

CLERK'S OFFICE
APPROVED
Date: 8-28-07

Submitted by: Chair of the Assembly at
the request of the Mayor
Prepared by: Planning Department
For reading: August 28, 2007

Anchorage, Alaska
AR No. 2007-189

A RESOLUTION OF THE ANCHORAGE MUNICIPAL ASSEMBLY APPROVING A
CONDITIONAL USE FOR AN ALCOHOLIC BEVERAGES CONDITIONAL USE IN
THE B-3 (GENERAL BUSINESS) DISTRICT FOR A RESTAURANT/EATING
PLACE USE PER AMC 21.40.180 D.8, FOR BUBA CORPORATION, DBA SWEET
BASIL CAFÉ, LOCATED AT 1021 WEST NORTHERN LIGHTS BOULEVARD,
SUNBEAM SUBDIVISION, BLOCK 3, LOT 13 E50'; GENERALLY LOCATED ON
THE NORTH SIDE OF WEST NORTHERN LIGHTS BOULEVARD BETWEEN
SPENARD ROAD AND ARCTIC BOULEVARD.

(Spenard Community Council) (Case 2007-134)

THE ANCHORAGE ASSEMBLY RESOLVES:

Section 1. The conditional use permit 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 Buba
Corporation, dba Sweet Basil Cafe, located at 1021 West Northern Lights Boulevard,
Sunbeam Subdivision, Block 3, Lot 13 E 50', generally meets the applicable provisions
of AMC 21.50.020 and AMC 21.50.160.

Section 2. The conditional use permit for an Alcoholic Beverages Conditional Use for a
Restaurant/Eating Place Use is for a commercial building having 2,080 square feet,
located at 1021 West Northern Lights Boulevard.

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

1. A Notice of Zoning Action shall be filed with the District Recorder's Office within
120 days of approval by the Assembly 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 new
restaurant, the Sweet Basil Cafe restaurant. The restaurant consists of 2,080 square
feet. Based on the floor diagram and the application, there are a total of 20 non-
fixed seats.
4. On-premises sale of alcoholic beverages will be Monday through Saturday, from
10:30 A.M. to 6:30 P.M. The restaurant may operate 365 days a year with hours of
operation as permitted by law. Alcohol sales will constitute approximately three
percent of total gross receipts.

- 1
2 5 Required parking is provided on Sunbeam Subdivision, Block 3, Lot 14 and the
3 subject lot through a joint off-street parking agreement. Thirty-one (31) parking
4 spaces are provided.
5
6 6. Upon demand, the applicant shall demonstrate compliance with a "Liquor Server
7 Awareness Training Program," approved by the State of Alaska Alcoholic
8 Beverage Control Board, such as or similar to, the program for "Techniques in
9 Alcohol Management" (T.A.M.).
10
11 7. The use of the property, by any person for the permitted purposes, shall comply
12 with all current and future Federal, State and local laws and regulations, including
13 but not limited to, laws and regulations pertaining to the sale, dispensing, service
14 and consumption of alcoholic beverages and the storage, preparation, sale, service
15 and consumption of food. The owner of the property, the licensee under the
16 Alcoholic Beverage Control license and their officers, agents and employees, shall
17 not knowingly permit, or negligently fail to prevent the occurrence of illegal
18 activity on the property.
19
20 8 A copy of the conditions imposed by the Assembly in connection with this
21 conditional use approval shall be maintained on the premise.
22

23 **Section 4.** Failure to comply with the conditions of this conditional use permit shall
24 constitute grounds for its modification or revocation.
25

26 **Section 5.** This resolution shall become effective immediately upon passage and
27 approval by the Anchorage Assembly.
28

29 PASSED AND APPROVED by the Anchorage Assembly this 28th day of
30 August 2007.
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36 Chair of the Assembly
37

38 ATTEST:
39
40
41

42 Sharon S. [Signature]
43 Municipal Clerk



MUNICIPALITY OF ANCHORAGE

ASSEMBLY MEMORANDUM

No. AM 498-2007

Meeting Date: August 28, 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 BUBA CORPORATION DBA SWEET BASIL CAFÉ

1 Buba Corporation, dba Sweet Basil Cafe, has made application for a Restaurant/Eating
2 Place Alcoholic Beverages Conditional Use in the B-3 District, located at 1021 West
3 Northern Lights Boulevard, Sunbeam Subdivision, Block 3, Lot 13 E 50'.
4

5 The proposal is for a Restaurant/Eating Place Alcoholic Beverages Conditional Use in an
6 existing restaurant in a one-story, 2,080 square foot building on a 7,250 square foot lot
7 located in Mid-Town Anchorage. The building previously housed Alaska Game &
8 Gourmet, and prior to that, Taco Bell Restaurant. The dining area has a total of twenty
9 (20) non-fixed seats. Seating for twenty (20) requires seven (7) parking spaces (one
10 space per three seats). The petitioner also owns the adjacent lot, Lot 14, and has a
11 recorded joint off-street parking agreement that provides a total of 31 parking spaces.
12 This is an existing restaurant located in an existing commercial structure zoned B-3, in
13 which alcoholic beverage sales are permitted through the conditional use process.
14

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

18 There are two restaurant/eating places licenses, twelve beverage dispensary licenses (of
19 which five are duplicate licenses and one is a tourism license), three package store
20 licenses and one club license within a 1,000-foot radius of the petition site. Approving
21 this restaurant/eating place license will add a third restaurant/eating place license within a
22 1,000-foot radius of the petition site.
23

24 On-premise sale of alcoholic beverages will be available daily from 10:30 A.M. to
25 6:30 P.M, six days a week, Monday through Saturday. The petitioner estimates that three
26 percent of total sales will be for alcohol compared to 97 percent food sales. Employees
27 involved in the dispensing of alcoholic beverages will be trained in accordance with the
28 Alcoholic Beverage Control Board's "Liquor Server Awareness
29 Training Program," (TAM) and will hold the necessary certifications.
30

1 At the time this report was prepared, comments were not received from the Police
2 Department or the Department of Health and Human Services. There are no outstanding
3 personal or business taxes owing.

4
5 THIS CONDITIONAL USE FOR A RESTAURANT/EATING PLACE USE AND
6 LICENSE IN THE B-3 DISTRICT GENERALLY MEETS THE APPLICABLE
7 PROVISIONS OF AMC TITLES 10 AND 21, AND ALASKA STATUTE 04.11.100.

8
9
10 Prepared by: Jerry T. Weaver Jr., Zoning Administrator, Planning Department

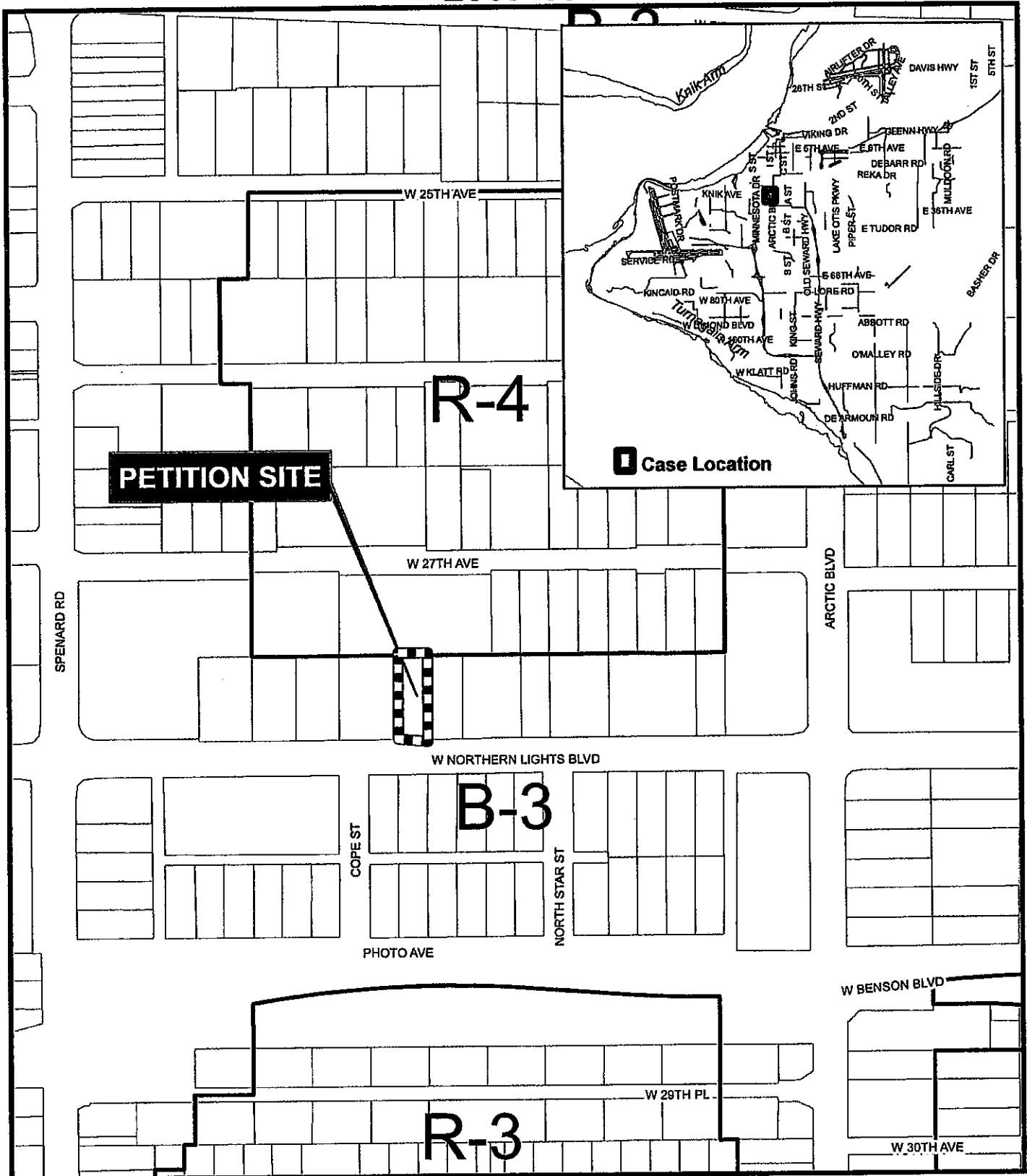
11 Concur: Tom Nelson, Director, Planning Department

12 Concur: Mary Jane Michael, Executive Director
13 Office of Economic and Community Development

14 Concur: Denis C. LeBlanc, Municipal Manager

15 Respectfully submitted: Mark Begich, Mayor

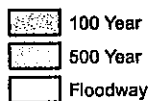
CONDITIONAL USE-ALCOHOL 2007-134



Municipality of Anchorage
Planning Department

Date: July 3, 2007

Flood Limits



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

DATE: August 28, 2007

CASE NO.: 2007-134

APPLICANT: Buba Corporation dba Sweet Basil Cafe

REPRESENTATIVE: Simon Newall

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: Sunbeam Subdivision, Block 3, Lot 13 E50'; generally located on the north side of West Northern Lights Blvd between Spenard Road and Arctic Boulevard.

STREET ADDRESS: 1021 West Northern Lights Boulevard

COMMUNITY COUNCIL: Spenard

TAX PARCEL: 001-251-09-000/ Grid SW1529

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: 7,250 square feet
Vegetation: Commercial landscaping
Zoning: B-3
Topography: Level
Existing Use: Retail Commercial
Soils: Public Sewer & Water

Soils: Public Sewer & Water

COMPREHENSIVE PLAN – Anchorage 2020 Comprehensive Plan

Classification: Major Employment Center; Redevelopment/Mixed-Use
Density: N/A

SURROUNDING AREA

	NORTH	EAST	SOUTH	WEST
Zoning:	R-4	B-3	B-3	B-3
Land Use:	Multi-family	Commercial	Commercial	Commercial

SITE DESCRIPTION AND PROPOSAL:

The application site is located at the north side of West Northern Lights Boulevard between Spenard Road and Arctic Boulevard. The one story 2,080 square foot commercial building was built in circa 1977 on a lot containing 7,250 square feet. The building had previously housed Alaska Game & Gourmet, and prior to that, Taco Bell Restaurant. The petitioner also owns the subject lot and the adjacent lot, Lot 14. Lot 14 contains a parking lot having 22 ½ spaces. A joint off-street parking agreement is recorded with the State District Records office between the two lots providing a total of 31 parking spaces.

The proposal is to add a new restaurant/eating place liquor license to an existing restaurant. Floor plans show a total of 20 non-fixed restaurant seating. Seating for 20 requires 7 parking spaces (one space per three seats): a total of 31 parking spaces are available. Within 1,000 feet of this application there are two restaurant licenses, three package store licenses, one club license and twelve beverage dispensary of which 5 are duplicates and one is a tourism license.

The restaurant provides seven tables and twenty non-fixed chairs. The restaurant is open from 10:30 AM to 6:30 PM. Beer and wine will be available during business hours. The restaurant normally operates Monday through Saturday but may operate 7-days a week with hours of operation as permitted by law. The petitioner estimates that 3% of his total sales will be for liquor; employees will be trained in handling inebriated patrons. No entertainment or security provisions are proposed.

Our Lady of the Rosary-Alaska dba Holy Rosary Academy (900/926/1000/1010/West Fireweed and 1021 West 25th Avenue), and Anchorage Good News Grace Church (1020 W. Fireweed) are located more than 200-feet from the restaurant.

PUBLIC COMMENTS:

One hundred forty-four (144) public hearing notices (PHNs) were mailed August 1, 2007. At the time this report was written 1 PHN was returned as in favor and seven PHNs as undeliverable. No written comment was received from the Spenard 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.

This subject location is depicted on the Land Use Policy Map of the Anchorage 2020 Comprehensive Plan as being within the a Major Employment Center and Redevelopment/Mixed-Use 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).

Mid-town Anchorage, as an employment center, is well defined and compact, and has attained a medium- to high-density office employment of 50 to 75 employees per acre. Mixing supportive retail uses, such as restaurants, bars, branch banks, and shopping, with office development is an important major employment center feature.

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

The cafe is located within an existing commercial building that was constructed in 1977 and had formerly been a Taco Bell restaurant. The lot size and width, building height, lot coverage, yards, sidewalks, landscaping, OS&HP setbacks, sidewalk widths and refuse collection is conforming to the B-3 zoning regulations. Except for the alcoholic beverages conditional use standards established in AMC 21.50.150, the Assembly has not adopted specific zoning regulations for alcoholic beverage sales. The B-3 General Business District zoning regulations allow 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 subject property is in the Mid-Town Major Employment Center and Redevelopment area: a commercial area that is expected to remain in that land use category for the foreseeable future. In and around this location are found numerous bars, restaurants, offices, retail stores, hotels, commercial businesses and other non-residential uses. Land to the north, is zoned R-4 and is developed multi-family; to the west, south and east, land is developed commercially and zoned B-3.

AMC 21.50.160.B asks that a list of all alcohol licenses located within a minimum of 1,000 feet of the proposed conditional use be provided. The following eighteen (18) licenses are located within 1,000 feet of this location: twelve (12) beverage dispensary licenses (including one tourism and six duplicates), three (3) package store licenses, two (2) restaurant licenses, and one (1) club license. Approving this restaurant use and license will add the third restaurant license.

Name	Address	License Number	Type of License
Organic Oasis Health Food	2610 Spenard Rd. #B	3921	Restaurant/Eating Place
Hogg Brothers Café & Trough	1049 West Northern Lights	1872	Restaurant/Eating Place
Blues Central	825 West Northern Lights	217	Beverage Dispensary
Chilkoot Charlie's	2435 Spenard Road	225	Beverage Dispensary
Chilkoot Charlie's	2435 Spenard Road	1724	Beverage Dispensary Duplicate
Chilkoot Charlie's	2435 Spenard Road	2107	Beverage Dispensary Duplicate
Chilkoot Charlie's	2435 Spenard Road	3003	Beverage Dispensary Duplicate
Chilkoot's Charlie's	2435 Spenard Road	3817	Beverage Dispensary Duplicate
Chilkoot Charlie's/The Bird House	2435 Spenard Road	4024	Beverage Dispensary Duplicate
Bear Tooth Grill	1230 West 27 th Avenue	4143	Beverage Dispensary Duplicate
Bear Tooth Grill	1230 West 27 th Avenue	4065	Beverage Dispensary
La Mex	1550 Spenard Road	635	Beverage Dispensary
Buckaroo Club	2811 Spenard Road	185	Beverage Dispensary
Spenard Paradise Inn & Lounge	3001 Spenard Road	1139	Beverage Dispensary Tourism
Brown Jug/Chilkoot's	2534 Spenard Road	318	Package Store
Buckaroo Club Liquor Store	2811 Spenard Road	186	Package Store
In & Out Bush Liquor #2	1100 W. Benson Boulevard	688	Package Store
American Legion Post #1	840 W. Fireweed Lane	51	Club

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

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

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

1. Pedestrian and vehicular traffic circulation and safety.

The petition site is located in the Mid-Town and is zoned B-3. There is a joint parking agreement with the adjacent lot. There is an established system of sidewalks on both sides of the street, and public transit stops.

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

This standard is met.

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

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

This standard is met.

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

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

This standard is met.

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

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 7 for other alcohol licenses within 1,000 feet of this application.

The approval of a conditional use for a beverage dispensary use and license will not adversely impact the immediate area or surrounding uses. There are no schools or churches within 200-feet of the petition site.

- 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.

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 not applicable.

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

No comments were provided from the Anchorage Police Department.

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

This standard is met.

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

- F. Public health.** If application is made for the renewal or transfer of location or transfer of ownership of a license, the Assembly shall consider whether the operator has engaged in a pattern of practices injurious to public health or safety such as providing alcohol to minors or intoxicated persons, committing serious violations of State law relevant to public health or safety, or other actions within the knowledge and control of the operator which place the public

health or safety at risk. In determining if a pattern of practices injurious to public health or safety exists, the Assembly may consider criminal convictions, credible proof of illegal activity even if not prosecuted, police reports, testimony presented before the Assembly, written comments submitted prior to or during the public hearing, or other evidence deemed to be reliable and relevant to the purpose of this subsection.

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

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

This form was not requested of this applicant.

RECOMMENDATION:

This application for a final conditional use for restaurant serving alcoholic beverages in the B-3 District for a beverage dispensary use and license per AMC 21.40.180 D.8 appears to meet or can meet the required standards of AMC Title 10 and Title 21, and State Statute 04.11.090.

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

1. A notice of Zoning Action shall be filed with the District Records Office within 120 days of the Assembly's approval of the final conditional use approval for a restaurant beverage dispensary use in the B-3 District.

2. All uses shall conform to the plans and narrative submitted with this conditional use application, including the building plans except as modified by this approval.
3. This conditional use approval is for an Alcoholic Beverages Conditional Use in the B-3 District for a Beverage Dispensary Use per AMC 21.40.180.D.8 for approximately 2,080 square feet of dining area located on Sunbeam Subdivision, Block 3, the East 50 feet of Lot 13. The dining area will have twenty (20) non-fixed seating.
4. On-premise sale of alcohol beverages are 6-days a week, Monday through Saturday 10:30 AM to 6:30PM. The conditional use may choose to operate all hours as permitted by law. Liquor sales represent 3 % compared to 97 % food sales.
5. Required parking is provided on Sunbeam Subdivision, Block 3, Lot 14 and the subject lot through a joint off-street parking agreement. Thirty one (31) parking spaces are provided.
6. 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.).
7. 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.
8. 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.

Alcohol Existing License List Report

Case Number: 2007-135

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
00125102000 Blues Central	GOLD NUGGET INVESTMENTS, INC Sluice Box Investments	3437 SAGAN CIRCLE 825 W Northern Lights	ANCHORAGE 217	AK B3	99517 Beverage Dispensary
00125111000 Hogg Bros Cafe & Trough	SARBER DAVID L & NANCY A Original Hogg Bros, Inc.	3220 MICHIGAN AVE 1049 W. Northern Lights	ANCHORAGE 1872	AK B3	99516 Restaurant/Eating Place
00125249000 Brown Jug/Chilkoots	GORDON MICHAEL W Brown Jug, Inc.	2207 SORBUS WAY 2534 Spenard Rd	ANCH 318	AK B3	99508 Package Store
00125249000 Chilkoot Charlies	GORDON MICHAEL W Jadon, Inc.	2207 SORBUS WAY 2435 Spenard Rd	ANCH 225	AK B3	99508 Beverage Dispensary
00125249000 Chilkoot Charlies	GORDON MICHAEL W Jadon, Inc.	2207 SORBUS WAY 2435 Spenard Rd	ANCH 1724	AK B3	99508 Beverage Dispensary Dup
00125249000 Chilkoot Charlie's	GORDON MICHAEL W Jadon, Inc.	2207 SORBUS WAY 2435 Spenard Rd	ANCH 2107	AK B3	99508 Beverage Dispensary Dup
00125249000 Chilkoot Charlie's	GORDON MICHAEL W Jadon, Inc.	2207 SORBUS WAY 2435 Spenard Rd	ANCH 3003	AK B3	99508 Beverage Dispensary Dup
00125249000 Chilkoot Charlie's	GORDON MICHAEL W JADON, Inc.	2207 SORBUS WAY 2435 Spenard Rd	ANCH 3817	AK B3	99508 Beverage Dispensary Dup
00125249000 Chilkoot Charlie's/The Bird Ho	GORDON MICHAEL W Jadon, Inc.	2207 SORBUS WAY 2435 Spenard Rd	ANCH 4024	AK B3	99508 Beverage Dispensary Dup
00125266000 American Legion Post #1	JACK HENRY POST American Legion Post #1	840 W FIREWEED LANE 840 W. Fireweed Ln	ANCHORAGE 51	AK B3	99503 Club
00125331000 Bear Tooth Grill	FRESH ALE PUBS LLC Film-On Productions, LLC	PO BOX 202549 1230 W 27th Ave	ANCHORAGE 4143	AK B3	99520 Beverage Dispensary Dup
00125331000 Bear Tooth Theatrepub	FRESH ALE PUBS LLC Film-On Productions, LLC	PO BOX 202549 1230 W 27th Ave.	ANCHORAGE 4065	AK B3	99520 Beverage Dispensary
00125434000 La Mex	LA MEXICANA INC La Mexicana, Inc.	PO BOX 9-2480 2550 Spenard Rd	ANCHORAGE 635	AK B3	99509 Beverage Dispensary

<u>Parcel</u> - - - -	<u>Parcel Owner Name</u> -	<u>Parcel Owner Address</u>	<u>City</u> - - -	<u>State</u> - -	<u>Zip</u> - - -
Business Name	Applicant Name	Business Address	Lic. Number	Lic. Zone	Lic. Type
00125477000 Organic Oasis Health Food	TRANSPACIFIC RESOURCES Organic Oasis Health Food, Inc	745 FORT STREET STE 1410 2610 Spenard Rd, #B	HONOLULU 3921	HI B3	96813 Restaurant/Eating Place
01001448000 Buckaroo Club	CROSS ALLEN GARY & Michell M. Bell/Allen G. Cross	3425 LAKESHORE DRIVE 2811 Spenard Rd	ANCHORAGE 185	AK B3	99510 Beverage Dispensary
01001449000 Buckaroo Club Liquor Store	CROSS ALLEN GARY & Michael M. Bell/Allen G. Cross	3425 LAKESHORE DRIVE 2811 Spenard Rd	ANCHORAGE 186	AK B3	99510 Package Store
01001527000 In & Out Bush Liquor #2	HARRIS & MARTENS INC Kay Inc.	610 W FIREWEED LANE 1100 W Benson Blvd	ANCHORAGE 688	AK B3	99503 Package Store
01001601000 Spenard Paradise Inn & Lounge	SONG KYONG TAEK Song, Hyun Ju & Kynog Teak	3001 SPENARD ROAD 3001 Spenard Rd	ANCHORAGE 1139	AK B3	99503 Beverage Dispensary Tour

Municipal Software Corporation

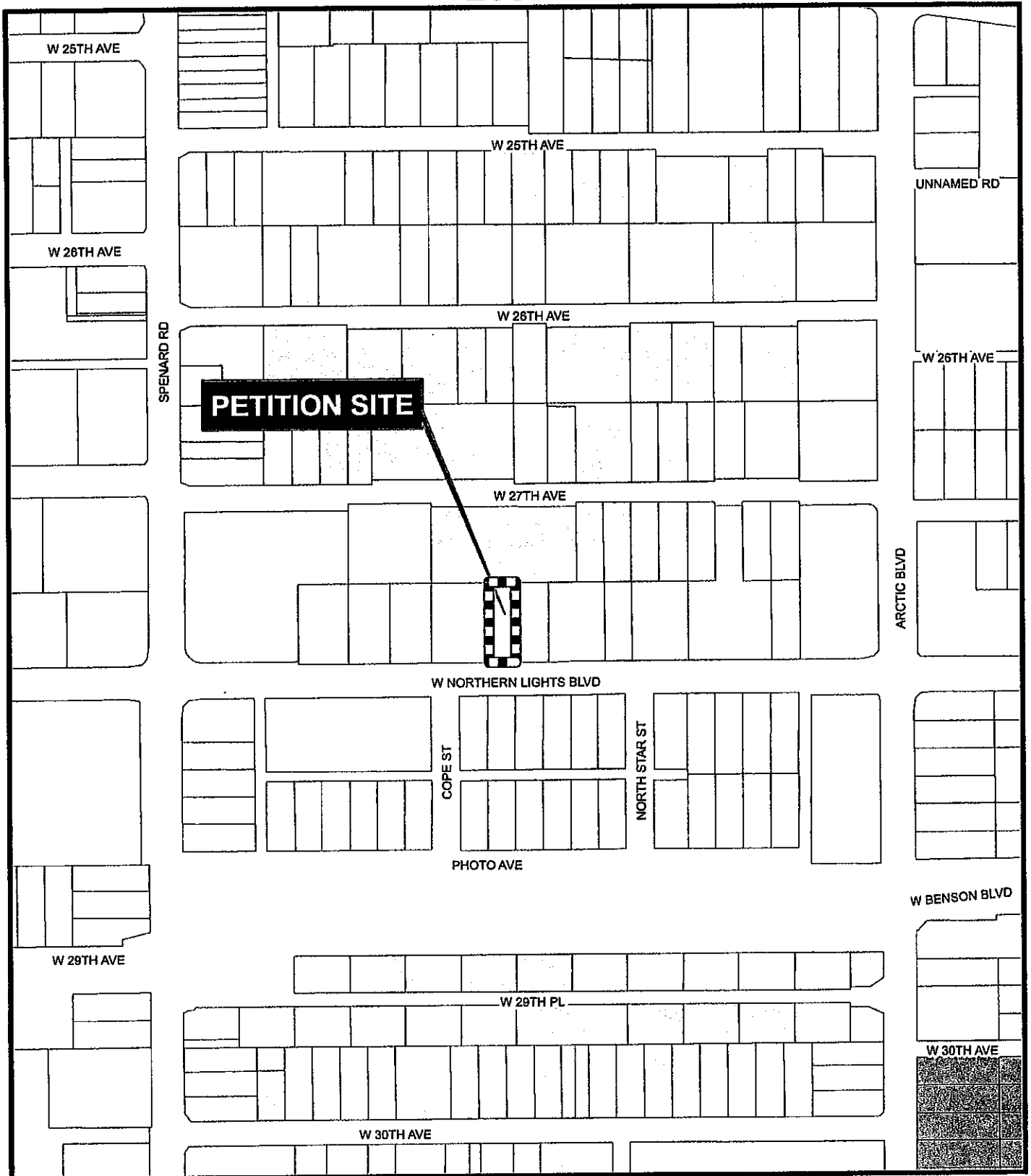
Alcohol Church and School List Report

Case Number: 2007-136

Description: 1000 feet

Parcel	Parcel Owner Name	Parcel Site Address	Description
00125240000	OUR LADY OF THE ROSARY-ALASKA DBA HOLY ROSARY ACADEMY	1021 W 25TH AVE	EDUCATION PRIVATE
00125260000	ANCHORAGE GOOD NEWS GRACE CHURCH	1020 W FIREWEED LN	RELIGION
00125261000	OUR LADY OF THE ROSARY-ALASKA DBA HOLY ROSARY ACADEMY	1010 W FIREWEED LN	EDUCATION PRIVATE
00125262000	OUR LADY OF THE ROSARY-ALASKA DBA HOLY ROSARY ACADEMY	1000 W FIREWEED LN	EDUCATION PRIVATE
00125263000	OUR LADY OF THE ROSARY-ALASKA DBA HOLY ROSARY ACADEMY	926 W FIREWEED LN	EDUCATION PRIVATE
00125264000	OUR LADY OF THE ROSARY-ALASKA DBA HOLY ROSARY ACADEMY	900 W FIREWEED LN	EDUCATION PRIVATE
00125288000	OUR LADY OF THE ROSARY-ALASKA DBA HOLY ROSARY ACADEMY		EDUCATION PRIVATE
00125290000	OUR LADY OF THE ROSARY-ALASKA DBA HOLY ROSARY ACADEMY		EDUCATION PRIVATE
00125299000	OUR LADY OF THE ROSARY-ALASKA		EDUCATION PRIVATE
00903275000	AKEELA DEVELOPMENT INC	2804 BERING ST	CHARITABLE

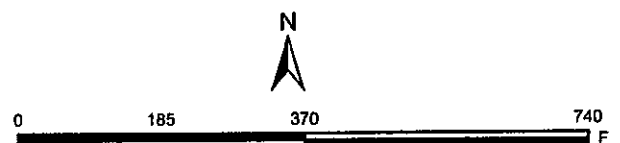
CONDITIONAL USE-ALCOHOL 2007-134



Municipality of Anchorage
Planning Department

Date: July 3, 2007

- Single Family
- Multi-Family
- Mobile Home Park

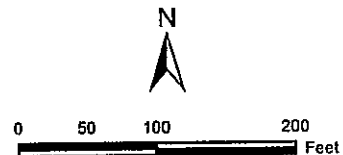


2007-134



Municipality of Anchorage
Planning Department

Date: July 3, 2007



Reviewing Agency Comment Summary

Case No.: 2007-134

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

Municipality of Anchorage
Treasury Division
Memorandum

RECEIVED

JUL 09 2007

Municipality of Anchorage
Zoning Division

Date: July 5, 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 # 2007-134 for Sweet Basil Cafe located at 1021 W. Northern Lights Blvd. Anchorage, AK 99503. I can find no reason not to approve this application.

SARAH PALIN, GOVERNOR

STATE OF ALASKA

DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES

CENTRAL REGION - PLANNING

4111 AVIATION AVENUE
P.O. BOX 196900
ANCHORAGE, ALASKA 99519-6900
(907) 269-0520 (FAX 269-0521)
(TTY 269-0473)

RECEIVED

July 9, 2007

RE: MOA Zoning Review

JUL 24 2007

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 conditional uses and has no comment:

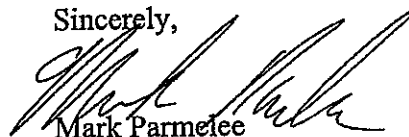
2007-134; Final Approval Request for a Conditional User Permit-Sweet Basil Café
2007-140; Request for a Conditional Use Permit in B-1ASL-Don Jose's

Comments regarding a site plan review:

2007-120; 7101 Debarr Road, Wal-Mart Stores, Inc.

Please insure the site plan has adequate access for Wal-Mart's outlots. Notes should insure internal access is available for Tract A. Access for Tract A and Tract B is to be via the signals at Patterson Street and Creekside Road. Per a revised TIA between the applicant and the Municipality out parcels shall not have direct vehicular access to Debarr Road.

Sincerely,



Mark Parmelee
Area Planner

/mm

cc: Louise Hooyer, RLS, Engineering and Survey Supervisor, Right of Way
Tucker Hurn, Right of Way Agent, Right of Way
Scott Thomas, P.E., Regional Traffic Engineer, Traffic Safety and Utilities

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

Municipality Of Anchorage
ANCHORAGE WATER & WASTEWATER UTILITY

RECEIVED

JUL 12 2007

Municipality of Anchorage
Zoning Division

MEMORANDUM

DATE: July 10, 2007

TO: Jerry Weaver, Zoning Division Administrator, Planning Department

FROM: Paul Hatcher, Engineering Technician III, AWWU PAH

SUBJECT: Zoning Case Comments
Planning & Zoning Commission Hearing August 13, 2007
Agency Comments due July 16, 2007

AWWU has reviewed the materials and has the following comments.

07-134 **SUNBEAM BLK 3 LT 13 E50', A request concept/final approval of a conditional use to permit: a restaurant serving alcohol, Grid SW1529**

1. AWWU water line serves this property and is located in Northern Lights Blvd to the South of property.
2. AWWU sanitary sewer line serves this parcel and is located to the North of property along property line.
3. AWWU has no objection to the proposed conditional use.

If you have any questions pertinent to public water and sanitary sewer, you may call me at 564-2721 or the AWWU planning section at 564-2739, or e-mail paul.hatcher@awwu.biz.

RECEIVED

JUL 27 2007

**Municipality of Anchorage
Zoning Division**

The following comments are from fire:

- 1) 2007-131 No Objection
- 2) 2007-139 No Objection
- 3) 2007-143 No Objection
- 4) 2007-133 No Objection
- 5) S11438-4 No Objection
- 6) S11618-1 No Objection
- 7) S11617-1 No Objection
- 8) S11616-1 No Objection
- 9) S11473-2 Comment: A) D103.5 Gates securing the fire apparatus access roads shall comply with all of the following criteria: 1) Minimum width shall be 20'. 2) Gates shall be of the swinging or sliding type. 3) Construction of gates shall be of materials that allow manual operation by one person. 4) Gate components shall be maintained in an operative condition at all times and replaced or repaired when defective. 5) Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. Emergency opening device shall be approved by the code official. 6) Manual opening gates shall not be locked with a padlock or chain and padlock unless they are capable of being opened by means of forcible entry tools. Knox pad locks are allowed. 7) Locking device specifications shall be submitted for approval by the fire code official. B) D107.1. One- or two-family residential developments where the number of dwelling units exceed 30 shall be provided with separate and approved fire apparatus access roads, and shall meet the requirements of section D104.3. C) D104.3. Where two access roads are required, they shall be placed a distance apart equal to not less than one half the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses.
- 10) S11616-1 No Objection
- 11) 2007-110 No Comment
- 12) S11451 Comment: Clarify location of Hydrants and fire lanes.
- 13) 2007-120 Comment: A) Verify fire lanes on north and east side of Sam's and north and south side of Wal-Mart, provide fire lane signage. B) Provide location of fire hydrants.
- 14) 2007-134 No Objection
- 15) 2007-135 No Comment
- 16) 2007-116 No Comment
- 17) 2007-140 No Objection
- 18) 2007-119 No Comment
- 19) 2007-118 No Comment
- 20) S11651-1 No Objection
- 21) S11605 Comment: A) C102.1 Fire Hydrants shall be provided along required fire apparatus access roads and adjacent public streets. B) D103.6 Fire apparatus access roads shall be marked with permanent **Muni approved Fire Lane** signs. Roads 20' to 26' in width shall be posted on both sides. Roads more than 26' in width shall be posted on one side. C) D105. Buildings or portions of buildings or facilities exceeding 30 feet in height above the lowest level of fire department vehicle access shall be provided with approved fire apparatus access roads with a minimum unobstructed width of 26 feet. One of the required access roads shall be located within a minimum 15 feet and a maximum 30 feet from the building and shall be positioned parallel to one entire side of the building.
- 22) S11604 No Objection: See S11605.
- 23) 2007-145 No Objection
- 24) S11579-2 No Objection
- 25) S11619-1 No Objection
- 26) S11620-1 No Objection
- 27) S11621-1 No Objection
- 28) S11622-1 Comment: A) Future development shall require fire apparatus access roads meeting the requirements of the International Fire Code.



RECEIVED

JUL 16 2007

Municipality of Anchorage
Zoning Division

FLOOD HAZARD REVIEW SHEET

Date: 07/13/07

Case: 2007-134

Flood Hazard Zone: C

Map Number: 0230B

- ☐ Portions of this lot are located in the floodplain as determined by the Federal Emergency Management Agency.
- ☐ Flood Hazard requests that the following be added as a condition of approval:

"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.
- ☐ Other:
- ☒ I have no comments on this case.

Reviewer: Jeffrey Urbanus



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

MEMORANDUM



DATE: August 3, 2007

AUG 06 2007

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

**Municipality of Anchorage
Zoning Division**

FROM: *D/R* Daniel Roth, Program Manager, On-Site Water and Wastewater Program

SUBJECT: Comments on Cases due July 31, 2007

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

2007 - 134

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

No objection



MUNICIPALITY OF ANCHORAGE

Development Services Department

Right of Way Division



MEMORANDUM

RECEIVED

JUL 31 2007

Municipality of Anchorage
Zoning Division

DATE: July 31, 2007
TO: Planning Department, Zoning and Platting Division
THRU: Jack L. Frost, Jr., Right of Way Supervisor *LF*
FROM: Lynn McGee, Senior Plan Reviewer *LM*
SUBJ: Request for Comments on Assembly case(s) for August 28, 2007.

Right of Way Division has reviewed the following case(s) due July 31, 2007.

07-134 Sunbeam, Block 3, Lot 13, East 50', grid 1529a
(Conditional Use for Alcohol Dispensing, Restaurant)
Right of Way Division has no comments at this time.
Review time 15 minutes.

Pierce, Eileen A

RECEIVED

From: Staff, Alton R.
Sent: Monday, July 09, 2007 3:52 PM
To: Stewart, Gloria I.; Pierce, Eileen A; McLaughlin, Francis D.
Cc: Bergt, Randy
Subject: Planning and Zoning Comments - Target Complex

JUL 09 2007

Municipality of Anchorage
Zoning Division

S11604 & S11605

There is no current bus service to the proposed development on 100th Avenue at King Street. If there is designated funding for People Mover to serve this new commercial center, the proposed location of bus stops is on King Street, mid-block between 100th and 104th Avenue. The stops should be located on street far-side of the entrance to the development from King Street. The bus stop boarding pads must be a minimum of 8 feet by 30 feet and connected to an accessible path into the development.

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

S2007-134

S2007-135

Thank you for the opportunity to review.

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



MUNICIPALITY OF ANCHORAGE
Traffic Department



MEMORANDUM

JUL 12 2007

Municipality of Anchorage
Zoning Division

DATE: July 11, 2007
TO: Jerry T. Weaver, Platting Supervisor, Planning Department
THRU: Leland R. Coop, Associate Traffic Engineer
FROM: Mada Angell, Assistant Traffic Engineer *MA*
SUBJECT: Traffic Engineering and Transportation Planning Comments for
August 28 Assembly Public Hearing

07-134

Sunbeam; Conditional Use to serve alcohol; Grid 1525

Traffic Engineering and Transportation Planning have no comment.

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

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FIRST CLASS



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1010 BEECH LANE
ANCHORAGE, AK 99501

RECEIVED

AUG 06 2007

Municipality of Anchorage
Zoning Division

ASSEMBLY

NOTICE OF PUBLIC HEARING - -

Tuesday, August 28, 2007

Planning Dept Case Number: 99501-33203-0001
2007-134

The Assembly of the Municipality of Anchorage will hold a public hearing on a petition proposing a conditional use at its regular meeting of Tuesday, August 28, 2007. The meeting begins at 6:00 p.m. in the Assembly Chambers of the Z. J. Loussac Library, 3600 Denali Street. The petition is for the following:

CASE: 2007-134
PETITIONER: Buba Corporation
REQUEST: Assembly conditional use for a restaurant serving alcohol
TOTAL AREA: 0.170 acres
SITE ADDRESS: 1021 W NORTHERN LIGHTS BLVD
CURRENT ZONE: B-3 General business district
COM COUNCIL(S): 1---Spenard

LEGAL/DETAILS: An alcoholic conditional use for a restaurant license at Sweet Basil Cafe. Sunbeam Subdivision, Block 3, Lot 13, the east 50 feet. Located at 1021 W Northern Lights Blvd.

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

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

Name: LOTTIE MICHAEL
Address: 2601 SPENARD ROAD
Legal Description: LOT 9A BLOCK 2 SUNBEAM
Comments:

WE ARE IN AGREEMENT TO ALLOW.

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.

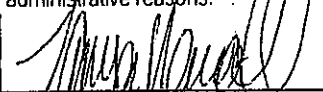
PETITIONER*	PETITIONER REPRESENTATIVE (IF ANY)
Name (last name first) NEWALL Tanya Buba Corp	Name (last name first) NEWALL Simon
Mailing Address 12601 Lupine Rd Anch. AK - 99516	Mailing Address 12601 Lupine Rd Anch. AK - 99516
Contact Phone: Day: 274-0070 Night: 338-8501	Contact Phone: Day: 274-0070 Night: 338-8501
FAX: SWT BASIL@ALASKA.NET	FAX: 274-2434
E-mail: 274-2434	E-mail: SWT BASIL@ALASKA.NET

*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): 001-251-09-00017	
Site Street Address: 1021 Windward Lights Blvd Anch. AK - 99503	
Property Owner (if not the Petitioner): Simon Newall Buba Corp	
Current legal description: (use additional sheet in necessary) Sunbeam BLK 3 LT 13 E50'	
Zoning: A2 B3	Acreage: _____ Grid # _____

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 type="checkbox"/> New <input checked="" 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 6/27/07	Signature (Agents must provide written proof of authorization) 
------------------------	---

Accepted by 	Poster & Affidavit 1-45	Fee \$1600.00	Case Number 2007-134
--	-----------------------------------	-------------------------	--------------------------------

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

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

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

Date

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):

Buba Corp DBA Sweet Basil Cafe

What is the gross leaseable floor space in square feet?

2080

What is the facility occupant capacity?

38

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

N/A

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

20

What will be the normal business hours of operation?

10:30 - 4:00 (rest) - 10:30 - 6:30 - Dinner to 6:00

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

10:30 - 4 pm

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

3 % Alcoholic beverage sales

97 % Food sales

Type of entertainment proposed: (Mark all that apply)

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

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

DISTANCE FROM CHURCHES, DAY CARE, AND SCHOOLS

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

Name

Address

PACKAGE STORES

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

% 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.

The proposed conditional use permit will offer a clean and safe ~~are~~ eating establishment within the community

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

All regulations are being met by Buba Corp. and have complied for the past duration of the license and will an asset to the ~~city~~ developmental plan.

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.

There are several eating establishments all of which are different. This permit will enable Buba Corp to offer an area for private as well as public functions

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.

increased vehicular traffic turning off + onto northern lights will not be affected due to a clearly marked parking lot entrance

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

The company will not interfere with the public services and facilities because we are not offering any products in a direct competition.

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

There is no excessive air exchange due to a ventilation system no air disturbance and water has a USDA approved septic system

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

The building itself sits off the road and is self contained w/ a fence

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? ☐

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

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

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? ☒

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

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:

Through Proper + Careful serving of Beer + wine w/ full training of the staff

outside facility:

Alcohol will be served under scrutiny of the server and only at designated tables and only in the Summer

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?

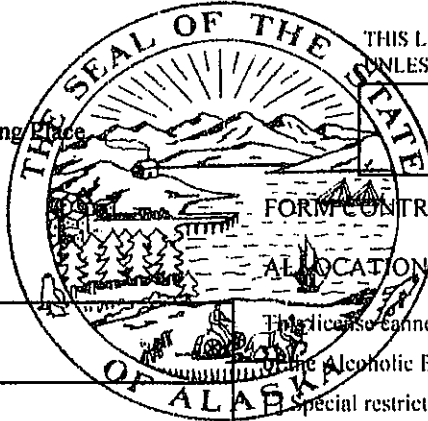
Public health. If application is made for the renewal or transfer of location or transfer of ownership of a license, the Assembly shall consider whether the operator has engaged in a pattern of practices injurious to public health or safety, such as providing alcohol to minors or intoxicated persons, 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

LIQUOR LICENSE

3897

2007 - 2008

THIS LICENSE EXPIRES MIDNIGHT DECEMBER 31
UNLESS DATED BELOW

TYPE OF LICENSE: Restaurant/Eating Place

LICENSE FEE: \$ 600

CODE: 1130

FORM CONTROL: 0621

ALLOCATION: Anchorage, Mun. of
Other(Anch,Sit,Jno,Com.Car,WA)D/B/A: Sweet Basil Café
335 E Street

Mail Address:

Buba Corporation
335 E St
Anchorage AK 99501

This license cannot be transferred without permission

The Alcoholic Beverage Control Board

Special restriction - see reverse side

ISSUED BY ORDER OF THE
ALCOHOLIC BEVERAGE CONTROL BOARD

THIS LICENSE MUST BE POSTED IN A VISIBLE PLACE ON THE PREMISES

FILING FEE: \$200.00 CODE: 106

DIRECTOR

Construction
4/6/07 R

SWEET BASIL
1021 W. NORTHERN LIGHTS B ANCHORAGE ALASKA 99501
RENOVATION & REMODEL main construction V-11
OCCUPANCIES A-2

SEATING AREA = $576 \text{ SF} \div 15 =$
FIRE ALARM SYSTEM NOT

STATE OF ALASKA
ALCOHOLIC BEVERAGE CONTROL BOARD

STATEMENT OF FINANCIAL INTEREST

CONFIDENTIAL

TO BE COMPLETED BY EACH APPLICANT, EITHER INDIVIDUAL OR CORPORATE

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

APPLICANT'S NAME AND MAILING ADDRESS	DBA (BUSINESS NAME) AND LOCATION
XXXXXXXXXXXXXXXXXXXX	Sweet Basil Cafe
Buba Corp	1021 W. Northern Lights
1021 W. Northern Lights Blvd	Anch. AK. 99503
Anch. AK. 99503	

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

NAME	ADDRESS	AMOUNT	PURPOSE
N/A			

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

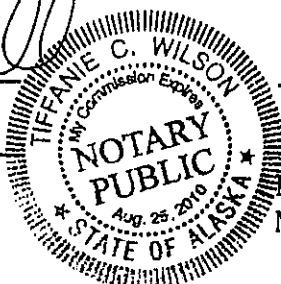
Signature of Applicant/Transferee

Subscribed and sworn to before me this

12th Day of April 2007

Date

4/12/07



Notary Public in and for the State of Alaska
My commission expires 8/25/2010

File for Record at Request of:
First American Title Insurance Company

AFTER RECORDING MAIL TO:

Name: Buba Corporation

Address: **12601 Lupine Road**
Anchorage, AK 99516

File No.: 0222-970483 (CAP)

STATUTORY WARRANTY DEED

THE GRANTOR, Jon E. Olsen, a married person, whose mailing address is PO Box 1534, Homer, AK 99603, for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, in hand paid, conveys and warrants to Buba Corporation, residing at 12601 Lupine Road, Anchorage, AK 99516, the following described real estate, situated in the Anchorage Recording District, Third Judicial District, State of Alaska:

Lot 14 and the East 50 feet of Lot 13, Block 3, SUNBEAM SUBDIVISION, according to the official plat thereof, filed under Plat Number P-8A, Records of the Anchorage Recording District, Third Judicial District, State of Alaska.

SUBJECT TO reservations, exceptions, easements, covenants, conditions and restrictions of record, if any.

Dated: FEB 16TH, 2007

Jon E. Olsen

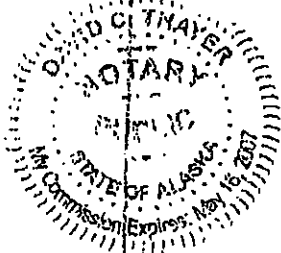
STATE OF Alaska)
) ss.
Thlrd Judicial District)

THIS IS TO CERTIFY that on this 16 day of February, 2007, before me the undersigned Notary Public, personally appeared Jon E. Olsen, known to me and to me known to be the individual(s) described in and who executed the foregoing instrument and he/she/they acknowledged to me that he/she/they signed the same freely and voluntarily for the uses and purposes therein mentioned.

WITNESS my hand and official seal.

Notary Public in and for Alaska

My commission expires May 16 2007



STATE OF ALASKA
ALCOHOLIC BEVERAGE CONTROL BOARD

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

POSTING AFFIDAVIT

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

1. a. Posting of application for a ^{Transfer of location} ~~new~~ Restaurant / Eating place liquor license
for Buba Corp DeBatz Sweet Basil Cafe
located at 1021 W. Northern Lights Blvd Anch. AK 9823
(address and/or location)

OR

- b. Posting of application for transfer of a _____ liquor license
currently issued to _____ whose business name (d/b/a)
is _____ located at _____
(address and/or location)

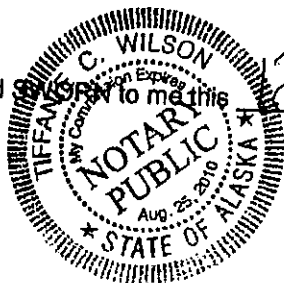
2. Has been completed by me for the following **10 FULL day period**:

3/05/07 to 4/12/07

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

- a. Location of premises to be licensed 1021 W. Northern Lights Blvd.
b. Other conspicuous location in the area Post Office (W. Northern Lights)
3. I believe that with the approval of this application, population would not at one time exceed in the aggregate of one license of the type requested for population as provided by law. AS 04.11.400 (check one)
- a. ☐ a radius of five (5) miles of the proposed location.
b. ☐ an incorporated city, organized borough or unified municipality.
c. ☐ does not apply (application filed under AS 04.11.400(d)(e)(g) or transfer of license holder or location within an incorporated city or unified municipality or organized borough).
d. ☐ established village.
e. ☐ lodge license.

SUBSCRIBED and sworn to me this



2 day of April, 2007

[Signature]
Notary Public in and for Alaska
My commission expires: 8/25/2010

STATE OF ALASKA
ALCOHOLIC BEVERAGE CONTROL BOARD
APPLICATION FOR RESTAURANT DESIGNATION PERMIT - AS 04.16.049 & 13 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 age 16 to 20 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: Buba Corp.

D/B/A: Sweet Basil Cafe

ADDRESS: 1021 W. Northern Lights Anch. AK 99503

1. Hours of Operation: 10 am to 7 pm Telephone # 274-0070
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: Dishwasher / cleaning

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

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

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

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

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

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

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

[Signature]
Applicant(s) signature

Subscribed and sworn to before me this 12 day of April on 2010

[Signature]
Notary Public in and for Alaska

My Commission expires 8/25/2010

[Signature]
Application approved (13 AAC 104.725(e))
Governing Body Official

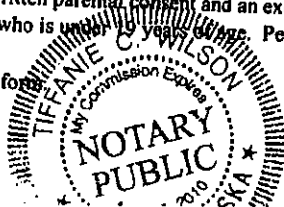
Date: _____

[Signature]
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



27

1999 MY 10 PM 2:46
REQUESTED BY
MOA

MUNICIPALITY OF ANCHORAGE

Fax

Harren

From: Irma Cox

Fax: 865-6515

Pages: 2

Phone:

Date: 8/10/07

Re: 6000 Apple

CC:

☐ **Please Recycle**

● **Comments:**

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There is no handwriting or other markings on the paper.



Municipality of Anchorage

P.O. Box 196650 • Anchorage, Alaska 99519-6650 • Telephone: (907) 343-7900 • Fax: (907) 343-7927

Physical Address: 4700 Bragaw Street • Anchorage, Alaska 99507 • www.muni.org/planning

Mayor Mark Begich

Planning Department

August 10, 2007

Glenn Ladewig
6000 Azalea Drive
Anchorage, AK 99516

RE: Sea Turn, Block 2, Lot 11, Parcel #017-121-37

Dear Mr. Ladewig:

This is in regard to the above property, which records show is a 40,887 square foot lot.

Pursuant to AMC 21.40.080(F)(1)(a) the minimum lot size for a single-family dwelling unit in the R-6 district is 54,450 square feet. Using the as-built survey as the basis of information, the actual lot size is 40,887 square feet. However, in determining lot size in the R-6 zoning district AMC 21.40.080(F)(1) states that the lot size also includes $\frac{1}{2}$ of the abutting right-of-way along with a 1% variation. The calculations for determining the lot size for subject lot are:

Recorded lot size:	40,887.00 sq ft
$\frac{1}{2}$ of the abutting ROW:	19,577.15 sq ft
1% variation:	<u>545.00 sq ft</u>
TOTAL	61,009.15 sq ft

Therefore subject lot meets the minimum lot size requirement and is a conforming lot.

Please be advised that this only addresses the lot size for subject property.

If I can be of further assistance or if you have any questions you can contact me at 343-8380.

Sincerely,


Irma M. Cox
Development Reviewer

Community, Security, Prosperity

FOR _____ FOR ADVERTISING

Applicants must advertise once each week for three (3) consecutive weeks, seven (7) days apart by newspaper of general circulation in the area of the license; or if by radio, two (2) times each week for three (3) consecutive weeks. See instruction sheet. This public notice must be given within the sixty (60) days immediately preceding the filing of the application.

* Under 13 AAC 104.125(e), within the Municipality of Anchorage, the City and Borough of Juneau and the Fairbanks North Star Borough notice **MUST** be in a newspaper of general circulation in the area. Notice by radio **MAY NOT** substitute for newspaper notice.

** THE FOLLOWING STATEMENT IS TO BE INCLUDED IN ALL ADVERTISING:
Interested persons should submit written comment to their local governing body, the applicant and to the Alcoholic Beverage Control Board at 5848 E Tudor Rd, Anchorage AK 99507.

FORMAT FOR TRANSFER APPLICATIONS WITH SECURITY AGREEMENT

(Ownership, Location or Both)

Make sure we put in

_____, d/b/a _____
(Present licensee(s)) (Name of Establishment)

located at _____
(Premises Address and City)

is applying for transfer of a _____
(Type of License and Statute Reference Number)

liquor license to _____
(New Licensee(s))

d/b/a _____
(Only if Different)

located at _____
(Only if Different)

The transferor/lessor retains a security interest in the liquor license which is the subject of this conveyance under the terms of AS 04.11.360 (4)(B); AS 04.11.670 and 13 AAC 104.107 and may, as a result, be able to obtain a retransfer of the license without satisfaction of other creditors.

FORMAT FOR TRANSFER APPLICATIONS

(Ownership, Location or Both)

CORRECTION

Buba Corp, d/b/a _____
(Present licensee(s)) (Name of Establishment)

located at *335* _____
(Premises Address and City)

is applying for transfer of a *Restaurant Eating Place* _____
(Type of License and Statute Reference Number)

liquor license to *Buba Corp* _____
(New Licensee(s))

d/b/a _____
(Only if Different)

located at *1021* _____
(Only if Different)

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

Transfer Liquor License

PAGE 1 OF 2

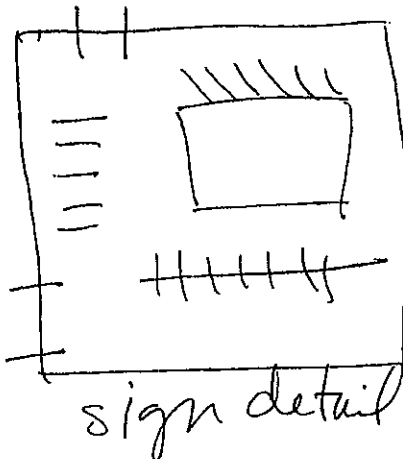
(907) 269-0350

Fax: (907) 272-9412

www.dps.state.ak.us/abc

This application is for:

- ☐ Seasonal - Two 6-month periods in each year of the biennium
☒ Full 2-year period



sign detail

SECTION A - LICENSE INFORMATION. Must be complete

License Year: 2007 License Type: Restaurant /

License #: 3897

Local Governing Body: (City, Borough or Unorganized)

Anchorage, Municipality of

Federal EIN or SSN: 92-0164045

Name of Applicant (Corp/LLC/LP/LLP/Individual/Partnership):

Buba Corp.

Mailing Address: 1021 W. Northern Lights Blvd.

City, State, Zip: Anchorage, AK, 99503

Street Address or Location of Premise: 1021 W. Northern Lights Blvd.

City, State, Zip: Anchorage, AK, 99503

FEES

License Fee: \$

Filing Fee: \$100.00

Fingerprint: (\$59 per person)

Total Submitted: \$

Telephone Number: 907-274-0070

Fax Number: 907-274-2434

Email Address: SweetBasil@ALASKA.NET

SECTION B - TRANSFER INFORMATION.

☒ Regular Transfer

☐ Transfer with security interest: Any instrument executed under AS 04.11.670 for purposes of applying AS 04.11.360(4)(b) in a later involuntary transfer, must be filed with this Application (15 AAC 104.107). Real or personal property conveyed with this transfer must be described. Provide security interest documents.

☐ Involuntary Transfer. Attach documents which evidence default under AS 04.11.670.

Name and Mailing Address of Current Licensee: Buba Corp, 335 E. St. Anchorage, AK, 99501

Business Name (dba) BEFORE transfer: Sweet Basil Cafe

Street Address or Location BEFORE transfer: 335 E. St. Anchorage, AK, 99501

SECTION C - PREMISES TO BE LICENSED. Must be completed for RELOCATION applications.

Closest school grounds: Dalton Secondary, 2508 Blueberry St.

Closest church: Holy Trinity

Distance measured under: ☐ AS 04.11.410 OR ☒ Local ordinance No.

Distance measured under: ☐ AS 04.11.410 OR ☒ Local ordinance No.

☐ Premises is GREATER than 50 miles from the boundaries of an incorporated city, borough, or unified municipality.

☐ Premises is LESS than 50 miles from the boundaries of an incorporated city, borough, or unified municipality.

☒ Not applicable

☐ Plans submitted to Fire Marshall (required for new & proposed buildings)

☒ Diagram of premises attached

Premises to be licensed is:

☐ Proposed building

☒ Existing facility

☐ New building

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

☐ Yes ☒ No If Yes, complete the following. Attach additional sheets if necessary.

Name	Name of Business	Type of License	Business Street Address	State

Has any individual, corporate officer, director, limited liability organization member, manager or partner named in this application been convicted of a felony, a violation of AS 04, or been convicted as a licensee or manager of licensed premises in another state of the liquor laws of that state?

☐ Yes ☒ No If Yes, attach written explanation.

Director's Signature

Liquor License Transfer

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): Boba Corp			Telephone Number 907-274-0070		Fax Number 907-274-2434
Corporate Mailing Address: 12601 Lupine Rd. Anch. AK. 99516					
Name, Mailing Address and Telephone Number of Registered Agent: Tanya Newall 907 338-8501 12601 Lupine Rd. Anch. AK. 99516			Date of Incorporation OR Certification with DCED: 5/98		State of Incorporation: AK
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 #	Work Phone #	Date of Birth
Tanya Newall	PRES.	50	12601 Lupine Rd Anch AK. 99516	907 274 0070	4-29-66
Simon Newall	VP. "	50	12601 Lupine Rd Anch AK 99516	907 274 0070	12-23-63
Simon Newall	SEC "				
Simon Newall	TRES "				

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

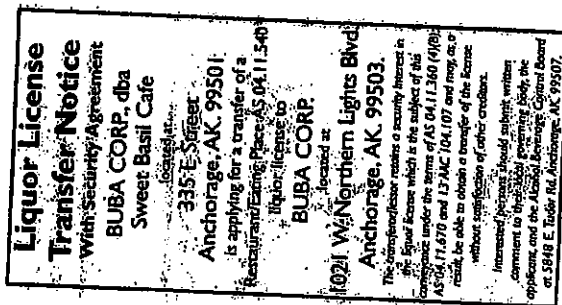
Individual Licensees/Affiliates (The ABC Board defines an "Affiliate" as the spouse or significant other of a licensee. Each Affiliate must be listed.)			
Name: Tanya Newall Address: 12601 Lupine Rd. Anch. AK. 99516 Home Phone: 907 374 0070 Work Phone: 907 338-8501	Applicant <input checked="" type="checkbox"/> Affiliate <input type="checkbox"/> Date of Birth: 4-29-66	Name: Address: Home Phone: Work Phone:	Applicant <input type="checkbox"/> Affiliate <input type="checkbox"/> Date of Birth:
Name: Simon Newall Address: 12601 Lupine Rd. Anch. AK. 99516 Home Phone: 907 338-8501 Work Phone: 907 274-0070	Applicant <input checked="" type="checkbox"/> Affiliate <input type="checkbox"/> Date of Birth: 12-21-63	Name: Address: Home Phone: Work Phone:	Applicant <input type="checkbox"/> Affiliate <input type="checkbox"/> Date of Birth:

Declaration

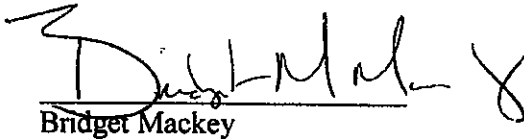
- I declare under penalty of perjury that I have examined this application, including the accompanying schedules and statements, and to the best of my knowledge and belief it is true, correct and complete, and this application is not in violation of any security interest or other contracted obligations.
- 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 <i>Simon R Newall</i>	Signature <i>Tanya Newall</i>
Name & Title (Please Print) <i>Simon R Newall</i>	Name & Title (Please Print) <i>Tanya Newall President</i>
Subscribed and sworn to before me this <i>27th</i> day of <i>Sept</i> , 2007	Subscribed and sworn to before me this <i>5th</i> day of <i>March</i> , 2007
Notary Public in and for the State of Alaska <i>[Signature]</i>	Notary Public in and for the State of Alaska <i>[Signature]</i>
My commission expires: <i>5/16/09</i>	My commission expires: <i>5/16/09</i>

ANCHORAGE PUBLISHING, CO.
540 E. Fifth Avenue
Anchorage, Alaska 99501
Phone: 561-7737 Fax: 561-7777



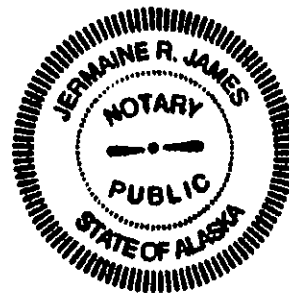
I, Bridget Mackey, advertising representative for Anchorage Publishing, Co., verify that the liquor license notice for Buba Corp d/b/a Sweet Basil Café was published in the March 8, March 15 and March 22, 2007 Issues of the Anchorage Press Newspaper.

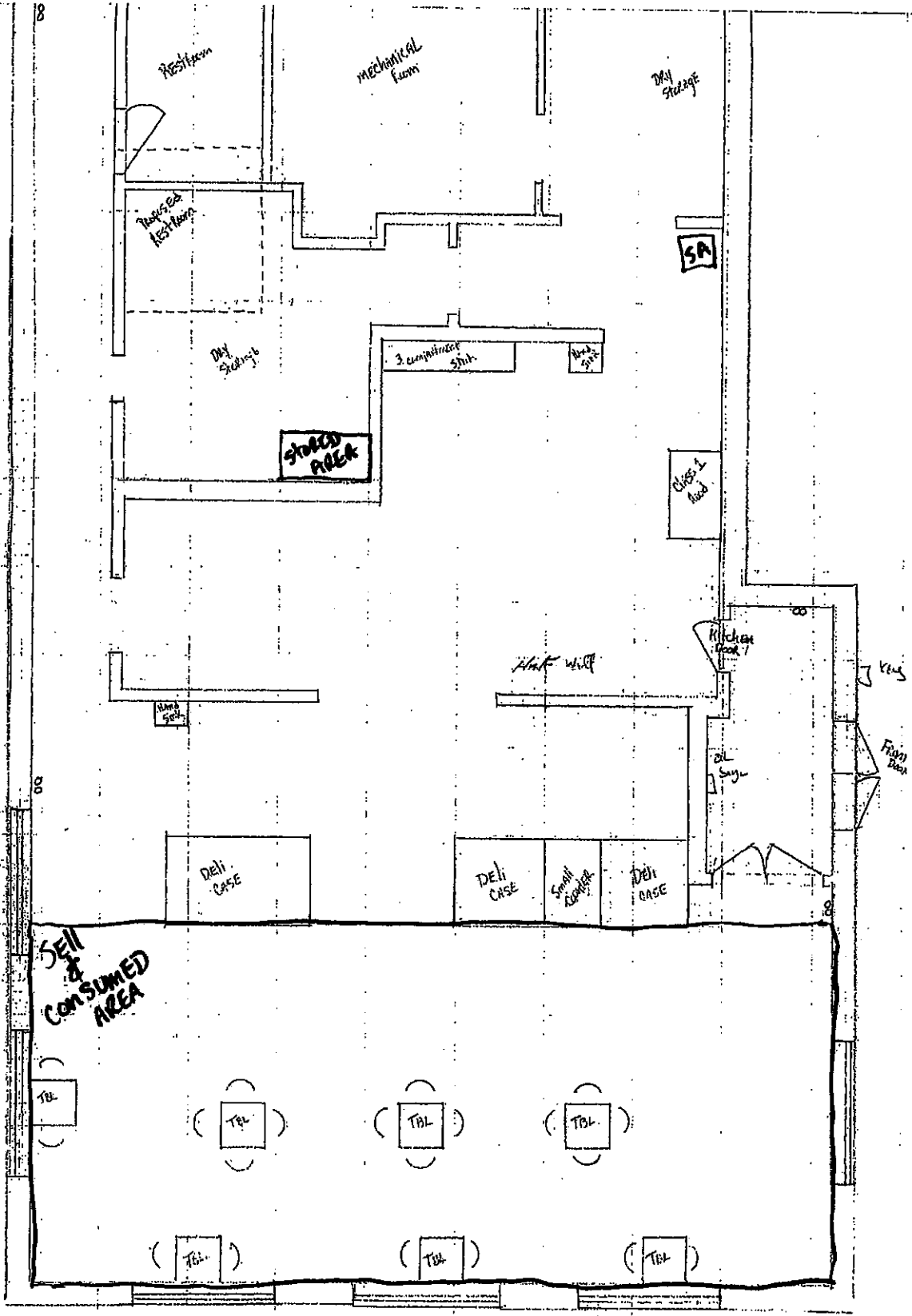

Bridget Mackey

Subscribed and sworn to me in the Municipality of Anchorage, in the state Alaska, on this 22nd day of March, 2007


Notary Public Signature

02/14/2011
Commission Expires





ANCHORAGE RECORDING DISTRICT
Reference Building or Land
Use Permit Number(s) 99-5738

**MUNICIPALITY OF ANCHORAGE
COVENANT TO PROVIDE
OFF-STREET PARKING**

The Municipality of Anchorage, hereinafter the
"Municipality", and JON OLSEN

(name of individual, partnership, corporation, or husband and wife
if joint owners)

hereinafter the "Owner", and JON OLSEN

(name of individual, partnership, corporation, or husband and wife
if joint owners)

hereinafter the "Neighbor", enter into the following agreement
which shall become effective on the date the agreement is fully
executed.

Section 1. The Owner is a(n) Individual

(individual, partnership, corporation, etc., or tenancy by
entirety)

and Jon Olsen execute(s) this agreement on
(name(s) of person(s) signing)

behalf of the Owner in the capacity of owner

(individual, partner, president (if corporation), tenants by
entirety (if husband and wife))

(name(s) of person(s) signing) warrants that he/she has authority

to execute this agreement on behalf of the Owner.

The Neighbor is a(n) Individual

(individual, partnership, corporation, etc., or tenancy by
entirety)

and Jon Olsen executes this agreement on
(name(s) of person(s) signing)

behalf of the Neighbor in the capacity of Owner/ Individual

(individual, partner, president (if corporation), tenants by
entirety (if husband and wife))

COVENANT TO PROVIDE OFF-STREET PARKING
Page 1

Return recorded agreement to:
Municipality of Anchorage
Public Works, Building Safety
Land Use Reviewer (Kathy Johnson)
P.O. Box 196650
Anchorage, AK 99519-6650

(Form revised 3/92)

Jon Olsen warrants that he/she has authority
(name(s) of person(s) signing)
to execute this agreement on behalf of the Neighbor.

Section 2. The Owner owns a parcel of real property described as: East 50 feet of Lot 13, Block 3, Sunbeam Subdivision
(insert legal description--usually lot with bldg)
Anchorage Recording District, Third Judicial District, State of Alaska, shown on the map attached hereto as Appendix A, and referred to hereinafter as the "dominant parcel." In order to utilize the dominant parcel for retail meat shop,
(specify project--office, etc.)
the Owner must provide 7 off-street parking spaces to
(number)
meet the requirements of Title 21 of the Anchorage Municipal Code.

The Neighbor owns an adjacent parcel of real property described as Lot 14, Block 3, Sunbeam Subdivision
(insert legal description of lot providing parking)
Anchorage Recording District, Third Judicial District, State of Alaska, shown on the map attached hereto as Appendix A, and referred to hereinafter as the "servient parcel." The servient parcel may accommodate 24 parking spaces, designed and
(number)
constructed in accordance with the standards of Title 21 of the Anchorage Municipal Code, to provide required off-street parking for the dominant parcel.

Section 3. The Owner and Neighbor covenant and agree that they and their heirs, successors, and assigns, shall use the servient parcel to provide 24 parking spaces, designed
(number)
and constructed in accordance with Title 21 of the Anchorage Municipal Code, for the use and benefit of the dominant parcel, and that the above-described use of the servient parcel shall not be altered or restricted in any manner without the consent of the Municipality.

Section 4. It is understood that violation of this agreement shall constitute a violation of Title 21 of the

Anchorage Municipal Code, and will be subject to all the penalties and remedies provided by law for such a violation.

OWNER

NEIGHBOR

By Jon Olsen
 Title Owner
 Date MAR 22 - 99

By Jon Olsen
 Title Owner
 Date MAR 22 - 99

MUNICIPALITY OF ANCHORAGE

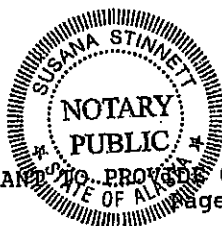
By [Signature]
 Title Code Enforcement Manager
 Date 4/20/99

NOTARY BLOCK FOR OWNER'S SIGNATURE:

STATE OF ALASKA)
) ss:
 THIRD JUDICIAL DISTRICT)

This is to certify that on the 22nd day of March, 1999, before me, the undersigned Notary Public in and for the State of Alaska, duly commissioned and sworn as such, there personally appeared Jon Olsen, known to me to be the Owner of the _____, and he/she acknowledged that he/she executed the foregoing instrument as a free and voluntary act and deed of said _____ for the uses and purposes therein stated, and on oath stated that he/she was authorized to execute said instrument.

In witness whereof, I have hereunto set my hand and affixed my official seal the day and year hereinabove written.



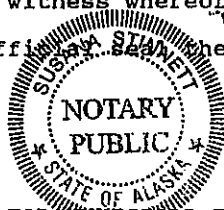
Susana Stinnett
 Notary Public in and for Alaska
 My commission expires February 25, 2002

NOTARY BLOCK FOR NEIGHBOR'S SIGNATURE:

STATE OF ALASKA)
THIRD JUDICIAL DISTRICT) ss:

This is to certify that on the 22nd day of March, 1999, before me, the undersigned Notary Public in and for the State of Alaska, duly commissioned and sworn as such, there personally appeared Jon Olsen, known to me to be the Owner of the _____, and he/she acknowledged that he/she executed the foregoing instrument as a free and voluntary act and deed of said _____ for the uses and purposes therein stated, and on oath stated that he/she was authorized to execute said instrument.

In witness whereof, I have hereunto set my hand and affixed my official seal the day and year hereinabove written.



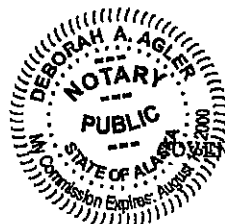
Susan A. Starnett
Notary Public in and for Alaska
My commission expires February 25, 2002

NOTARY BLOCK FOR MUNICIPAL REPRESENTATIVE'S SIGNATURE:

STATE OF ALASKA)
THIRD JUDICIAL DISTRICT) ss:

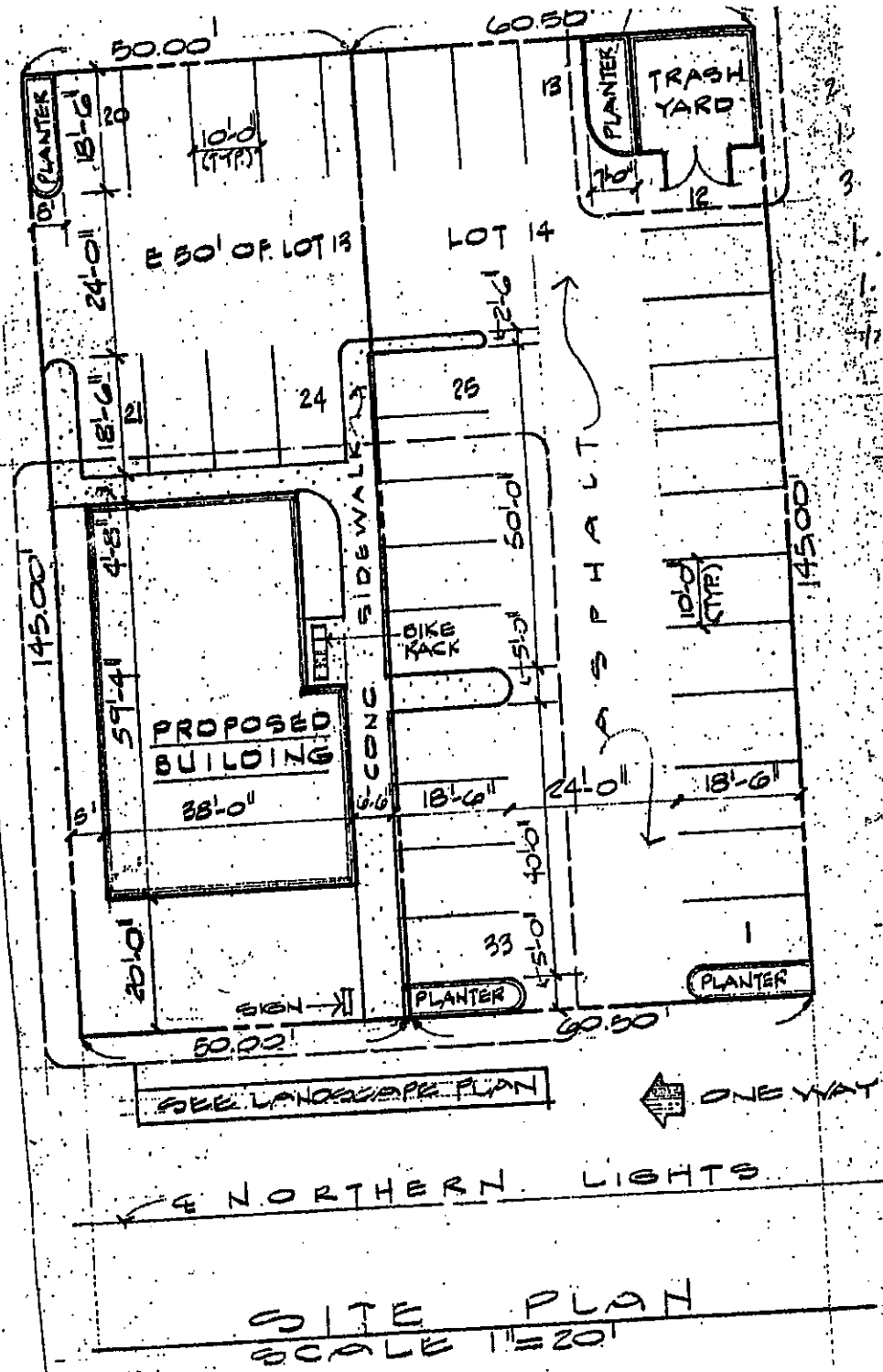
This is to certify that on the 30 day of April, 1999, before me, the undersigned Notary Public in and for the State of Alaska, duly commissioned and sworn as such, there personally appeared Steven Ellis, known to me to be the Code Enforcement Mgr of the MUNICIPALITY OF ANCHORAGE, a Municipal Corporation, and he/she acknowledged that he/she executed the foregoing instrument as a free and voluntary act and deed of said Municipal Corporation for the uses and purposes therein stated, and on oath stated that he/she was authorized to execute said instrument.

In witness whereof, I have hereunto set my hand and affixed my official seal the day and year hereinabove written.



Deborah A. Agler
Notary Public in and for Alaska
My commission expires 8/16/00

12034696265

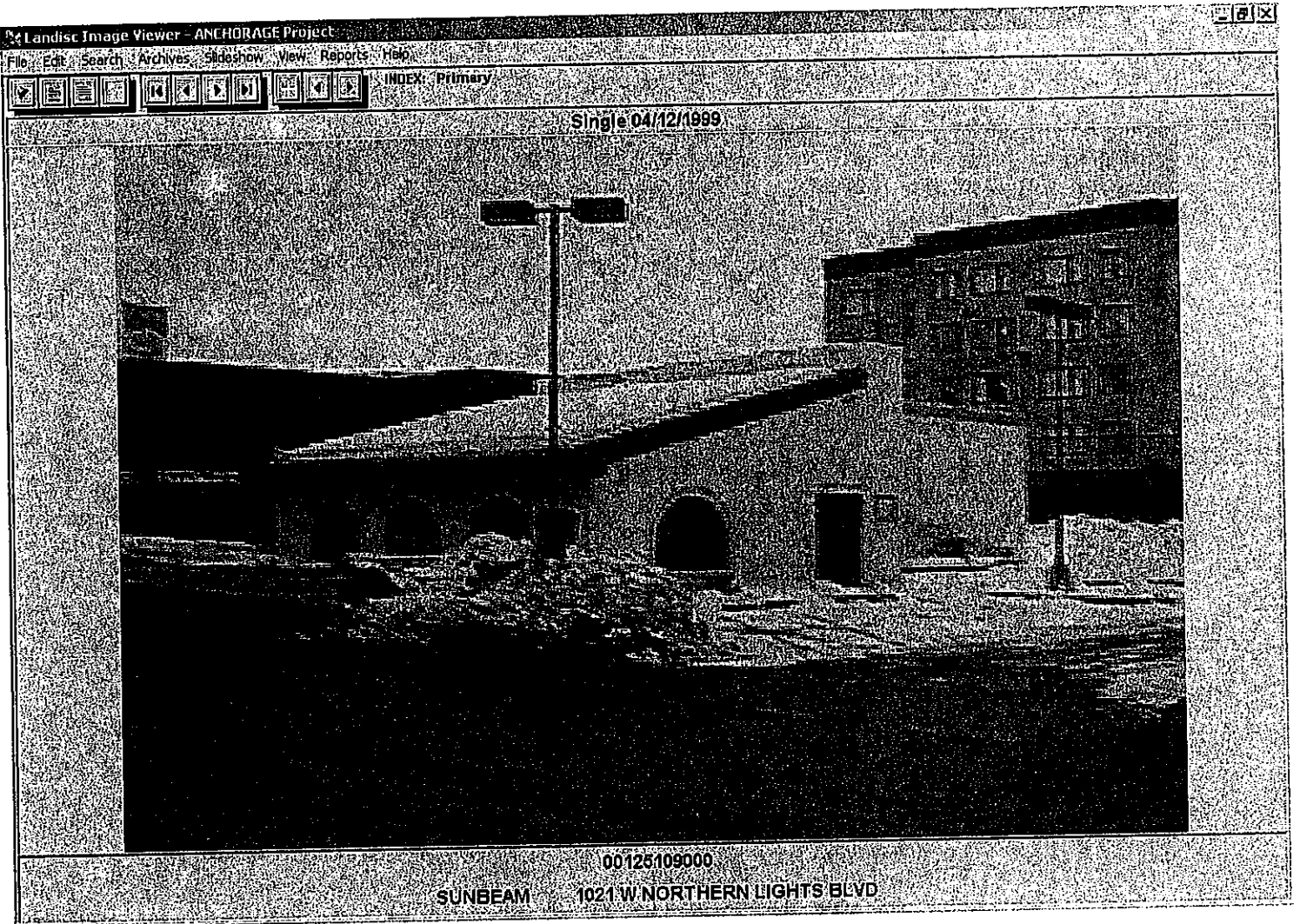


Appendix "A"

030774
ANCHORAGE
RECORDING DISTRICT

27

1999 MY 10 PM 2:46
REQUESTED BY
MOA



PARCEL INFORMATION**APPRAISAL INFORMATION**

Legal SUNBEAM
BLK 3 LT 13 E50'

Parcel 001-251-09-000
Owner BUBA CORPORATION

01

Descr MANUFACTURING/PROCESSING
Site Addr 1021 W NORTHERN LIGHTS BLVD

12601 LUPINE ROAD
ANCHORAGE

AK 99516 3224

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 2007-134 # of Parcels 1 Hearing Date 07/02/2007

Case Type Assembly conditional use for a restaurant serving alcohol

Legal An alcoholic conditional use for a restaurant license at Sweet Basil Cafe. Sunbeam Subdivision, Block 3, Lot 13, the east 50 feet. Located at 1021 W Northern Lights Blvd.

PLAT

Case Number
Action Type
Legal

Grid

Proposed Lots 0
Action Date

Existing Lots

PERMITS

07/4026
07/5183
99/5138

Permit Number 07 4026

Project SWEET BASIL CAFE

Work Desc 12 hood & ducts

Use A-2 ASSEMBLY, RESTAURANTS, BAR

BZAP

Action No.
Action Date
Resolution

Status
Type

**ALCOHOL
LICENSE**

Business
Address

Applicants Name
Conditions

License Type
Status

PARCEL INFORMATION

OWNER
BUBA CORPORATION

12601 LUPINE ROAD
ANCHORAGE AK 99516 3224

Deed 2007 0010673

CHANGES: Deed Date Feb 21, 2007

Name Date Mar 15, 2007

Address Date Mar 15, 2007

PARCEL

Parcel ID 001-251-09-000

Status

Renumber ID 000-000-00-00000

Site Addr 1021 W NORTHERN LIGHTS BLVD

Comm Concl SPENARD

Comments PLAT P-8A

01

TAX INFO

2007 Tax 3,706.97 Balance 0.00 District 001

LEGAL

SUNBEAM
BLK 3 LT 13 E50'

Unit SQFT 7,250

Plat 000000

Zone B3 Grid SW1529

HISTORY

	Year	Building	Land	Total
Assmt Final	2005	110,600	108,800	219,400
Assmt Final	2006	113,100	123,300	236,400
Assmt Final	2007	109,600	145,000	254,600
Exemptions				0
State Credit				0
Tax Final				254,600

PROPERTY INFO

#	Type	Land Use
01	COMMERCIAL	MANUFACTURING/PROCESSING

SALES DATA

Mon	Year	Price	Source	Type

LAND & COMMON PARCEL INFORMATION

APPRAISAL INFORMATION

Parcel 001-251-09-000

01 of 01

Legal SUNBEAM
BLK 3 LT 13 E50'

Owner BUBA CORPORATION

Site Addr 1021 W NORTHERN LIGHTS BLVD

12601 LUPINE ROAD
ANCHORAGE

AK 99516

LAND INFORMATION

Land Use MANUFACTURING/PROCESSII
Class COMMERCIAL
Living Units 000
Community Council 027 SPENARD
Entry: Year/Quality 01 1980 0
05 2004 INTERIOR
Access Quality GOOD
Access Type
Leasehold (Y=Leasehold)
Drainage GOOD
Front Traffic HIGH
Street PAVED CURB & GUTTEF
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 SUNBEAM
BLK 3 LT 13 E50'

Parcel 001-251-09-000

01 of 01

01

Owner BUBA CORPORATION

Site Addr 1021 W NORTHERN LIGHTS BLVD
Prop Info # MANUFACTURING/PROCESSING

12601 LUPINE ROAD
ANCHORAGE AK 99516

BUILDING INFORMATION

Structure Type
Building SQFT 2,080
Year Built 1977
Grade B

Effective Year Built 1990

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	HOT AIR	CENTRAL	ADEQUATE	NORMAL	NORMAL
01	01	NORMAL	HOT AIR	CENTRAL	ADEQUATE	NORMAL	NORMAL

EXTERIOR DATA

Floor	Level	Size	Perim	Use Type	Hgt	Wall Type	Const Type
01	01	1,206	110	MANUFACTURING	10	BLOCK & FRAME	WOOD JOIST(WD & STL)
01	01	874	84	MULTI-USE STORAGE	10	BLOCK & FRAME	WOOD JOIST(WD & STL)

BUILDING OTHER FEATURES - ATTACHED IMPROVEMENTS

Type	Qty	Size1	Size2
SPRINKLER WET	01	200	1

OTHER BUILDINGS AND YARD IMPROVEMENTS

Type	Size/Amt	Units	Yr/Built	Condition	Funct/Utility
PAVING CONCRETE-AV	2,365	01	1977	NORMAL	NORMAL
PAVING ASPHALT PK	2,600	01	1977	NORMAL	NORMAL
MERCURY LIGHT POLE	1	06	1977	NORMAL	NORMAL
STOCKADE FENCE	770	01	1977	NORMAL	NORMAL
BRICK/STONE FENCE	270	01	1977	NORMAL	NORMAL
UTILITY BLDG METAL	400	01	1989	NORMAL	NORMAL

BUILDING PERMIT INFORMATION**APPRAISAL INFORMATION**

Legal SUNBEAM
BLK 3 LT 13 E50'

Parcel 001-251-09-000

01 of 01

01

Owner BUBA CORPORATION

Prop Info # MANUFACTURING/PROCESSING
Site Addr 1021 W NORTHERN LIGHTS BLVD

12601 LUPINE ROAD
ANCHORAGE

AK 99516

BUILDING PERMITS

Permit # 07 4026

07 5183

99 5138

Class Type C

Class Use A-2 ASSEMBLY, RESTAURANTS, BAR

Date Feb 28, 2007

Address 1021 W NORTHERN LIGHTS BLVD

Cond Occ/Occ 00000000 00000000

Certification

Contract Type OWNER

Name OLSEN JON E

E-mail

Phone () -

Fax () -

Address PO BOX 1534

City/State/Zip HOMER

AK 99603-1534

Project SWEET BASIL CAFE

Sewer / Water PUBLIC

PUBLIC

Work Type FIRE

Work 12 hood & ducts

Description

CASES

2007-134

Case Number 2007-134

of Parcels 1

Hearing Date Monday, July 02, 2007

PERMIT COMMENT

OWNER HISTORY

APPRAISAL INFORMATION

Legal SUNBEAM

BLK 3 LT 13 E50'

Parcel 001-251-09-000

01 of 01

01

#

Property Info # Descr MANUFACTURING/PROCESSING

Site Address 1021 W NORTHERN LIGHTS BLVD

Current 02/21/07

BUBA CORPORATION

12601 LUPINE ROAD
ANCHORAGE

AK 99516 3224

3rd

0315 0000 11/26/65
BAER PAUL B & BETTY A

PO BOX 101232
ANCHORAGE

AK 99510

Prev

3565 0000 11/19/99
OLSEN JON E

PO BOX 1534
HOMER

AK 99603

4th

0000 0000 00/00/00
TACO BELL #1422

4550 BUSINESS PARK BLVD #10
ANCHORAGE

AK 99503

2nd

3434 0000 03/04/99
ALASKAN GAME SALES INC

PO BOX 244061
ANCHORAGE

AK 99524

5th

0000 0000 00/00/00
TACO BELL #1422
C/O GEO MCELROY & ASSOC
4624 BUSINESS PARK
SUITE 216
ANCHORAGE

AK 99508

PARCEL INFORMATION

APPRAISAL INFORMATION

Legal SUNBEAM
BLK 3 LT 14

Parcel 001-251-08-000
Owner BUBA CORPORATION

01

Descr PARKING LOTS, MISC
Site Addr 1013 W NORTHERN LIGHTS BLVD

12801 LUPINE ROAD
ANCHORAGE

AK 99516 3224

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
Case Type
Legal

of Parcels

Hearing Date

PLAT

Case Number
Action Type
Legal

Grid

Proposed Lots 0
Action Date

Existing Lots

PERMITS

Permit Number
Project
Work Desc
Use

BZAP

Action No.
Action Date
Resolution

Status
Type

ALCOHOL LICENSE

Business
Address

Applicants Name
Conditions

License Type
Status

PARCEL INFORMATION

OWNER
BUBA CORPORATION

12601 LUPINE ROAD
ANCHORAGE AK 99516 3224

Deed 2007 0010673

CHANGES: Deed Date Feb 21, 2007

Name Date Apr 17, 2007

Address Date Apr 17, 2007

PARCEL

Parcel ID 001-251-08-000

Status

Renumber ID 000-000-00-00000

Site Addr 1013 W NORTHERN LIGHTS BLVD

Comm Concl SPENARD

Comments PLAT P-8A

01

TAX INFO

2007 Tax 2,648.46 Balance 0.00 District 001

LEGAL

SUNBEAM
BLK 3 LT 14

Unit SQFT 8,773

Plat 000000

Zone B3 Grid SW1529

HISTORY

	Year	Building	Land	Total
Assmt Final	2005	5,300	131,600	136,900
Assmt Final	2006	5,700	149,100	154,800
Assmt Final	2007	6,400	175,500	181,900
Exemptions				0
State Credit				0
Tax Final				181,900

PROPERTY INFO

#	Type	Land Use
01	COMMERCIAL	PARKING LOTS, MISC

SALES DATA

Mon	Year	Price	Source	Type

LAND & COMMON PARCEL INFORMATION

APPRAISAL INFORMATION

Parcel 001-251-08-000 # 01 of 01
Owner BUBA CORPORATION

Legal SUNBEAM
BLK 3 LT 14

Site Addr 1013 W NORTHERN LIGHTS BLVD

12601 LUPINE ROAD
ANCHORAGE AK 99516

LAND INFORMATION

Land Use PARKING LOTS, MISC
Class COMMERCIAL
Living Units 000
Community Council 027 SPENARD
Entry: Year/Quality 01 1980 0
07 2005 EXTERIOR
Access Quality GOOD
Access Type
Leasehold (Y=Leasehold)
Drainage GOOD
Front Traffic HIGH
Street PAVED CURB & GUTTER
Topography EVEN LEVEL
Utilities PUBLIC WATER PUBLIC SEWER
Wellsite N
Wet Land

CONDOMINIUM INFORMATION

Common Area 0
Undivided Interest 0.00

COMMERCIAL INVENTORY

APPRAISAL INFORMATION

Legal SUNBEAM
BLK 3 LT 14

Parcel 001-251-08-000

01 of 01

01

Owner BUBA CORPORATION

Site Addr 1013 W NORTHERN LIGHTS BLVD
Prop Info # PARKING LOTS, MISC

12601 LUPINE ROAD
ANCHORAGE AK 99516

BUILDING INFORMATION

Structure Type
Building SQFT
Year Built
Grade

Effective Year Built

Property Information # 01
Building Number
Identical Units
Number of Units

INTERIOR DATA

Floor	Level	Partitions	Heat System	Air Conditioner	Plumbing	Physical Condition	Functional

EXTERIOR DATA

Floor	Level	Size	Perim	Use Type	Hgt	Wall Type	Const Type

BUILDING OTHER FEATURES - ATTACHED IMPROVEMENTS

Type	Qty	Size1	Size2

OTHER BUILDINGS AND YARD IMPROVEMENTS

Type	Size/Amt	Units	Yr/Built	Condition	Funct/Utility
PAVING ASPHALT PK	8,773	01	1977	NORMAL	NORMAL

OWNER HISTORY

APPRAISAL INFORMATION

Legal SUNBEAM

BLK 3 LT 14

Property Info # Descr PARKING LOTS, MISC

Parcel 001-251-08-000

01 of 01

01

Site Address 1013 W NORTHERN LIGHTS BLVD

Current 02/21/07

BUBA CORPORATION

12601 LUPINE ROAD
ANCHORAGE

AK 99516 3224

3rd

0177 0000 03/25/77

BAER PAUL B & BETTY A

PO BOX 101232
ANCHORAGE

AK 99510

Prev

3585 0000 11/19/99

OLSEN JON E

PO BOX 1534
HOMER

AK 99603

4th

0000 0000 00/00/00

TACO BELL #1422
C/O GEO MCELROY & ASSOC
4001 DALE STREET
SUITE 216
ANCHORAGE

AK 99508

2nd

3434 0000 03/04/99

ALASKAN GAME SALES INC

PO BOX 244061
ANCHORAGE

AK 99524

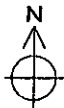
5th

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Fri Aug 10, 15:31:18, 2007

Map: Parcels--Basic Layers



Scale 1:6000

Legend:

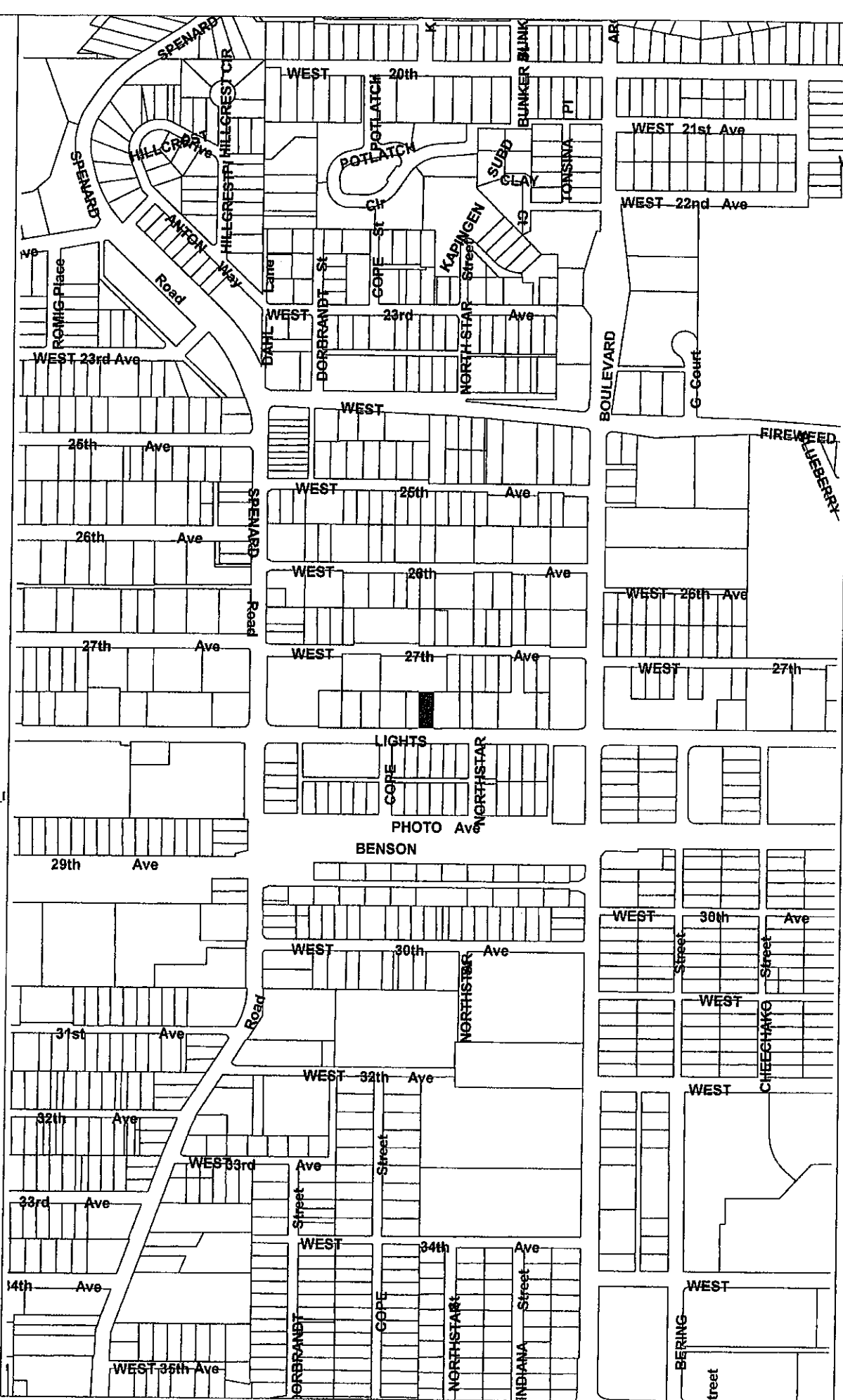
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STRNAME_BI_I

PARCELS

CityView™

Municipal Software Corporation



Content Information**Content ID :** 005348**Type:** AR_AllOther - All Other Resolutions

Title: A Resolution Approving a Conditional Use for an Alcoholic Beverages
Conditional Use in the B-3 (General Business) District for a
Restaurant/Eating Place Use per AMC 21.40.180 D.8, for Buba
Corporation, dba Sweet Basil Café, 1021 West Northern Lights Blvd

Author: perrysu**Initiating Dept:** Planning

Description: Resolution Approving Conditional Use for Alcoholic Beverages
Conditional Use in the B-3 District for a Restaurant/Eating Place Use
per AMC 21.40.180 D.8, for Buba Corporation, dba Sweet Basil Café

Keywords: CU for Sweet Basil Café**Date Prepared:** 8/15/07 2:17 PM**Director Name:** Tom Nelson

Assembly
Meeting Date 8/28/07
MM/DD/YY:

Public Hearing
Date MM/DD/YY: 8/28/07

M.O.A
2007 AUG 17 PM 12:00
CLEAN'S OFFICE

Workflow History

Workflow Name	Action Date	Action	User	Security Group	Content ID
AllOtherARWorkflow	8/16/07 4:01 PM	Checkin	perrysu	Public	005348
Planning_SubWorkflow	8/16/07 5:43 PM	Approve	nelsontp	Public	005348
ECD_SubWorkflow	8/17/07 10:39 AM	Approve	thomasm	Public	005348
MuniManager_SubWorkflow	8/17/07 10:47 AM	Approve	leblancdc	Public	005348
MuniMgrCoord_SubWorkflow	8/17/07 11:11 AM	Approve	abbottmk	Public	005348