plat 960106

Zone B3 Grid NW0252

HISTORY

	Year	Building	Land	Total
Assmt Final	2005	234,900	217,400	452,300
Assmt Final	2006	229,700	258,600	488,300
Assmt Final	2007	207,600	293,800	501,400
Exemptions				0
State Credit				0
Tax Final				501,400

PROPERTY INFO

#	Type	Land Use
01	COMMERCIAL	RETAIL - SINGLE OCCU

SALES DATA

Mon	Year	Price	Source	Type
08	2002	418,000	BUYER	LAND & BLDG

LAND & COMMON PARCEL INFORMATION

APPRAISAL INFORMATION

Legal WALTER G PIPPEL #2
BLK 11 LT 7B3

Parcel 050-124-50-000

01 of 01

Owner JOHANN MICHAEL D & PATRICIA A

Site Addr 11901 OLD GLENN HWY

14324 HAROLD LOOP
EAGLE RIVER

AK 99577

LAND INFORMATION

Land Use RETAIL - SINGLE OCCU
Class COMMERCIAL
Living Units 000
Community Council 007 EAGLE RIVER
Entry: Year/Quality 02 1987 EXTERIOR
07 2004 EXTERIOR
Access Quality GOOD
Access Type
Leasehold (Y=Leasehold)
Drainage GOOD
Front Traffic HIGH
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 WALTER G PIPPEL #2
BLK 11 LT 7B3

Parcel 050-124-50-000

01 of 01

01

Owner JOHANN MICHAEL D & PATRICIA A

Site Addr 11901 OLD GLENN HWY
Prop Info # RETAIL - SINGLE OCCU

14324 HAROLD LOOP
EAGLE RIVER AK 99577

BUILDING INFORMATION

Structure Type RETAIL MULTI-OCCY
Building SQFT 6,340
Year Built 1971
Grade C

Effective Year Built 1973

Property Information # 01
Building Number 01
Identical Units 01
Number of Units 000

INTERIOR DATA

Floor	Level	Partitions	Heat System	Air Conditioner	Plumbing	Physical Condition	Functional
01	01	NORMAL	UNIT HEATERS	NONE	ADEQUATE	NORMAL	NORMAL
02	02	NORMAL	HOT AIR	NONE	ADEQUATE	NORMAL	FAIR
01	01	NORMAL	HOT AIR	NONE	ADEQUATE	NORMAL	NORMAL

EXTERIOR DATA

Floor	Level	Size	Perim	Use Type	Hgt	Wall Type	Const Type
01	01	2,380	208	MULTI-USE STORAGE	16	CONC. BLOCK	FIRE RESISTANT
02	02	1,980	206	MULTI-USE SALES	10	FRAME T-111	WOOD JOIST(WD & STL)
01	01	1,980	136	RESTAURANT	12	CONC. BLOCK	FIRE RESISTANT

BUILDING OTHER FEATURES - ATTACHED IMPROVEMENTS

Type	Qty	Size1	Size2

OTHER BUILDINGS AND YARD IMPROVEMENTS

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

BUILDING PERMIT INFORMATION

APPRAISAL INFORMATION

Legal WALTER G PIPPEL #2
BLK 11 LT 7B3

Parcel 050-124-50-000 # 01 of 01

Owner JOHANN MICHAEL D & PATRICIA A

01

Prop Info # RETAIL - SINGLE OCCU
Site Addr 11901 OLD GLENN HWY

14324 HAROLD LOOP
EAGLE RIVER AK 99577

BUILDING PERMITS

Permit # 03E3070
05E3378

Class Type C

Class Use RESTAURANT

Date Mar 28, 2003

Address 11901 OLD GLENN HWY

Cond Occ/Occ 00000000 00000000

Certification

Contract Type GENERAL CONTRACTOR

Name OWNER

E-mail

Phone () -

Fax () -

Address 4700 S BRAGAW

City/State/Zip ANCHORAGE

AK 99507-

Project JO-HANSEN'S

Sewer / Water PUBLIC PUBLIC

Work Type ALTERATION

Work Change Of Use

Description

CASES

2007-092

Case Number 2007-092

of Parcels 1

Hearing Date Tuesday, May 08, 2007

PERMIT COMMENT

OWNER HISTORY

APPRAISAL INFORMATION

Legal WALTER G PIPPEL #2
BLK 11 LT 7B3

Parcel 050-124-50-000

01 of 01

01

Property Info # Descr RETAIL - SINGLE OCCU

Site Address 11901 OLD GLENN HWY

Current 08/21/02
JOHANN MICHAEL D & PATRICIA A

14324 HAROLD LOOP
EAGLE RIVER AK 99577 9244

3rd
0000 0000 / /

Prev 3069 0000 05/30/97
CROSBY MARGARET

11901 OLD GLENN HWY
EAGLE RIVER AK 99577

4th
0000 0000 / /

2nd 0000 0000 00/00/00
UNITED LUMBER CO INC

PO BOX 190809
ANCHORAGE AK 99519

5th
0000 0000 / /

Content Information**Content ID :** 005189**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 PATRICIA A. JOHANN,
DBA JOHANN'S 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 PATRICIA A. JOHANN,
DBA JOHANN'S RESTAURANT.

Date Prepared: 6/15/07 4:17 PM**Director Name:** Tom Nelson**Assembly****Meeting Date** 7/17/07**MM/DD/YY:**

Public Hearing
Date MM/DD/YY: 7/17/07

M.O.A.
 2007 JUL 19 AM 10:01
 CLEANS OFFICE

Workflow History

Workflow Name	Action Date	Action	User	Security Group	Content ID
AllOtherARWorkflow	6/15/07 4:21 PM	Checkin	weaverjt	Public	005189
Planning_SubWorkflow	6/15/07 5:55 PM	Approve	nelsontp	Public	005189
ECD_SubWorkflow	6/18/07 5:07 PM	Approve	thomasm	Public	005189
MuniManager_SubWorkflow	7/6/07 2:02 PM	Approve	leblancdc	Public	005189
MuniMgrCoord_SubWorkflow	7/6/07 2:08 PM	Approve	hensleymb	Public	005189