Submitted by: Chair of the Assembly at the request of the Mayor

Prepared by: Planning Department

For reading September 25, 2007

CLERK'S OFFICE
APPROVED
Date: 9-25-07

Anchorage, Alaska
AR No. 2007-206

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 ALASKA'S TASTE OF THAI, LLC, D.B.A., "A TASTE OF THAI RESTAURANT," LOCATED AT 11109 OLD SEWARD HIGHWAY, WITHIN THE SOUTH CENTER SUBDIVISION, BLOCK 3, LOT 1B-2; GENERALLY LOCATED ON THE NORTH SIDE OF EAST 112TH AVENUE, BETWEEN THE OLD SEWARD HIGHWAY AND O'MALLEY CENTRE DRIVE.

(Bayshore-Klatt Community Council) (Case 2007-146)

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 Alaska's Taste of Thai, LLC, D.B.A., "A Taste of Thai Restaurant," within the South Center Subdivision, Block 3, Lot 1B-2; generally meets the applicable provisions of AMC 21.50.020 and AMC 21.50.160.

Section 2. The conditional use for an Alcoholic Beverages Conditional Use for a Restaurant/Eating Place Use is for a 1,684 square-foot leased area located at 11109 Old Seward Highway.

Section 3. The conditional use 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 the Assembly's approval of a final conditional use approval for a Restaurant/Eating Place Use in the B-3 District, and compliance with the other conditions set forth herein.

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

3. This conditional use approval is for an Alcoholic Beverages Conditional Use in the B-3 District for a Restaurant/Eating Place Use per AMC 21.40.180.D.8 for a new restaurant, "A Taste of Thai Restaurant." The restaurant consists of 1,684 leaseable

square feet. Based on a floor diagram and the application, there are a total of 48 non-fixed seats.

4. On-premise sale of alcohol beverages will be Monday through Thursday from 11:00 A.M. to 9:00 P.M., and Friday and Saturday from 11:00 A.M. to 10:00 P.M. Liquor sales will constitute approximately fifteen percent of total gross receipts.

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

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

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

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

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

PASSED AND APPROVED by the Anchorage Assembly this 25th day of September 2007.

Chair

ATTEST:

Municipal Clerk

(2007-146) (016-091-41)

MUNICIPALITY OF ANCHORAGE
ASSEMBLY MEMORANDUM

No. AM 543-2007

Meeting Date: September 25, 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 ALASKA'S TASTE OF THAI, LLC, D.B.A., "A TASTE OF THAI RESTAURANT."

Alaska's Taste of Thai, LLC, D.B.A., "A Taste of Thai Restaurant," has made application for a Restaurant/Eating Place Alcoholic Beverage Conditional Use in the B-3 District, located at 11109 Old Seward Highway, within the South Center Subdivision, Block 3, Lot 1B-2.

The proposal is for a Restaurant/Eating Place Alcoholic Beverage Conditional Use within an established commercial retail structure. The restaurant occupies 1,684 square feet of space. The dining area has a total of 48 non-fixed seats. This is an existing restaurant located in an existing commercial structure zoned B-3, in which alcoholic beverage sales are permitted through the conditional use process.

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

There are three licenses within a 1,000-foot radius of the petition site. Two are beverage dispensary licenses and, one is a recreational site license. Approving this restaurant/eating place license will add the first restaurant/eating place license within a 1,000-foot radius of the petition site. Note that there is an application scheduled to be heard on September 25, 2007 for a new package store license under the Planning Department case number 2007-157.

On-premise sale of alcohol beverages will be available daily Monday through Thursday, from 11:00 A.M. to 9:00 P.M. and 11:00 A.M. to 10:00 P.M., Friday and Saturday. The petitioner estimates that fifteen percent of total sales will be for alcohol compared to eighty-five percent food sales. Employees involved in the dispensing of alcoholic beverages will be trained in accordance with the Alcoholic Beverage Control Board's

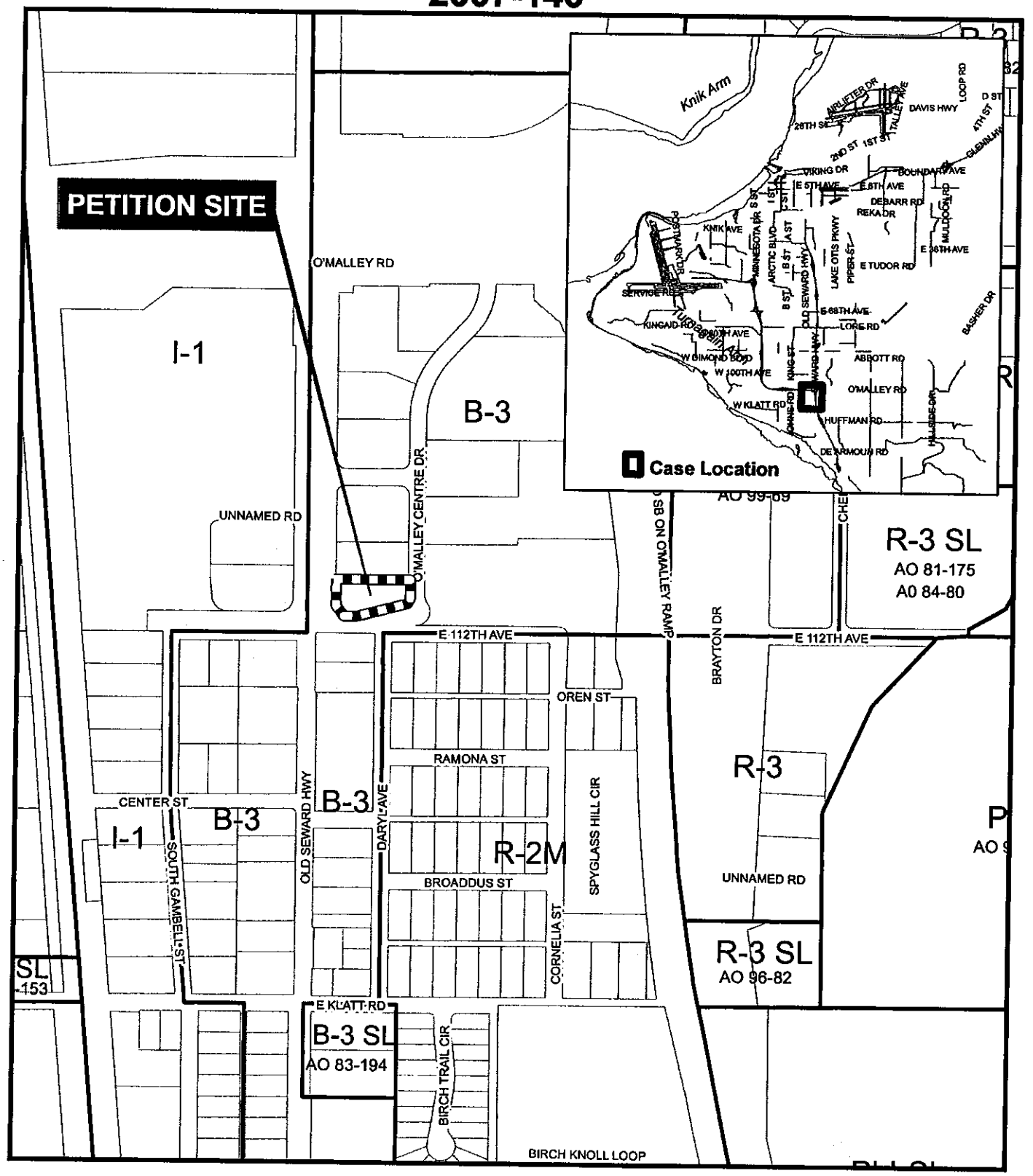
"Liquor Server Alcohol Awareness Training Program," (TAM) and will hold the necessary certifications.

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

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

Prepared by: Jerry T. Weaver Jr., Zoning Administrator, Planning Department
Concur: Tom Nelson, Director, Planning Department
Concur: Mary Jane Michael, Executive Director, Office of Economic & Community Development
Concur: Denis C. LeBlanc, Municipal Manager
Respectfully submitted: Mark Begich, Mayor

CONDITIONAL USE-ALCOHOL
2007-146



Municipality of Anchorage
Planning Department

Date: July 19, 2007

Flood Limits
- 100 Year
- 500 Year
- Floodway

N

PLANNING DEPARTMENT
STAFF ANALYSIS
CONDITIONAL USE – ALCOHOLIC BEVERAGE SALES

DATE:	September 25, 2007
CASE NO.:	2007-146
APPLICANT:	Alaska's Taste of Thai, LLC dba A Taste of Thai
REPRESENTATIVE:	Glenn Watts, Owner
REQUEST:	Conditional Use for an Alcoholic Beverages Conditional Use in the B-3 District for a Restaurant/Eating Place Use and License per AMC 21.40.180.D.8
LOCATION:	South Center Subdivision, Block 3, Lot 1B-2; generally located on the north side of East 112th Avenue, between the Old Seward Highway and O'Malley Centre Drive.
STREET ADDRESS:	11109 Old Seward Highway
COMMUNITY COUNCIL:	Bayshore-Klatt
TAX PARCEL:	016-091-41
ATTACHMENTS	1. Location Map 2. Departmental Comments 3. Application 4. Posting Affidavit 5. Historical Information

RECOMMENDATION SUMMARY:

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

SITE:

Acres:	27,724 SF
Vegetation:	Commercial Landscaping
Zoning:	B-3
Topography:	Generally Level

Existing Use: Retail Mall Including Restaurants
Soils: Public Sewer & Water

COMPREHENSIVE PLAN – *Anchorage 2020*

Classification: N/A
Density: N/A

SURROUNDING AREA

	NORTH	EAST	SOUTH	WEST
Zoning:	B-3	B-3	B-3/R-2M	I-1
Land Use:	Car Wash/ Auto Service Garage	Commercial Recreational Uses (O'Malley Ice Arena, Alaska Club)	Vacant/ Retail/ Mixed Density Residential	Retail (Lowe's)

SITE DESCRIPTION AND PROPOSAL:

The petitioner leases 1,684 square feet of space located on the subject property within a commercial retail building. The address is 11109 Old Seward Highway. The petitioner operates A Taste of Thai Restaurant and has applied to the Alcoholic Beverages Control Board for a Restaurant Beer and Wine license. The property is zoned B-3. Based on a floor diagram, there are a total of forty-eight non-fixed seats.

The sale of alcoholic beverages will represent fifteen percent compared to eighty-five percent food sales. The restaurant operates six days a week. Alcohol sales will be available Monday through Thursday from 11:00 AM to 9:00 PM and Friday and Saturday from 11:00 AM to 10:00 PM. All employees with direct contact with alcohol will be trained in accordance with the Alcoholic Beverage Control Board's Liquor Server Awareness Training Program. Non-alcoholic beverages are available and notices of penalties for driving intoxicated will be posted. There will be no entertainment defined as "indecent material" or "adult entertainment," no happy hours, games or contests that include consumption of alcoholic beverages, and no solicitation or encouragement of alcoholic beverage consumption. Sales to persons who are inebriated or underage are prohibited.

Municipal records show no schools or churches within 200 feet of the petition site.

PUBLIC COMMENTS:

One hundred and one (101) public hearing notices (PHNs) were mailed August 28, 2007. At the time this report was written, one PHN was returned, against granting the request. The Bayshore-Klatt Community Council did not provide written comments at the time this report was written.

FINDINGS

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

The subject property is located within an area that is not designated on the *Anchorage 2020 Land Use Policy Map.* However, it is in a primarily commercially developed area. This area has many components of a commercial area serving community needs, such as a wide range of retail shopping and services that meet the needs of residents in the general area.

Anchorage 2020 does not specifically address the sales of alcoholic beverages. However, several goals of the Comprehensive Plan do address economic and recreational opportunities. A general conclusion is that commercial opportunities are referenced in the Plan. Restaurants that sell alcoholic beverages are part of the commercial environment of this community. Uses of alcoholic beverages in restaurant settings are a legitimate element of the community's commercial opportunities.

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

This standard is met.

The B-3 Business District zoning regulations allow alcoholic beverage sales through the conditional use permit process: AMC 21.40.180 D.8. Liquor stores, restaurants, tearooms, cafes, private clubs or lodges and other places serving food or beverages involving the retail sale, dispensing or service of alcoholic beverages in accordance with section 21.50.160. The retail structure is new (constructed in 2006), and is not expanding or changing uses as this structure was built for restaurant and retail uses.

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

This standard is met.

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

AMC 21.50.160.B asks that a list of all alcohol licenses located within a minimum of 1,000 feet of the proposed conditional use be provided. There are two (2) beverage dispensary licenses and one (1) recreational site license within a 1,000-foot radius of the petition site. Approving this restaurant/eating place license will add the first restaurant/eating place license within a 1,000-foot radius of the petition site. Note that there is an application scheduled to be heard on September 25, 2007 for a new package store license under Planning Department case number 2007-157.

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

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

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

1. Pedestrian and vehicular traffic circulation and safety.
This standard is met.

The B-3 District provides that all required parking be provided on site. According to Municipal records the retail structure is new, built in 2006, and thus should meet all code requirements for the use and site for the parking lot layout and design, and landscaping. The responsibility to comply with setback requirements and to provide conforming parking or to establish

nonconforming rights should rest with the owner of the property and not with the tenant.

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

There are adequate entrances and exits for vehicles to and from adjacent streets and roadways. Public transportation is available along the Old Seward Highway.

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

This standard is met.

The addition of a restaurant serving alcohol at this location will not impact public services. Electrical, water and sewer, natural gas are available on site. Road infrastructure and public transit is already in place.

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

This standard is met.

As a land use, a restaurant/eating place conditional use and license will not cause or contribute to any environmental pollution. The public parking lot is paved, which helps control air pollution.

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

This standard is met.

The zoning, land use and the general area land use will not change as a result of this conditional use permit for a restaurant/eating place license. This is an existing retail/commercial site.

Standards Chapter 10.50 Alcoholic Beverages

In the exercise of its powers and under AS 04.11.480 and 13 AAC 104.145 to protest issue, renewal and transfer or alcoholic beverage licenses within the Municipality of Anchorage, the Assembly shall consider whether the proposed license meets each and every factor and standard set forth below

A. **Concentration and land use. Whether transfer of location or issue of the requested license will negatively impact the community**

through an increase in the concentration of uses involving the sale or service of alcoholic beverages within the area affected and will conform to the separate standards of AMC 21.50.020.

Approval of this conditional use will add the only restaurant/eating place liquor license within 1,000-feet. Note that there is an application scheduled to be heard on September 25, 2007 for a new package store license under Planning Department case number 2007-157.

Tesoro Sports Center/Blueline Pub	11111 O'Malley Centre Drive	License #3968	Recreational Site
Carlos' Fine Mexican Restaurant	11401 Old Seward Highway	License #3538	Beverage Dispensary
The Bradley House	11321 Old Seward Highway	License #814	Beverage Dispensary

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

This standard is met.

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

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

This standard is met.

AMC 10.50.035 sets forth that persons seeking the issue or transfer of a license shall comply with restrictions regarding happy hours, games or

contests involving the consumption of alcohol, public transportation, notice of penalties, availability of nonalcoholic drinks, compliance determination with techniques in alcohol management (T.A.M.), solicitation of purchase of alcoholic beverages for consumption by employees, and warning signs. The petitioner has stipulated in his application that he will abide by requirements of AMC 10.50.035.

The restaurant operates six days a week. Alcohol sales will be available Monday through Thursday from 11:00 AM to 9:00 PM and Friday and Saturday from 11:00 AM to 10:00 PM.

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

This standard appears to be met.

According to the application the petitioner states that the employees will be trained and patron identification will be checked. No additional safety procedures are mentioned in the application. At the time this report was written, no comments had been received 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 outstanding Business Personal Property taxes owing, according to the Treasury Division.

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

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

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

This form was not requested of this applicant.

RECOMMENDATION:

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

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

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

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

3. This conditional use approval is for an Alcoholic Beverages Conditional Use in the B-3 District for a Restaurant/Eating Place Use per AMC 21.40.180.D.8 for a new restaurant, the A Taste of Thai Restaurant. The restaurant consists of 1,684 leaseable square feet. Based on a floor diagram and the application, there are a total of 48 non- fixed seats.

4. On-premise sale of alcohol beverages will be Monday through Thursday from 11:00 A.M. to 9:00 P.M. and Friday and Saturday from 11:00 A.M. to 10:00 P.M. Liquor sales will constitute approximately fifteen percent of total gross receipts.

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

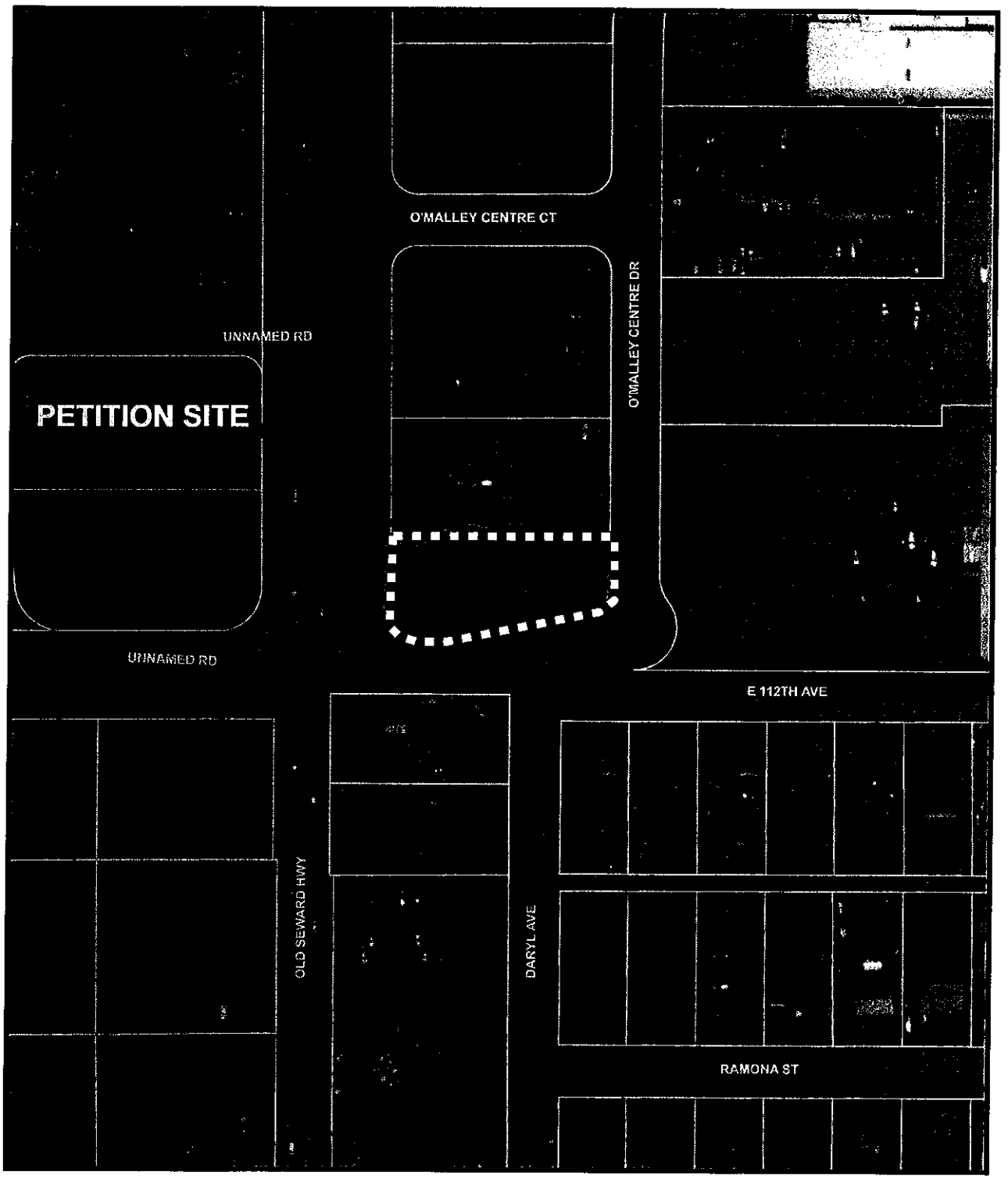
6. The use of the property by any person for the permitted purposes shall comply with all current and future federal, state and local laws and regulations including but not limited to laws and regulations pertaining to the sale, dispensing, service and consumption of alcoholic beverages and the storage,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

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

2

HISTORICAL MAPS AND AS-BUILTS

2007-146



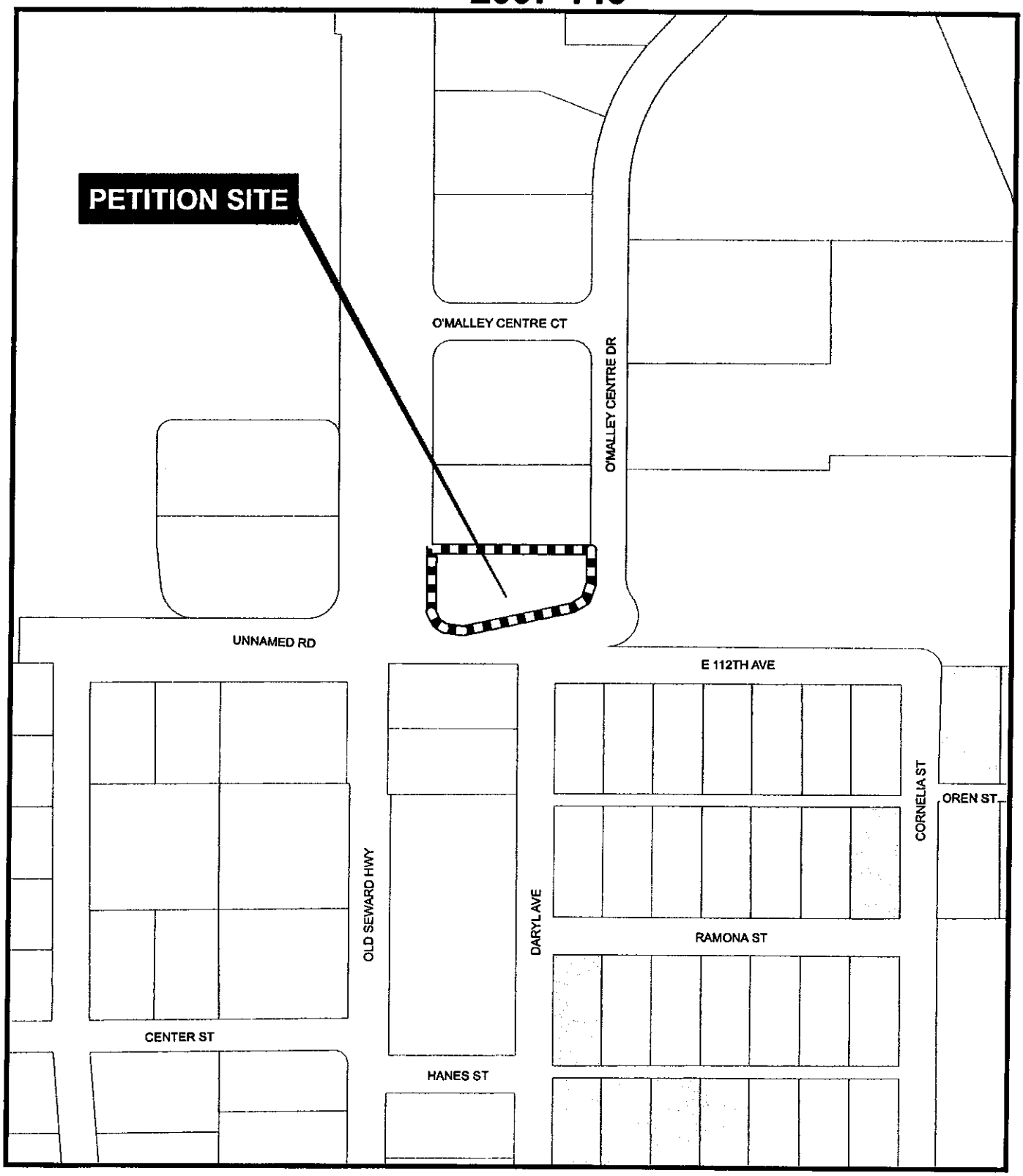
Municipality of Anchorage
Planning Department

Date: July 25, 2007

N

0 80 160 320 Feet

CONDITIONAL USE-ALCOHOL
2007-146



Municipality of Anchorage
Planning Department

Date: July 24, 2007

Single Family
Multi-Family
Mobile Home Park

N

3

DEPARTMENTAL COMMENTS

Municipality of Anchorage
Development Services Department
Building Safety Division

MEMORANDUM

RECEIVED
AUG 30 2007
Municipality of Anchorage
Zoning Division

DATE: August 30, 2007

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

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

SUBJECT: Comments on Cases due August 28, 2007

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

2007 – 146 A request concept/final approval of a conditional use to permit a restaurant serving alcohol.

No objection

RECEIVED
AUG 24 2007
Municipality of Anchorage
Zoning Division

Municipality Of Anchorage
ANCHORAGE WATER & WASTEWATER UTILITY

MEMORANDUM

DATE: August 22, 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 September 25, 2007
Agency Comments due August 28, 2007

AWWU has reviewed the materials and has the following comments.

07-146 SOUTH CENTER BLK 3 LT 1B-2, A restaurant serving alcohol, Grid SW2632

1. AWWU water lines are located in E 112th Avenue and O'Malley Center Drive.
2. AWWU sanitary sewer lines are located in O'Malley Center Drive and this property is connected through an Extended Connection.
3. AWWU has no comment regarding the conditional use for a restaurant serving alcohol.

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.

Pierce, Eileen A

RECEIVED
AUG 2 3 2007
Municipality of Anchorage
Zoning Division

From: Staff, Alton R.
Sent: Thursday, August 23, 2007 10:40 AM
To: Stewart, Gloria I.; Pierce, Eileen A; McLaughlin, Francis D.
Subject: Planning and Zoning Comments

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

2007- 124-3
140
146
157

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

S11230-3
S11446-3
S11579-2
S11619-1
S11620-1
S11621-1
S11622-1
S11624-1
S11625-1

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

PM&E

RECEIVED

AUG 2 0 2007

Municipality of Anchorage
Zoning Division

FLOOD HAZARD REVIEW SHEET

Date: 08/20/07

Case: 2007-146

Flood Hazard Zone: C

Map Number: 0235C

☐ 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
Treasury Division
Memorandum

RECEIVED
AUG 1 5 2007
Municipality of Anchorage
Zoning Division

Date: **August 14, 2007**

To: Rich Cartier, Planning Dept.

From: Daisy VanNortwick, Revenue Officer

Subject: Liquor License Conditional Use Comments

Liquor License Conditional Use Application Case # 2007-146 for Alaska's Taste of Thai LLC located at 11109 Old Seward Hwy # 6 in Anchorage Alaska..

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

MUNICIPALITY OF ANCHORAGE

Development Services Department
Right of Way Division

Development Services Department

MEMORANDUM

RECEIVED
AUG 1 6 2007
Municipality of Anchorage
Zoning Division

DATE: August 15, 2007

TO: Planning Department, Zoning and Platting Division

THRU: Jack L. Frost, Jr., Right of Way Supervisor

FROM: Lynn McGee, Senior Plan Reviewer

SUBJ: Request for Comments on Assembly case(s) for September 25, 2007.

Right of Way Division has reviewed the following case(s) due August 28, 2007.

07-146 **South Center, Block 3, Lot 1B-2, grid 2632**
(Conditional Use for Alcohol Dispensing, Restaurant)
Right of Way Division has no comments at this time.
Review time 15 minutes.

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)

August 2, 2007

RECEIVED
AUG 0 8 2007
Municipality of Anchorage
Zoning Division

RE: MOA Zoning Review

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:

2007-131; Zoning Conditional use for a Hydro-Electric Power Plant; South Fork Eagle River; Phyllis Janke
2007-133; Zoning Conditional Use for a Quasi-Institutional Use; Mountain View; Cook Inlet Tribal Council
2007-139; Zoning Conditional Use for a Public Facility; Girdwood Board of Supervisors; Kimberly Mahoney
2007-143; Rezoning to R-O Residential-office district; South Addition; Garret & Barbara Wong
2007-146; Request for approval on a conditional use permit; Bayshore-Klatt; Glenn Watts
2007-129; A Request for Variance; South Fork Eagle River; Janke
2007-130; A Request for Variance; Hillside East; Dobrova

Sincerely,

Mark Parmelee
Area Planner

/mm

MUNICIPALITY OF ANCHORAGE
Traffic Department

TRAFFIC DEPARTMENT

RECEIVED
AUG 06 2007
Municipality of Anchorage
Zoning Division

MEMORANDUM

DATE: August 2, 2007

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

THRU: Leland R. Coop, Associate Traffic Engineer

FROM: Mada Angell, Assistant Traffic Engineer

SUBJECT: Traffic Engineering and Transportation Planning Comments for September 25, 2007 Assembly Public Hearing

07-146 **South Center; Conditional Use to sell alcohol; Grid 2632**

Traffic Engineering and Transportation Planning have no comment.

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

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
ZIP 99515 FIRST CLASS $00.37³
0004223700 AUG 23 2007
MAILED FROM ZIPCODE 99501

016-123-09-003
RICHTER MARION MARITAL TRUST
11440 SPYGLASS HILL CIRCLE #2A
ANCHORAGE, AK 99515

RECEIVED
AUG 28 2007
Municipality of Anchorage
Zoning Division

ASSEMBLY
NOTICE OF PUBLIC HEARING - - Tuesday, September 25, 2007

99515\$3074 C033

Planning Dept Case Number: 2007-146

The Assembly of the Municipality of Anchorage will hold a public hearing on a petition proposing a conditional use at its regular meeting on Tuesday, September 25, 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:	2007-146
PETITIONER:	Glenn Watts
REQUEST:	Assembly conditional use for a restaurant serving alcohol
TOTAL AREA:	0.640 acres
SITE ADDRESS:	11109 OLD SEWARD HWY
CURRENT ZONE:	B-3 General business district
COM COUNCIL(S):	1---Bayshore-Klatt
LEGAL/DETAILS:	An alcoholic beverage conditional use for a restaurant license, Alaska's Taste of Thai Restaurant. South Center Subdivision, Block 3, Lot B-2. Located at 11109 Old Seward Highway.

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, AK 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: Marion C. Richter
Address: 11440 Spyglass Hill Circle
Legal Description: Spyglass Hill condominiums
Comments: We have sufficient establishments in this immediate area serving liquor – we do NOT need more. This is a denser residential area + traffic is HEAVY. No need to add more liquor to the scene!

024

2007-146

4

APPLICATION

Application for Conditional Use
Retail Sale Alcoholic Beverages

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

Please fill in the information asked for below.

PETITIONER* ALASKA'S TASTE OF THAI LLC	PETITIONER REPRESENTATIVE (IF ANY)
Name (last name first) Glenn Watts	Name (last name first)
Mailing Address 11109 Old Seward Hwy Ste #6	Mailing Address
Anchorage, Alaska 99515	
Contact Phone: Day: 907-344-6381 Night: 907-345-3103	Contact Phone: Day: Night:
FAX: 907-344-5360	FAX:
E-mail: GlennEhwatt.com	E-mail:

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

PROPERTY INFORMATION

Property Tax #(000-000-00-000): 016-091-41-000

Site Street Address: 11109 Old Seward Highway Suite #6

Property Owner (if not the Petitioner): H.W.S. Properties LLC.

Current legal description: (use additional sheet in necessary)

Lot 1 B-2
Block 3
South Center

Zoning: B-3	Acreage: 28,314 ft²	Grid # SW 2632

ALCOHOLIC BEVERAGE CONTROL BOARD LICENSE PROPOSED

☐ Beverage Dispensary	☐ Private Club	☐ Restaurant, exempt
☐ Beverage Dispensary-Tourism	☐ Public Convenience	☐ Theater
☐ Brew Pub	☐ Recreational	☐ Other (Please explain):
☐ Package Store	☒ Restaurant	

Is the proposed license: ☒ New ☐ 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.

July 13, 2007	Glenn L Watts
Date	Signature (Agents must provide written proof of authorization)

Accepted by	Poster & Affidavit	Fee	Case Number
			2007-140

20-006 (Rev. 05/02)*Front

COMPREHENSIVE PLAN INFORMATION

Anchorage 2020 Urban/Rural Services: ☒ Urban ☐ Rural

Anchorage 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 06-5788 07-5113
☐ Wetland permit: ☐ Army Corp of Engineers ☐ Municipality of Anchorage

DOCUMENTATION

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

Optional: ☐ Traffic impact analysis ☐ Economic impact analysis ☐ Noise impact analysis

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

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

Date	Signature
July 13, 2007	Glenn J. Watts

*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):
ALASKA'S TASTE OF THAI LLC DBA A TASTE OF THAI

What is the gross leaseable floor space in square feet? 1,684 S.F. (1,000 SF Service area)

What is the facility occupant capacity?
66 DINING AREA Kitchen 2

What is the number of fixed seats(booth and non movable seats)? 0

What is the number non-fixed seats(movable chairs, stools, etc.)? 48 SEATS

What will be the normal business hours of operation? 11AM to 9 PM M-TH 11AM to 10PM F-S

What will be the business hours that alcoholic beverages will be sold or dispensed? SAME ABOVE - Open Hours
11AM to 9 PM M-F 11AM to 10PM Friday - Saturday

What do you estimate the ratio of food sales to alcohol beverage sales will be? FOOD 85% Alcohol Beverage 15%

15 % Alcoholic beverage sales

85 % Food sales

Type of entertainment proposed: (Mark all that apply)
☐ Recorded music ☐ Live music ☐ Floor shows ☐ Patron dancing ☐ Sporting events ☐ Other ☒ None

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

DISTANCE FROM CHURCHES, DAY CARE, AND SCHOOLS

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

Name	Address
NONE	

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PACKAGE STORES

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

~~40~~	~~%~~	~~less than $5.00~~
~~40~~	~~%~~	~~$5.00 to $10.00~~
~~10~~	~~%~~	~~$10.00 to $25.00~~
~~10~~	~~%~~	~~greater than $25.00~~

N.A.

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.

Beer & Wine License provides a service to the local community and Also the tourists.

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

B3 Zoning primary purpose is to accommodate a wide range of service and retail uses. The beer & wine license for the restaurant falls under this goal.

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

The surrounding property is commercial & business and contains both business and commercial use.

029

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

1. Pedestrian and vehicular traffic circulation and safety.

The addition of a Restaurant Beer & Wine Permit will not significantly change the Pedestrian or vehicular traffic or safety.

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

Customers use personal transportation for access to the restaurant. Beer & Wine Licences will not alter that or change demand for availability of Public Services. No change is anticipated.

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

This will not change with addition of Beer & Wine licenses.

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

Beer & Wine license/permit is typical use for B3 zoning for restaurant useage. It is compatable and efficient with Developement patterns.

STANDARDS CHAPTER 10.50 ALCOHOLIC BEVERAGES

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

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? 1 Hockey arena (Tesoro Sports Bar)

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

How many active liquor licenses are within the boundaries of the local community council? 5 estimated

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

Not in this area.

030

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?

ONE WAITRESS EACH SHIFT MINIMUM.

OWNER HAS Techniques OF Alcohol Management Training

* ALL WAITRESSES Currently HAVE "TAM" Card.

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:

Regulate Drinks to Customers! Excessive Drinking is Not typical for our style of restaurant.

outside facility:

NONE Anticipated as necessary.

031

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*

032

Additional space if needed.

033

JULY 18, 2007

ALASKA'S TASTE OF THAI LLC RESTAURANT
11109 OLD SEWARD HIGHWAY SUITE #6
ANCHORAGE, ALASKA 99515
Phone 1-907-349-8424
E-mail glenn@hwatt.com

To CONDITIONAL USE PERMIT OFFICE:

ALASKA'S TASTE OF THAI LLC doing business as "A Taste of Thai" restaurant is located at 11109 Old Seward Highway . The business was formed as an LLC in February 2007 and opened for business on May 21, 2007. It is located in an 8,500 s.f. strip mall occupied by the following tenants. Alaska Digitel (Suite #1) Suite #2 unoccupied, High Rollers Hair Salon (Suite #3) and Body Renew Exercise Club (Suite 4&5). The restaurant is owned by Glenn and Panida Watts as an LLC. Glenn Watts is also a 25% owner of the mall.

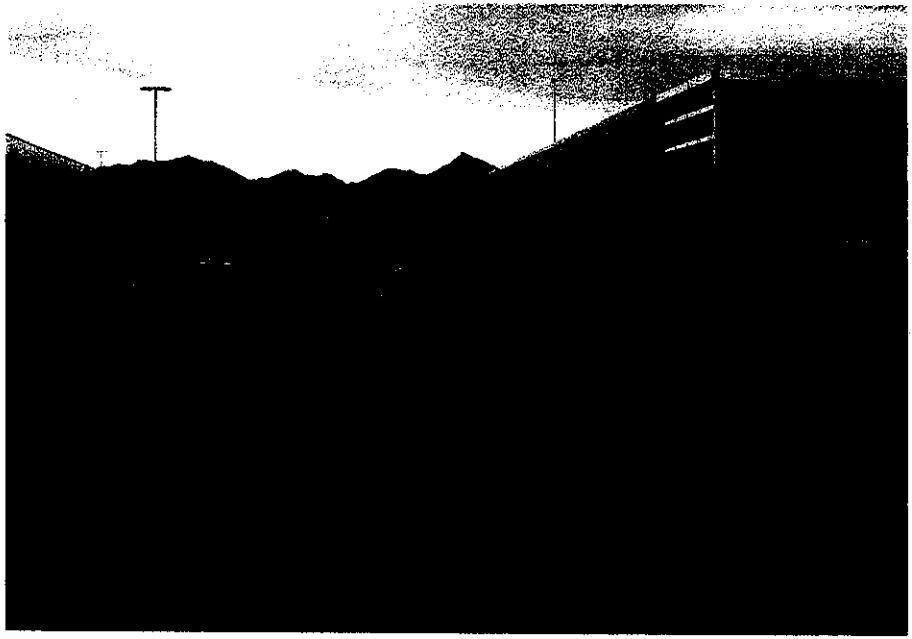
The restaurant hours are currently from 11AM to 9PM M-TH and 11AM to 10PM Friday & Saturday and closed on Sunday. We are considering opening on Sunday from 4PM to 9PM and closing on Mondays.

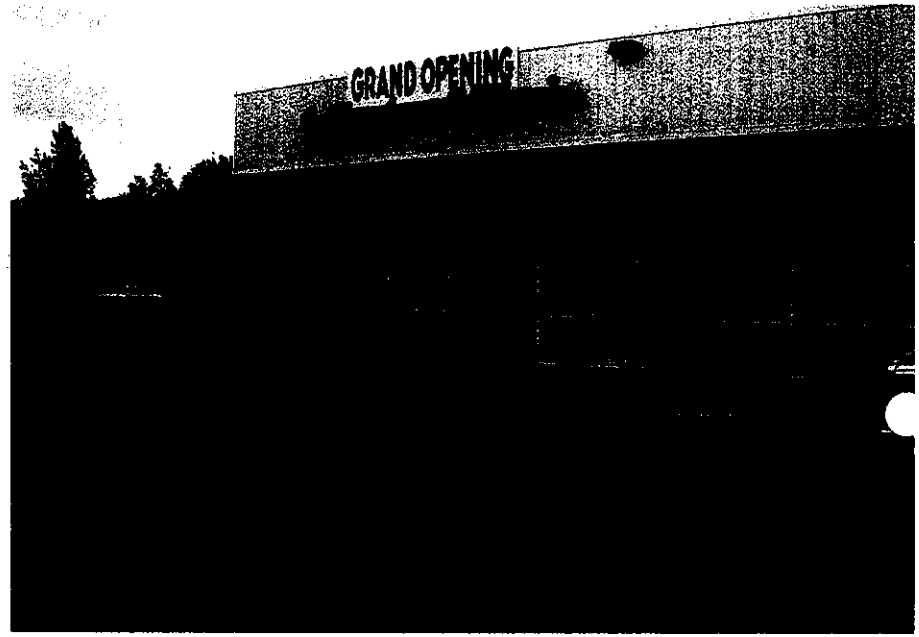
The restaurant is up-scale and plays light Thai style background music. Patrons continually ask if we serve beer or wine to go with their meal and request that we do so. Some say they will wait until we serve beer or wine before they return.

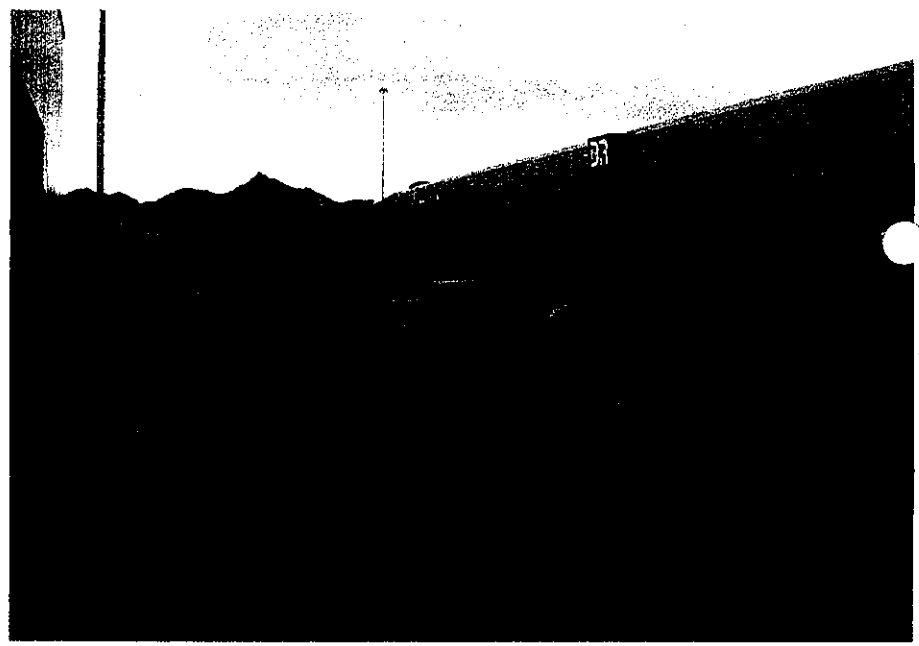
I can be reached at Phone # 1-907-344-6381 in Anchorage, Alaska.

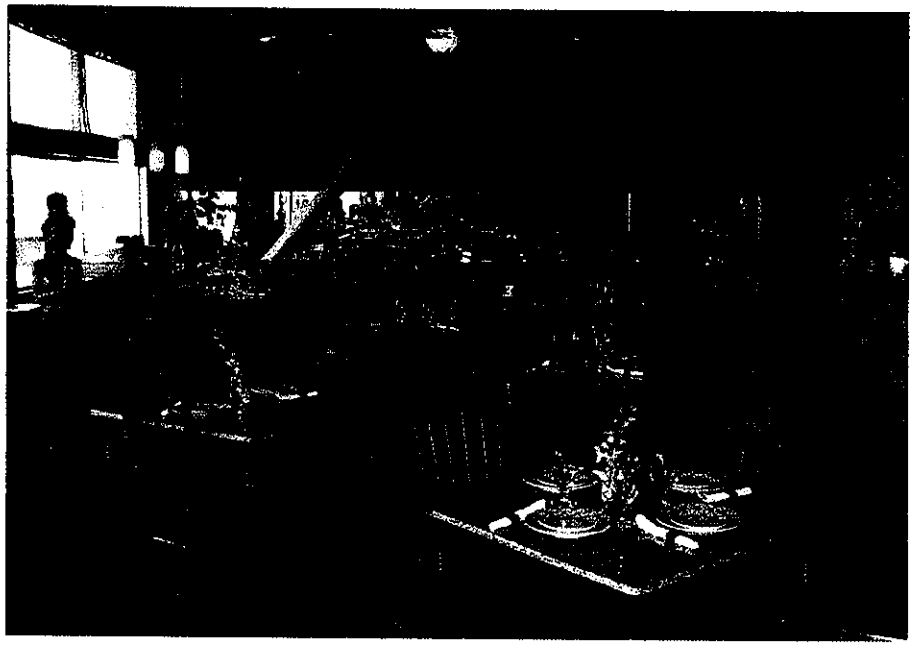
Glenn L. Watts

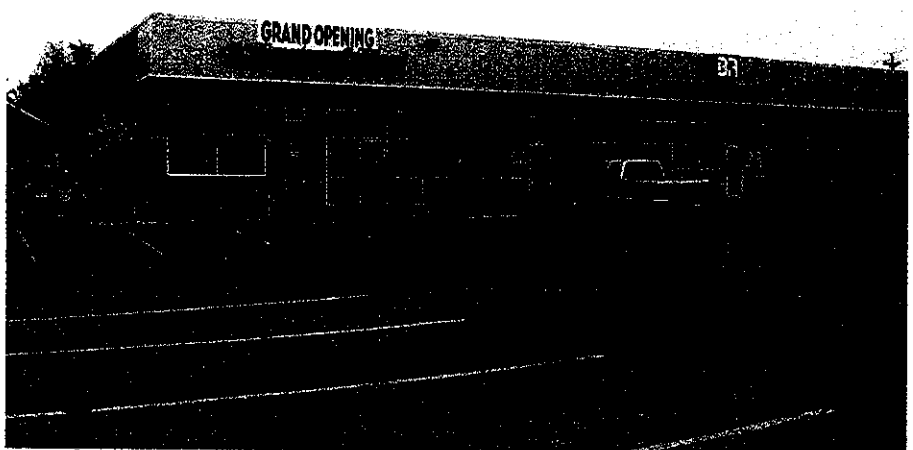
Sincerely,
Glenn Watts
Owner of A Taste of Thai Restaurant

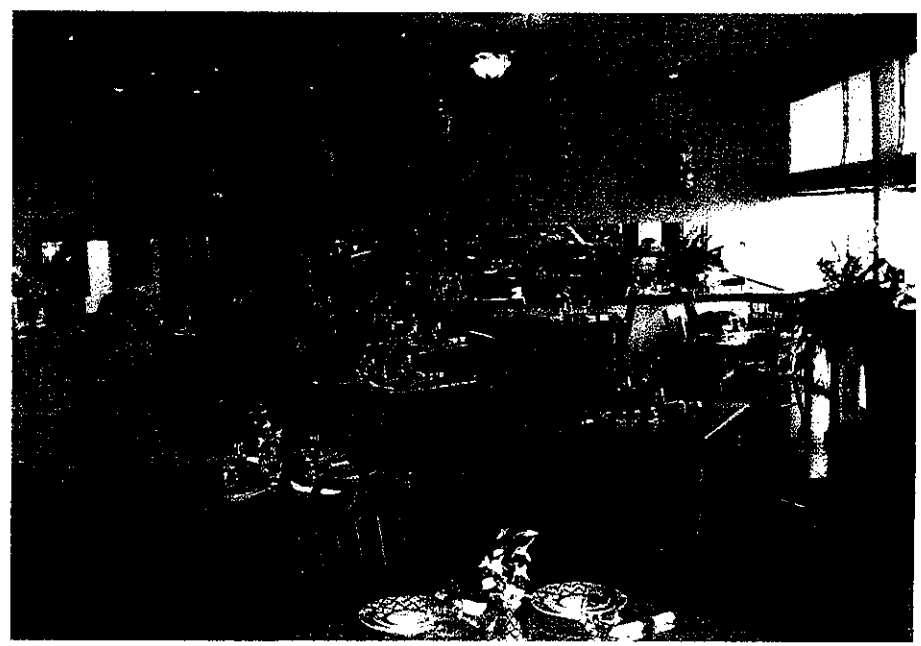



GRAND OPENING






GRAND OPENING



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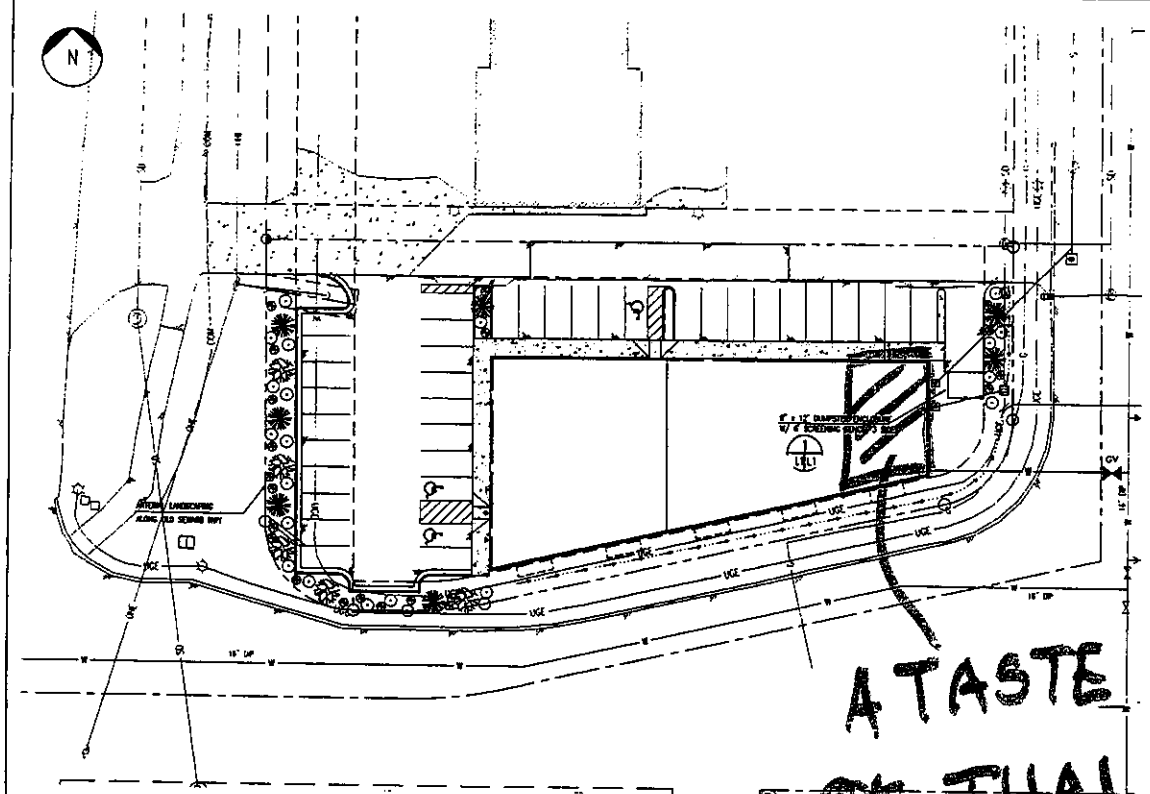
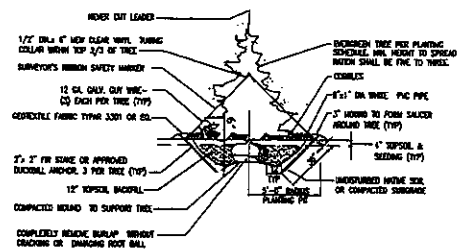


LANDSCAPING PLAN
SCALE: 1" = 20'

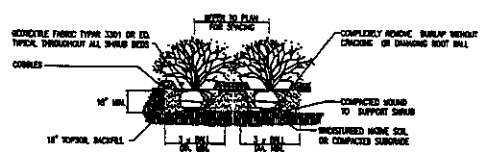
LANDSCAPE MATERIAL SCHEDULE				
SYMBOL	QUAN.	DESCRIPTION	SIZE	NOTES
	7	COLORADO GREEN SPRUCE PICEA PUNGENS	5' MIN.	5.5 HT TO WITH ROOT
	5	AMUR CHOKE CHERRY PRUNUS MACKII	6'-8'	1 1/2" CALIPER
	21	RED TWIG DOGWOOD CORNUS STOLONIFERA	18" MIN. HT.	SPACE AS SHOWN
	20	COMMON LILAC SYRINGA "MAUD."	18" MIN. HT.	SPACE AS SHOWN
	3.0 MSF	HYDRO-SEEDING		NOTE 3

NOTES

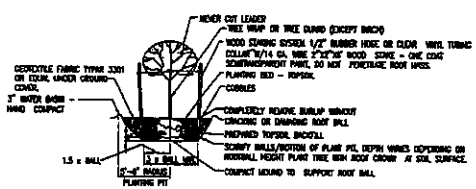
1. ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z 60.1-1990.
2. 3" DEPTH OF BARK MULCH OR WASHED ROCK SHALL BE PROVIDED OVER THE ENTIRE TREE AND SHRUB PLANTING BEDS.
3. HYDRO SEEDING SHALL BE APPLIED PER M.A.S.S. 75.03, SCHEDULE A.
4. ALL PLANTING BEDS SHALL BE SEPARATED FROM TURF WITH 3/16" x 4" ALUMINUM LANDSCAPE EDGING DISTRIBUTED BY PERMALOC CORPORATION, AN APPROVED EQUAL.
5. COBBLES SHALL BE ROUND ROCK WITH A 4"-6" DIAMETER AND PLACED TO A DEPTH OF 6 INCHES.



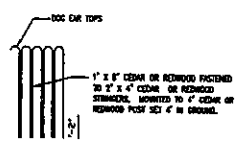
CONIFEROUS TREE PLANTING
SCALE: NTS



SHRUB PLANTING
SCALE: NTS



DECIDUOUS TREE PLANTING



O'Malley Plaza

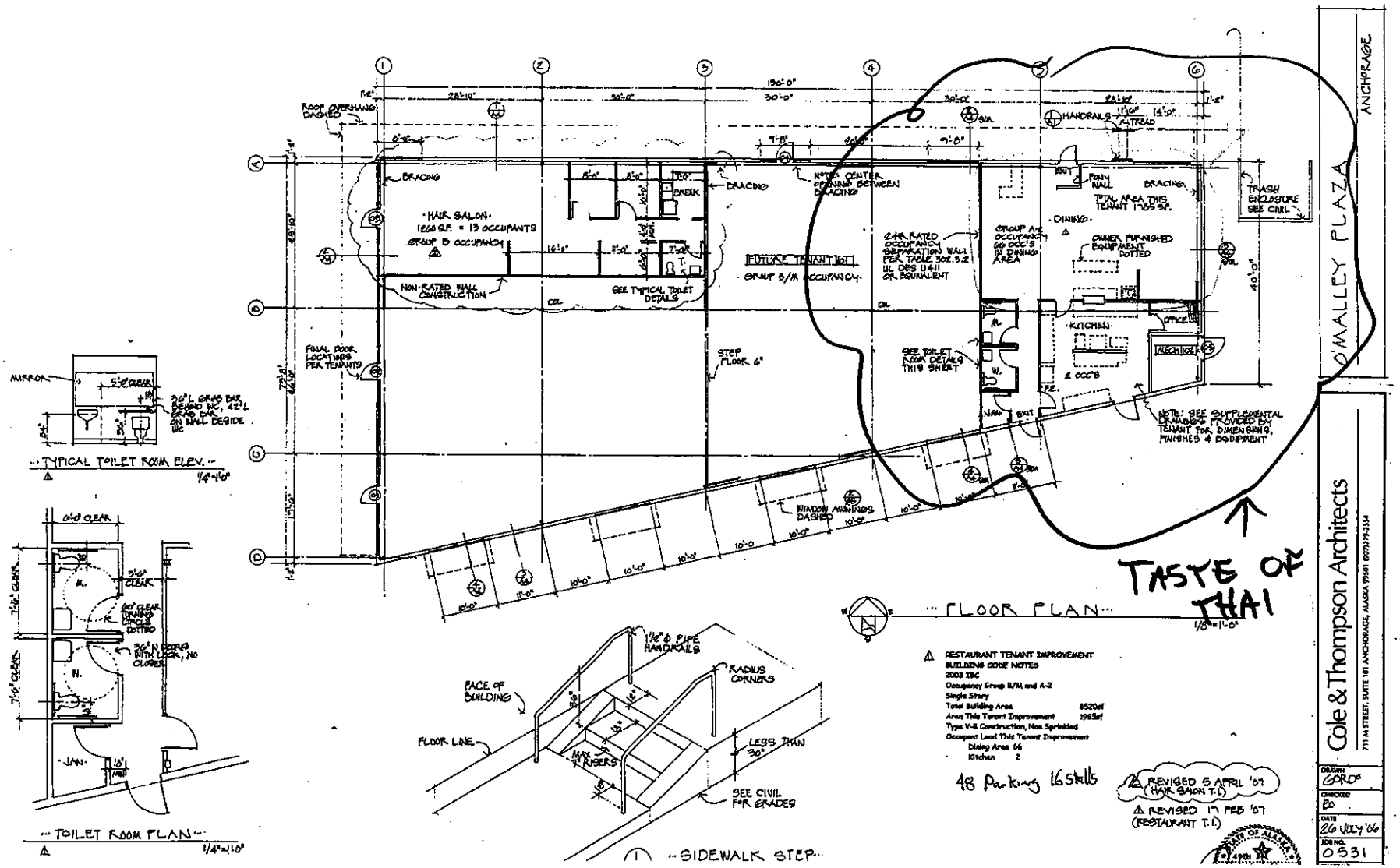
Owner: HWS Properties
Architect: Cole & Thompson Architects
Lot 18-2, Block 3, South Center Subdivision, Anchorage, Alaska

REV	DATE	BY	DESCRIPTION

DESIGN: CAB
DRAWN:
CHKD: CB 9/1/06
APPVD:
SCALE: AS NOTED
SEAL

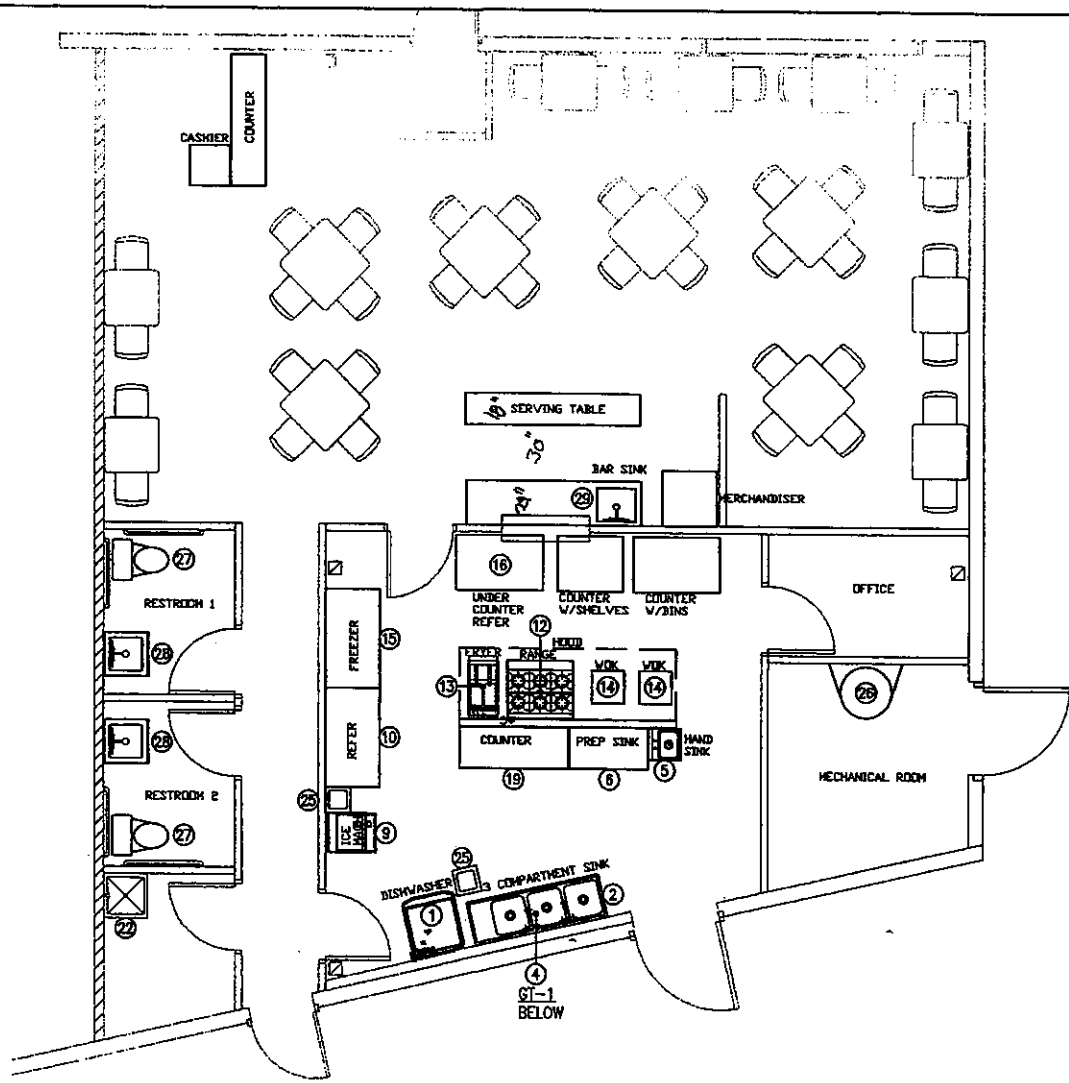
ENTERPRISE ENGINEERING, INC
6 DEPOT ST. SUITE 33 ANCHORAGE, AK 99501 TEL (907) 868-8000 FAX (907) 868-8010
3305 DIMOND STREET SUITE 203 ANCHORAGE, AK 99503 TEL (907) 563-3439 FAX (907) 563-3017

DRAWING TITLE


O'MALLEY PLAZA
ANCHORAGE
TASTE OF THAI
FLOOR PLAN
1/8"=1'-0"
HAIR SALON
1660 S.F. = 13 OCCUPANTS
GROUP B OCCUPANCY
FUTURE TENANT 101
GROUP S/M OCCUPANCY
TOTAL AREA THIS TENANT 1985 S.F.
DINING
KITCHEN
OFFICE
MECH/ELEC
TRASH ENCLOSURE SEE CIVIL
BRACING
BREAK
NON-RATED WALL CONSTRUCTION
SEE TYPICAL TOILET DETAILS
STEP FLOOR 6"
SEE TOILET ROOM DETAILS THIS SHEET
NOTE: SEE SUPPLEMENTAL DRAWINGS PROVIDED BY TENANT FOR DIMENSIONS, FINISHES & EQUIPMENT
WINDOW AWNINGS DASHED
ROOF OVERHANG DASHED
TYPICAL TOILET ROOM ELEV.
1/4"=1'-0"
TOILET ROOM PLAN
1/4"=1'-0"
SIDEWALK STEP
1 1/2" Ø PIPE HANDRAILS
RADIUS CORNERS
FACE OF BUILDING
FLOOR LINE
MAX 7 RISERS
LESS THAN 30°
SEE CIVIL FOR GRADES
RESTAURANT TENANT IMPROVEMENT
BUILDING CODE NOTES
2003 IBC
Occupancy Group B/M and A-2
Single Story
Total Building Area 8520sf
Area This Tenant Improvement 1985sf
Type V-B Construction, Non Sprinkled
Occupant Load This Tenant Improvement
Dining Area 66
Kitchen 2
48 Parking 16 Stalls
REVISED 5 APRIL '07 (HAIR SALON T.I.)
REVISED 17 FEB '07 (RESTAURANT T.I.)
Cole & Thompson Architects
711 M STREET, SUITE 101 ANCHORAGE, ALASKA 99501 (907) 279-2334
DRAWN GORO
CHECKED BO
DATE 26 JULY '06
JOB NO. 0531

040

1. UNDER COUNTER DISHWASHER
2. 3-COMPARTMENT SINK
4. GREASE TRAP
5. HAND SINK
6. 1-COMPARTMENT SINK
9. UNDER COUNTER ICE MAKER
10. REFRIGERATOR
11. MECHANDISER
12. 36" GAS RANGE
13. FRYER
14. (2)-WOK
15. FREEZER
16. UNDER COUNTER REFRIGERATOR
18. MICROWAVE OVEN
19. FOOD PREP TABLE
20. FOOD WARMER
22. MOP SINK
23. HOOD, W/ EXHAUST FAN
24. MAKE-UP AIR UNIT, W/ SUPPLY FAN
25. FLOOR SINK
26. HOT WATER HEATER
27. WATER CLOSET
28. LAVATORY
29. BAR SINK



1 FLOOR PLAN - KITCHEN LAYOUT
SCALE: NOT TO SCALE

N

RBA ENGINEERS, INC.
MECHANICAL & ELECTRICAL CONSULTANTS
301 E. FIREWEED LANE, SUITE 100
ANCHORAGE, ALASKA 99503
Tel (907) 276-3769 Fax (907) 276-4369
www.RBAengineers.com
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COLUMBIA RESTAURANT & SUPPLY
COMMERCIAL KITCHEN & BAR SUPPLY
401 W. INTERNATIONAL RD. STE. #5
ANCHORAGE, ALASKA 99518
PHONE: (907) 561-1060 FAX: (907) 562-0606

A TASTE OF THAI
11109 OLD GERARD RTE. STE. #6
ANCHORAGE, ALASKA 99503
PHONE: (907) 344-8518 FAX: (907) 344-8590

Job No.	CL-1
Date:	03-08-07
Drawn By:	CD
Designed By:	CD
Checked By:	RI
Scale:	NONE
Revisions:	

K-2

CHAMBERS

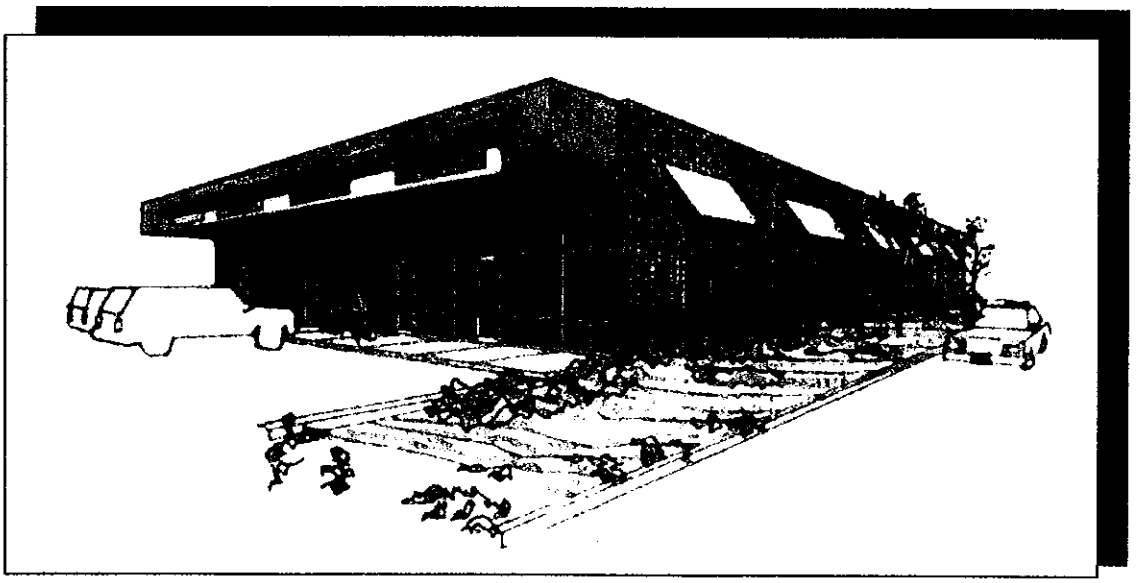
Commercial Real Estate

Brokerage · Development · Management

COMING SOON!

O'Malley Center Plaza

Corner of Old Seward & O'Malley



Office/Retail Space For Lease

$2.00-2.25 per sf/month

- New Construction
- Estimated Fall 2006 Completion
- 1000 - 8456 sf Combinations Available
- High visibility & traffic count of +/- 23,564
- O'Malley Centre entrance: Alaska Club, O'Malley Gardens, Lowes Home Improvements, & Subway Ice Rinks

Offered Exclusively by

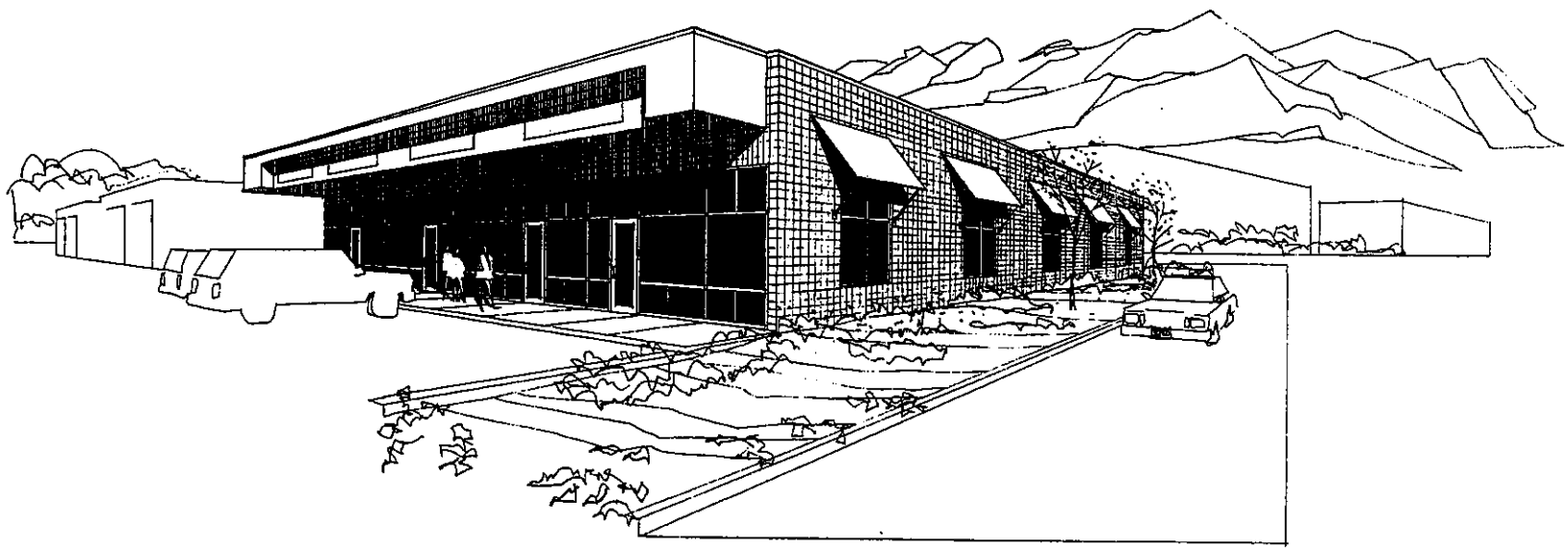
Chambers Commercial Real Estate

Bruce A. Chambers, Broker

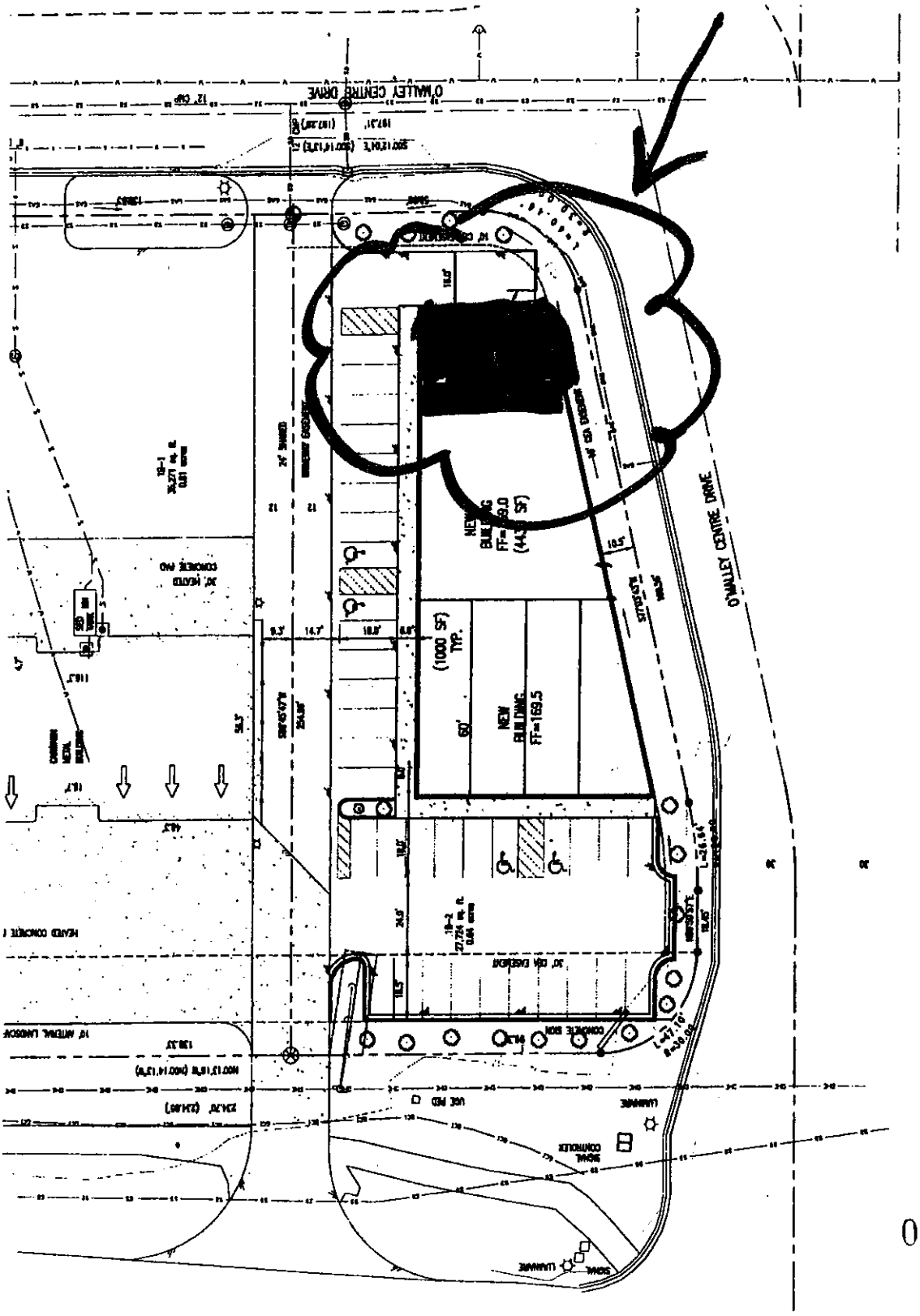
(907) 565-5665

The information contained herein was obtained from the owners, their representatives or public information and is assumed to be correct but is not guaranteed. All information is approximate and it is the responsibility of all prospective Purchasers to verify information.

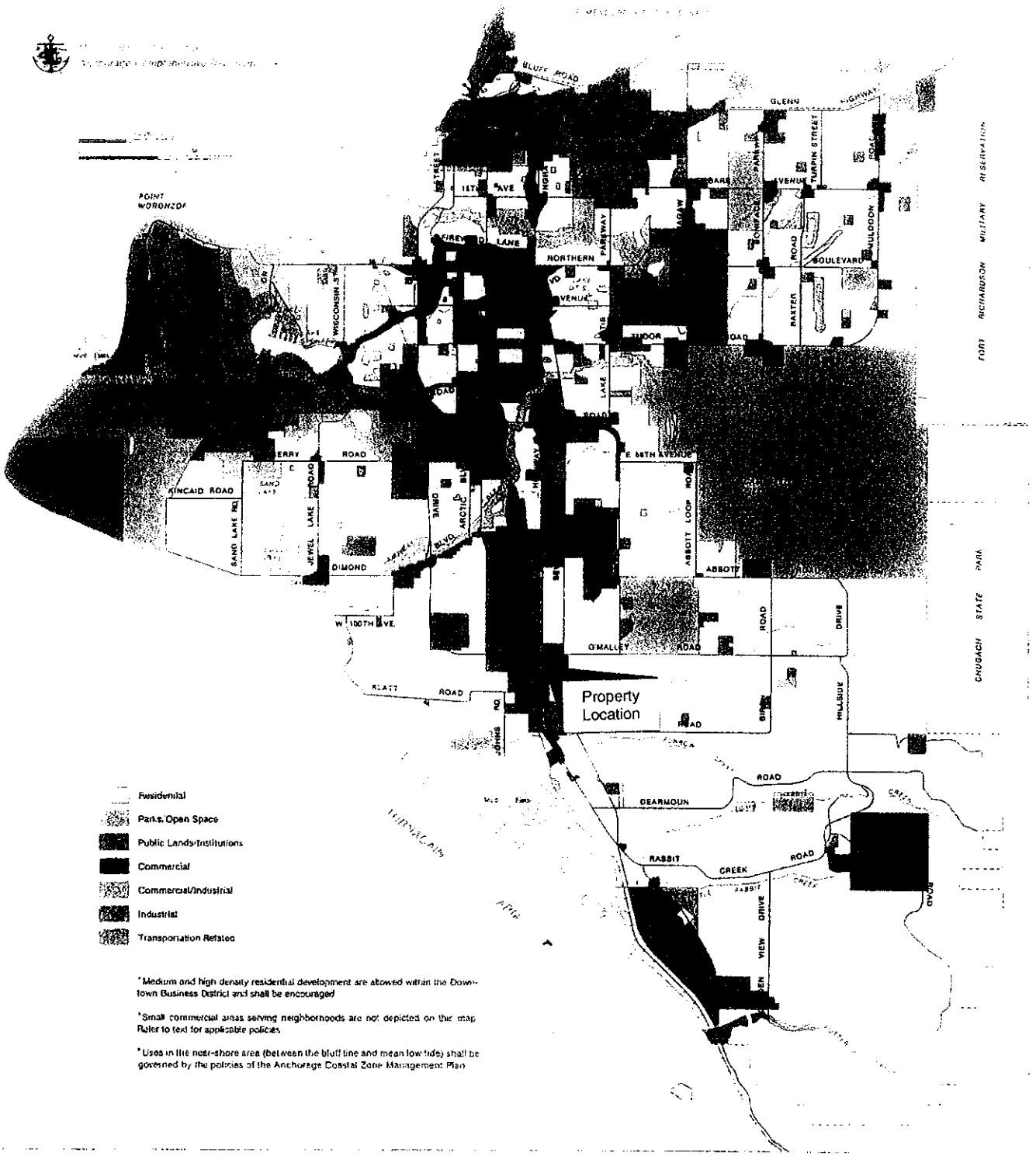
2600 Denali Street · Suite 711 · Anchorage, Alaska 99503 · (907) 565-5665 · Fax (907) 565-5670



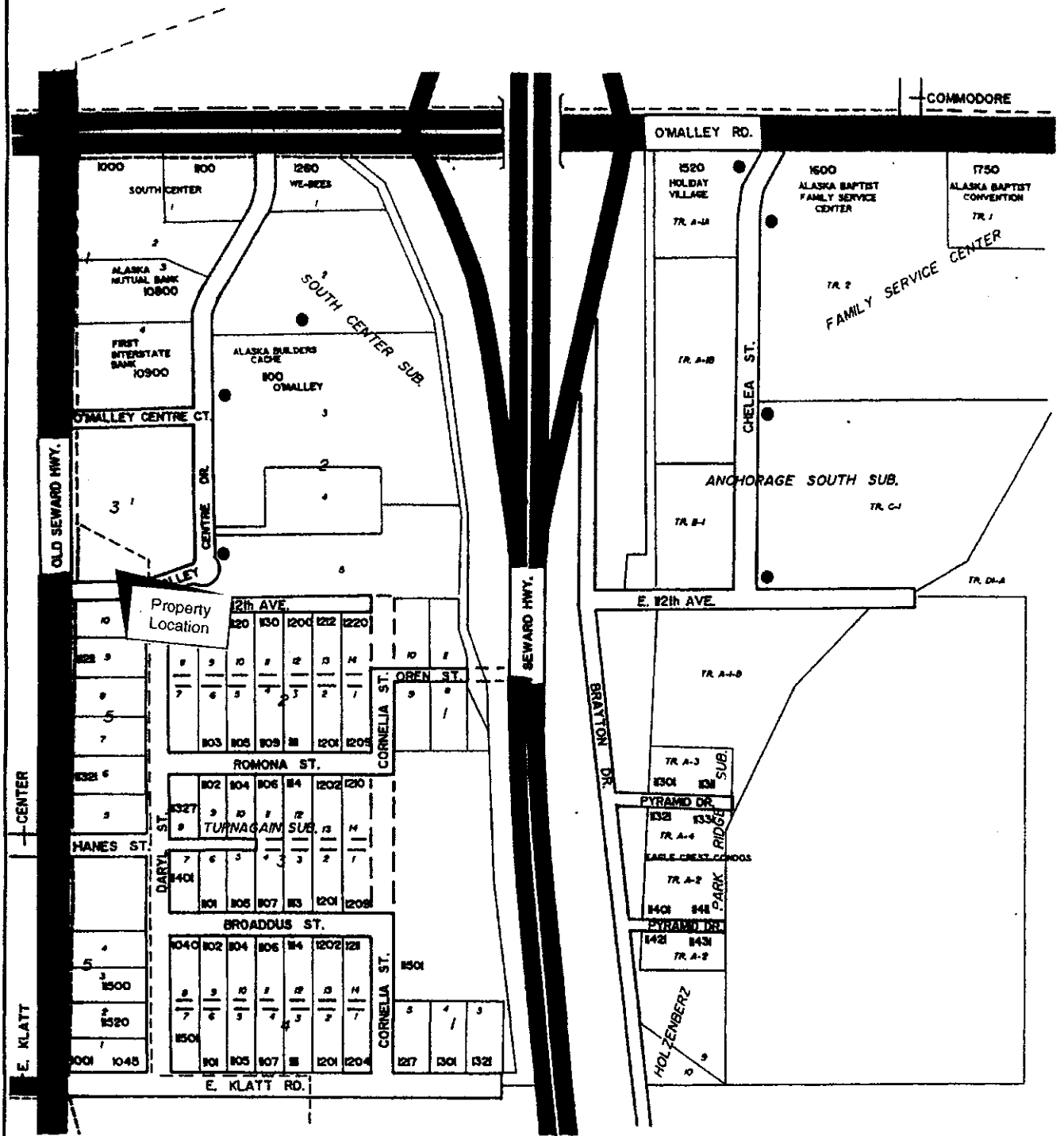
O'MALLEY PLAZA
COLE & THOMPSON ARCHITECTS


O'MALLEY CENTRE DRIVE
NEW BUILDING FF=169.5
(1000 SF) TYP.
60'
NEW BUILDING FF=169.0
(44,[illegible] SF)
CONCRETE PAD
CONCRETE BOX
SIGN CONDUIT
LUMINAIRE
SIGN
19-1
30,371 sq. ft.
0.69 acres
19-2
27,724 sq. ft.
0.64 acres
30' DEA EASEMENT
10' UTILITY EASEMENT
24' PAVED
PARKING GROUND
SIGN
N

Generalized Land Use Plan



Map 3-1



GR. 2632

NW 1/4 SEC. 20, T12N R3W

298

282

297 299

313

SEE OVERVIEW MAP "L"

045


N
W
E
© 2006 Europa Technologies
© 2006 Google

ZONING DISTRICTS - B3

21.40.180 B-3 General Business District

The following statement of intent and use regulations shall apply to the B-3 district:

A. INTENT. The B-3 district is intended for general commercial uses in areas exposed to heavy automobile traffic. The district specifically is intended for areas at or surrounding major arterial intersections where personal and administrative services, convenience and shopping goods, and automobile-related services are desirable and appropriate land uses. The extension of the B-3 district commercial uses along arterials, except as identified in the comprehensive development plan, is to be discouraged.

B. Permitted principal uses and structures. Permitted principal uses and structures are as follows:

1. Business, business services, professional services and personal services, including incidental manufacturing or processing of goods for sale at retail or wholesale on the premises, except conditional uses under subsection D of this section and uses prohibited under subsection E of this section.

2. Offices.

3. Other Uses:

a. Multifamily residential uses, at a density of not less than 12 dwelling units per acre.

b. Dwellings in commercial structures with a gross floor area not less than 5,000 square feet.

c. Private clubs and lodges.

d. Parks, playgrounds and playfields, and government buildings and uses.

e. Vocational or trade schools.

f. Family residential care, day care and 24 – hour childcare facilities.

g. Churches, to include any place of religious worship, along with their accessory uses, including, without limitation, parsonages, meeting rooms and child care provided for persons while they are attending religious functions, but excluding day care uses, which shall be permitted only if they are otherwise allowed in accordance with this title. Use of church

buildings other than the parsonage for the purpose of housing or providing shelter to persons is not permitted except as otherwise allowed in this title.

h. Rooming houses.

i. One transmission tower less than 75 feet in height.

C. Permitted accessory uses and structures. Uses and structures customarily accessory and clearly incidental to permitted principal uses and structures are permitted.

D. Conditional uses. Subject to the requirements of the conditional use standards and procedures of this title, the following uses may be permitted:

1. Utility substations.

2. Heliports.

3. Marquees, overpasses and similar substantial projections into public airspace, together with any signs to be mounted thereon.

4. Planned unit developments.

5. Drive-In theaters.

6. Camper Parks

7. Quasi-institutional houses.

8. Liquor stores, restaurants, tearooms, cafes, private clubs or lodges, and other places serving food or beverages involving the retail sale, dispensing or service of alcoholic beverages in accordance with section 21.50.160.

9. One transmission tower 75 feet in height or greater.

10. Snow disposal sites.

11. Correctional community residential centers.

E. Prohibited uses and structures. The following uses and structures are prohibited:

1. The outdoor storage or display of any scrap, junk, salvaged or secondhand materials, or any salvage yard or salvage operation.

2. Any use which causes or may reasonably be expected to cause excessive noise, vibration, smoke, dust or other particulate matter, toxic or noxious matter, humidity, heat or glare at or beyond any lot line of the lot on which it is located.

The term "excessive" is defined for the purpose of this subsection as to a degree exceeding that generated by uses permitted in the district in their customary manner of operation, or to a degree injurious to the public health, safety, welfare or convenience.

3. Storage or use of mobile homes.

4. Truck and heavy equipment repair, service and storage.

5. Open storage of cinders, coal, feed, grain, gravel, manure, muck, peat, sand or topsoil.

F. Minimum lot requirements. Minimum lot requirements are as follows:

1. Residential uses: As provided in section 21.40.060.F.

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

a. Width: 50 feet

b. Area: 6,000 square feet.

G. Minimum yard requirements. Minimum yard requirements are as follows:

1. Residential uses: As provided in section 21.40.060.G.

2. All other uses:

a. Front yard: Ten feet

b. Side yard: Ten feet adjacent to a residential district; otherwise, none, provided that all buildings on the lot shall have a wall on the lot line or shall be set back from the lot line at least ten feet.

c. Rear yard: 15 feet adjacent to a residential district; otherwise, none.

H. Maximum lot coverage. Maximum lot coverage is as follows:

1. Residential: As provided in section 21.40.060.H.

2. All other uses: Unrestricted.

I. Maximum height of structures. Maximum height of structures is unrestricted, except that no structure shall exceed the standards of section 21.65.050.

J. Signs. Signs shall be allowed in connection with any permitted use, subject to the provisions of the supplementary district regulations.

K. Parking. Adequate off-street parking shall be provided in connection with any permitted use, subject to the provisions of the supplementary district regulations.

L. Loading facilities. Where applicable, off street loading facilities shall be provided in accordance with the provisions of the supplementary district regulations.

M. Refuse collection. Where applicable, refuse collection facilities shall be provided in accordance with the supplementary district regulations.

N. Landscaping.

1. Buffer landscaping. Buffer landscaping shall be planted along each lot line adjoining a residential district.

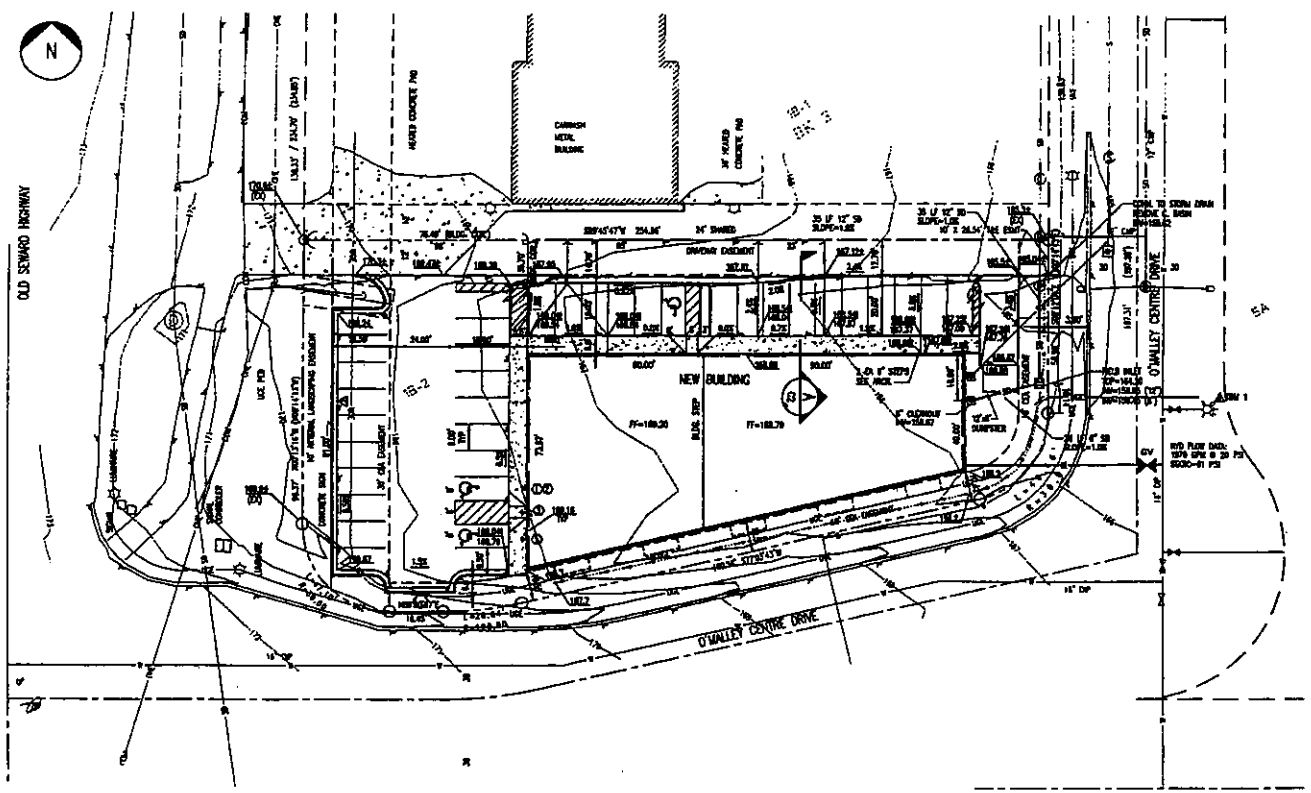
2. Perimeter landscaping. Except adjacent to collector or arterial streets, visual enhancement landscaping shall be planted along the perimeter of all outdoor areas used for vehicle circulation, parking, storage or display.

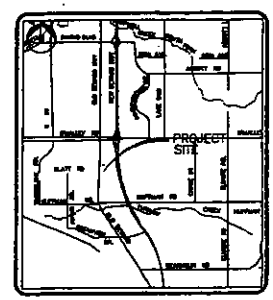
3. Arterial landscaping. Arterial landscaping shall be planted along all collector or arterial streets.

4. Visual enhancement landscaping. All areas not devoted to buildings, structures, drives, walks, off-street parking facilities or other authorized installations shall be planted with visual enhancement landscaping.

5. Maintenance. All landscaping shall be maintained by the property owner or his designee.

051





VICINITY MAP
NTS

LEGEND

EXISTING	NEW	
		PROPERTY LINE
		EASEMENT
		CONTOURLINE
		RIVER, CREEK
		FOUND MONUMENT
TBM #1		TEMPORARY BENCH MARK
		OVERHEAD ELECTRIC
		UNDERGROUND ELECTRIC
		POWER POLE W/ GUY ANCHOR
TB #3		TEST BORING
		SIGN
204	204	ELEVATION CONTOUR
167.5	124.73	SPOT ELEVATION
		EDGE OF ASPHALT
		WATERLINE W/ VALVE
		FIRE HYDRANT
		SEWERLINE W/ MANHOLE
		STORM DRAIN W/ MANHOLE
		STORM DRAIN CATCHBASIN
		CLEANOUT
		DRAINAGE SWALE
		CONCRETE
		CURB & GUTTER W/ TYPE
		TRAFFIC DIRECTION
		STRUCTURE

GENERAL NOTES

1. ALL EXTERIOR CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE MUNICIPALITY OF ANCHORAGE STANDARD SPECIFICATIONS (MASS), 1994.
2. LOCATIONS OF EXISTING UTILITIES ARE APPROXIMATE ONLY. CONTRACTOR SHALL VERIFY LOCATIONS BY OBTAINING UTILITY LOCATES PRIOR TO BEGINNING CONSTRUCTION.
3. DIMENSIONS AND RADII SHOWN ARE TO EDGE OF PAVEMENT, BACK OF CURB OR FACE OF FOUNDATION UNLESS INDICATED OTHERWISE. RADII ARE 3 FT UNLESS SHOWN OTHERWISE.
4. HOT ELEVATIONS ARE TO TOP OF ASPHALT, TOP OF CURB OR SIDEWALK (T), OR EARTHWORK FINISH GRADE UNLESS INDICATED OTHERWISE.
5. EXISTING SURVEY INFORMATION SHOWN BASED ON SURVEY BY DEL MORIE SURVEYING INC. IN MAY/JUNE 2001.
6. PARKING SPACE STRIPING SHALL BE 4" WIDE, YELLOW.
7. ALL FILL MATERIAL SHALL BE PLACED IN LIFTS NO THICKER THAN 12 INCHES, AND COMPACTED TO THE MINIMUM DENSITIES SHOWN ON THE PLANS.
8. PROVIDE PASSING COMPACTION TESTS FOR ALL FILL AND BACKFILL PLACED AT A RATE OF ONE TEST PER 10,000 SQ. FT., PER LIFT.
9. ALL PARKING STALLS ARE 8 FT WIDE EXCEPT THE HANDICAP STALLS, WHICH ARE 9 FT WIDE.
10. SEE DETAIL 3/C-2 FOR WIDENING AND PAVEMENT RECONSTRUCTION IN O'MALLEY CENTRE DRIVE.

STORMWATER PLAN NOTES

TEMPORARY STORM WATER TREATMENT

SW1. PROVIDE STABILIZED CONSTRUCTION ENTRANCE TO MINIMIZE SEDIMENT FROM BEING TRACKED OFF THE SITE.

SW2. SWEEP OR VACUUM ACCUMULATED SEDIMENT FROM EXISTING PAVEMENT WITHIN 24 HOURS.

SW3. PROVIDE WATTLE OR SILT FENCE PROTECTION AROUND STORM DRAIN INLETS PRIOR TO CONSTRUCTION.

VERTICAL DATUM

BASIS OF VERTICAL DATUM IS DAVE SU, A 3-1/2" BRASS CAP, ELEVATION 173.84.

TBM 1. WEST BOLT ON FIRE HYDRANT, EL=167.90

PROPERTY DATA

LEGAL: LOT 1B-2, BLOCK 3, SOUTH CENTER SUBDIVISION PLAT NO. 2000-163, ANCHORAGE RECORDING DISTRICT

LOT AREA = 22,724 S.F. OR 0.84 ACRES

STORM DRAIN NOTES

SD1. STORM DRAIN PIPE SHALL BE POLYMER COATED CMP (PCMP), OR CORRUGATED POLYETHYLENE (CPEP), TYPE II, PER MASS.

SD2. PROVIDE GRADED RIP-RAPPED WHERE INDICATED, USING EITHER SCD OR TRIPICS & REED WIRE STRAW BLANKET STABILIZATION.

SD3. FIELD INLET SHALL BE PER MASS DETAIL SD-3, EXCEPT WITH REDUCING BLOCK, AND A BEEHIVE FRAME AND GRATE, NEENAH R-2560-A OR EQUAL.

SIGN SCHEDULE

SIGN NO.	DESCRIPTION	COMMENT
1	HANDICAP PARKING	BLDG. MOUNT
2	VAN ACCESSIBLE	BLDG. MOUNT BELOW 1
3	NO PARKING	BLDG. MOUNT

NOTES:
1. CENTER SIGNS ON STALLS.
2. SEE 1/C2 FOR SIGN DETAIL.

PARKING—CODE SUMMARY

BUILDING GROSS FLOOR AREA = 6520 sf	
REQUIRED PARKING RATIO = 1/300 (BUSINESS/OFFICE/RETAIL)	
REQUIRED PARKING STALLS = 6520/300 = 22 (2 HCP)	
PROVIDED PARKING STALLS = 26 (2 HCP)	

STATE OF ALASKA
49 TH
GUY GREER
LAND SURVEYOR
6-1-06

I, GUY GREER, HEREBY CERTIFY THAT I HAVE PERFORMED A PHYSICAL SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

LOT 1B-2, BLOCK 3, SOUTH CENTER SUBDIVISION

AND THAT I HAVE FOUND OR SET THE LOT CORNERS AS SHOWN HEREON AND TO THE BEST OF MY KNOWLEDGE AND ABILITIES, ALL DIMENSIONS HAVE BEEN MEASURED TRUE AND CORRECT. IT IS THE RESPONSIBILITY OF THE OWNER TO DETERMINE THE EXISTENCE OF ANY EASEMENTS, COVENANTS, OR RESTRICTIONS WHICH DO NOT APPEAR ON THE RECORDED SUBDIVISION PLAT.

GRAPHIC SCALE

20 0 20 40 FT

O'Malley Plaza

Owner: HWS Properties

DESIGN: CRB
DRAWN: RLO
CHKD:
APRVD:
SCALE: AS NOTED

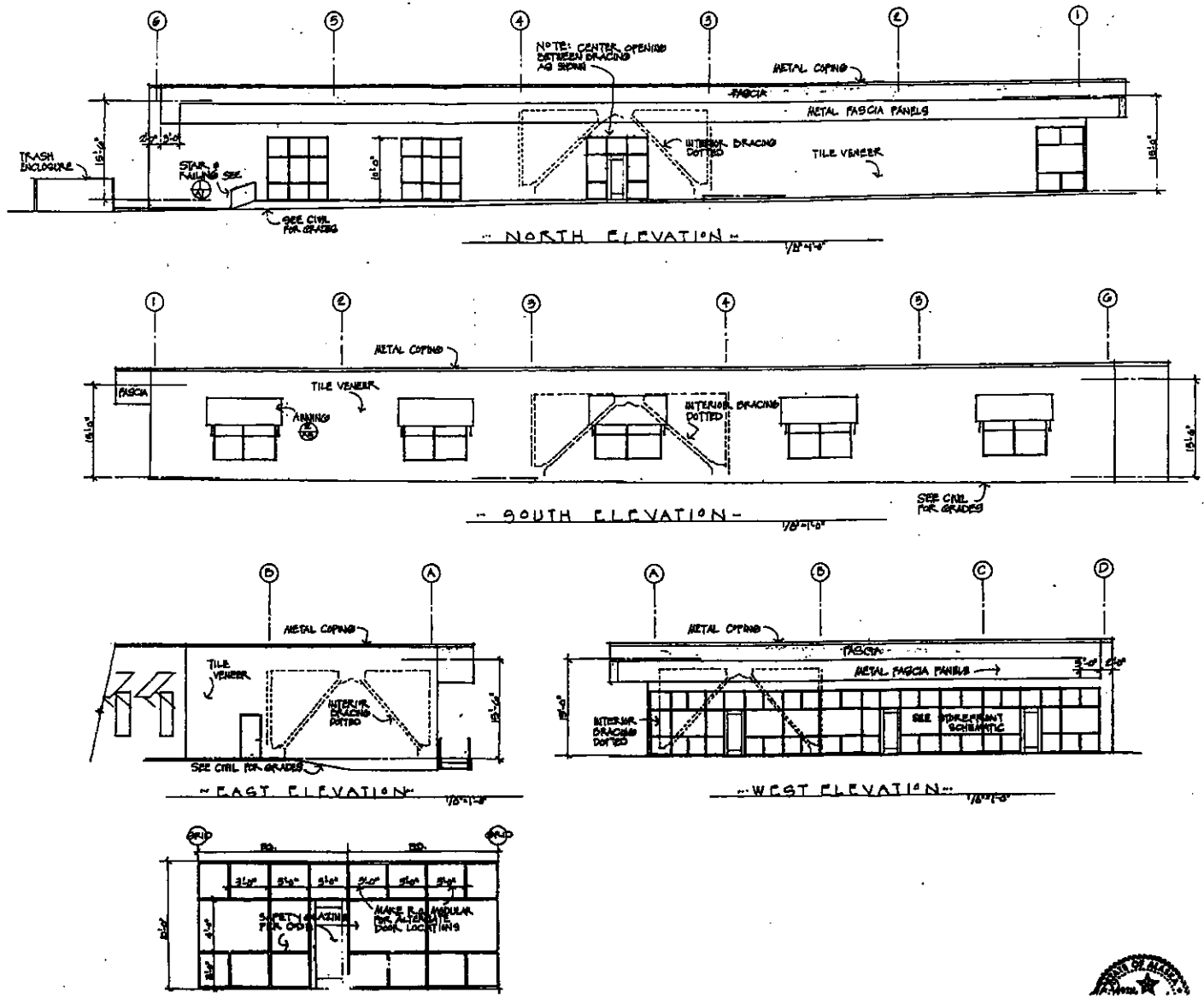
STATE OF ALASKA
CRB
CS-7007
6-1-06

ENTERPR
ENGINEERIN

DRAWING TITLE
SITE PLAN & PLOT

DWG NO.
C-1

052

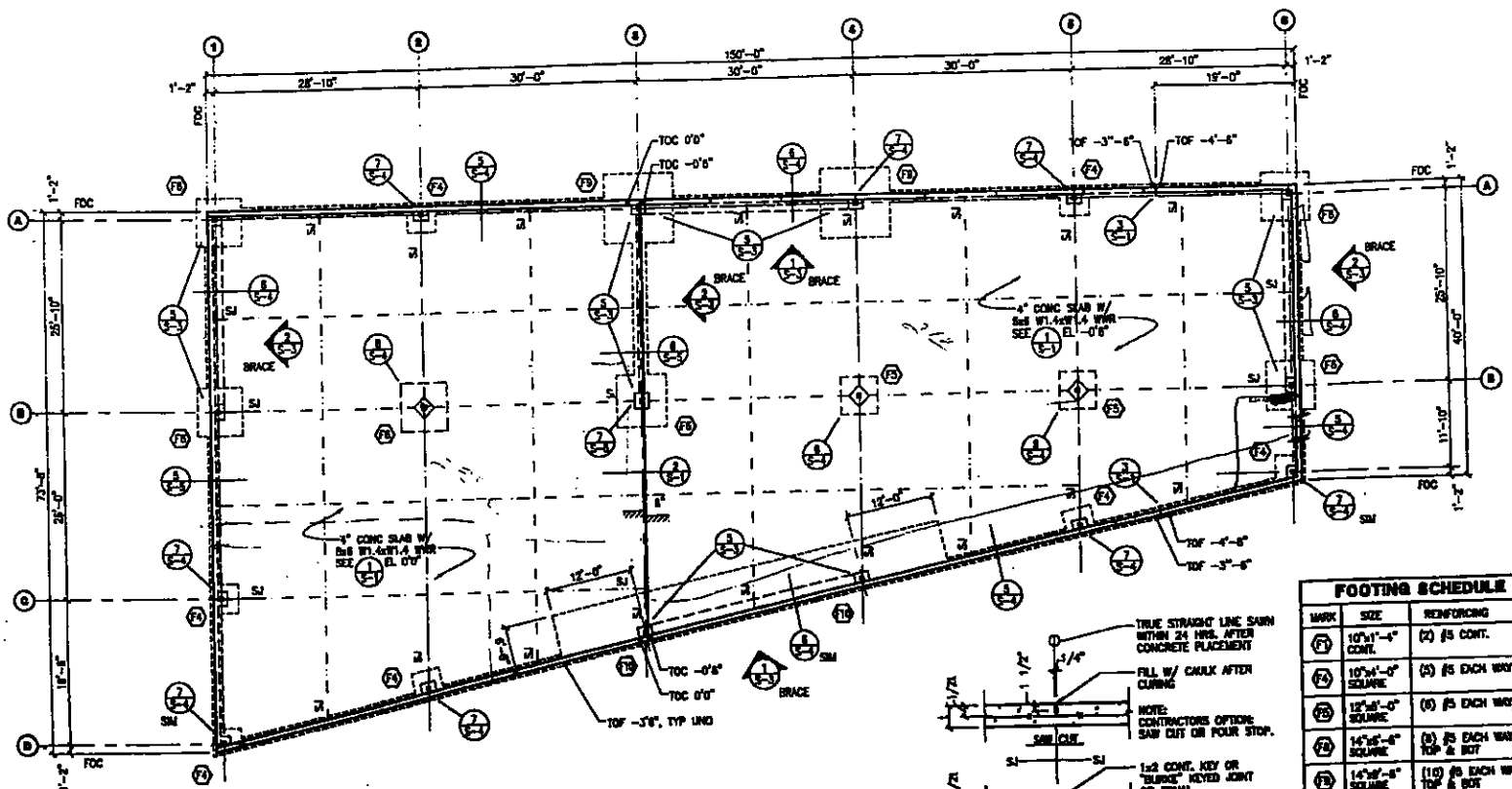


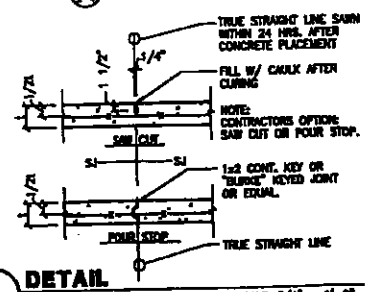
O'MALLEY PLAZA

Cole & Thompson Architects

DRAWN GPD
CHECKED BO
DATE 2/6/
SHEET NO. 05

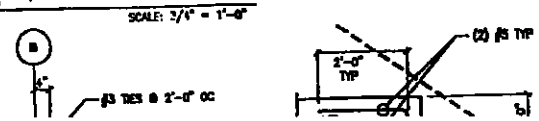
053





1 **DETAIL**

SCALE: 3/4" = 1'-0"



FOOTING SCHEDULE

MARK	SIZE	REINFORCING	DETAIL
F1	10"x1'-4" CONT.	(2) #5 CONT.	5/S-1
F4	10"x1'-0" SQUARE	(5) #5 EACH WAY	7/S-1
F5	12"x6'-0" SQUARE	(6) #5 EACH WAY	8/S-1
F6	14"x6'-6" SQUARE	(8) #5 EACH WAY TOP & BOT	7/S-1 SIM 8/S-1 SIM
F9	14"x6'-6" SQUARE	(10) #5 EACH WAY TOP & BOT	7/S-1 SIM
F10	14"x6'-6" x LENGTH	#5 @ 12" OC EA WAY BOT #5 @ 12" OC EA WAY TOP	7/S-1 SIM

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

New Liquor License

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

This application is for:
- ☐ Seasonal – Two 6-month periods in each year of the biennial period beginning _____ (Mo/Day) and ending _____ (Mo/Day)
- ☒ Full 2-year period

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

			FEES
License Year: 2007	License Type: Restaurant / Eating Place	Statute Reference Sec. 04.11. 100	License Fee: $600.00
(Office Use Only) License #:			Filing Fee: $100.00
Local Governing Body: (City, Borough or Unorganized) M.O.A.	Community Council Name(s) & Mailing Address: Ocean View		Fingerprint: 50.00 (59 per person) 118 -
Federal EIN or SSN: 20-8573972			Total Submitted: $
Name of Applicant (Corp/LLC/LP/LLP/Individual/Partnership): ALASKA'S TASTE OF THAI LLC	Doing Business As (Business Name): A TASTE OF THAI		Business Telephone Number: 907-344-6381
			Fax Number: 907-344-5360
Mailing Address: P.O. BOX 112627	Street Address or Location of Premise: SUITE #6 11109 OLD SEWARD HIGHWAY		Email Address: glenn@hwatt.com
City, State, Zip: ANCHORAGE, ALASKA 99511	ANCHORAGE, ALASKA 99511		

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

Closest school grounds — *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.
Closest church: — *Distance measured under:* ☐ AS 04.11.410 *OR* ☐ Local ordinance No.	☐ Premises is LESS than 50 miles from the boundaries of an incorporated city, borough, or unified municipality. ☒ Not applicable
Premises to be licensed is: ☐ Proposed building ☐ Existing facility ☒ New building	☒ Plans submitted to Fire Marshall (required for new & proposed buildings) ☐ Diagram of premises attached

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

Does any individual, corporate officer, director, imited 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.

Office use only

Date Approved	Director's Signature

Alcoholic Beverage Control Board
5848 E Tudor Rd
Anchorage AK 99507
PH: 907 269-0350 - FX: 907 272-9412

Liquor License

Licensee Information
www.dps.state.ak.us/abc

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)		Telephone Number	Fax Number
ALASKA'S TASTE OF THAI LLC		907-344-6381	907-344-5360
Corporate Mailing Address: BOX 112627	City ANCHORAGE	State ALASKA	Zip Code 99511
Name, Mailing Address and Telephone Number of Registered Agent		Date of Incorporation OR Certification with DCED	State of Incorporation
GLENN WATTS BOX 112176 Anch, AK 99511		Feb 2007	ALASKA

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

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

Name	Title L.L.C.	%	Home Address & Telephone Number	Work Telephone Number	Date of Birth
GLENN WATTS	Partner	50%	141 PACIFIC VIEW DR.	344-6381	12-13-51
PANIDA WATTS	Partner	50%	141 Pacific View Dr	345-3103	08-13-69

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

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

Name: GLENN WATTS Address: 141 Pacific View Dr Home Phone: 907-345-3103 Work Phone: 907-344-6381	Applicant ☒ Affiliate ☐ Date of Birth: 12-13-1951	Name: Address: Home Phone: Work Phone:	Applicant ☐ Affiliate ☐ Date of Birth:
Name: PANIDA WATTS Address: 141 Pacific View Dr. Home Phone: 907-344-6381 Work Phone: 907-345-3103	Applicant ☒ Affiliate ☐ Date of Birth: 08-13-1969	Name: Address: Home Phone: Work Phone:	Applicant ☐ Affiliate ☐ 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: Glenn L. Watts	Signature: Pany Watts
Name & Title (Please Print): GLENN L. WATTS, JT OWNER / MANAGER	Name & Title (Please Print): PANIDA WATTS JT OWNER
Subscribed and sworn to before me this 28 day of June, 2007.	Subscribed and sworn to before me this 28 day of June, 2007
Notary Public in and for the State of Alaska	Notary Public in and for the State of Alaska
My commission expires: My Commission Expires: December 17, 2009	My commission expires: My Commission Expires: December 17, 2009

STATE OF ALASKA
ALCOHOLIC BEVERAGE CONTROL BOARD

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

POSTING AFFIDAVIT

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

1. a. Posting of application for a new Restaurant Eating Place liquor license

for ALASKA'S TASTE OF THAI LLC.,

located at 11109 OLD SEWARD HIGHWAY SUITE #6
(address and/or location)

OR

b. Posting of application for transfer of a NA 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:

JUNE 29, 2007 to July 12, 2007.

*** 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 11109 OLD SEWARD HIGHWAY SUITE #6

b. Other conspicuous location in the area CARR'S HUFFMAN (SAFEWAY) Community Bulletin Board

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. (X) 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.

Glenn L. Watts
(signature)

SUBSCRIBED and SWORN to me this 12 day of July, 2007.

C. Watts
Notary Public in and for Alaska
My commission expires: My Commission Expires: December 17, 2009

056

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
ALASKA'S TASTE OF THAI LLC	A TASTE OF THAI
11109 OLD SEWARD Hwy SUITE 6	11109 OLD SEWARD Hwy SUITE 6
Anchorage, ALASKA 99515	Anchorage, Alaska 99515

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
NONE			

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

Signature of Applicant/Transferee

Glenn L. Watts

7-12-2007

Date

Subscribed and sworn to before me this

12 Day of July 2007

Notary Public in and for the State of Alaska

My commission expires My Commission Expires: December 17, 2009

057

04-908 (REV. 9/98)

CONFIDENTIAL

STATE OF ALASKA
ALCOHOLIC BEVERAGE CONTROL BOAR
APPLICATION FOR RESTAURANT DESIGNATION PERMIT - AS 04.16.049 & 15 AAC 104.715-794
FEE: $50.00

The granting of this permit allows access of persons under 21 years of age to designated licensed premises for purposes of dining, and 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 X Under AS 04.16.010(c) Bona fide restaurant/eating place.
2 X Persons between 16 & 21 may dine unaccompanied.
3 X Persons under 16 may dine accompanied by a person 21 years or older.
4 X Persons between 16 and 19 years may be employed. (See note below).

LICENSEE: ALASKA'S TASTE OF THAI L.L.C.

D/B/A: A TASTE OF THAI

ADDRESS: 11109 OLD Seward Highway Suite #6

1. Hours of Operation: 11 AM to 9 PM Telephone # 907-344-6381
2. Have police ever been called to your premises by you or anyone else for any reason: [ ] Yes [X] No
If yes, date(s) and explanation(s).

3. Duties of employment: Food Service Wash Dishes Bus Tables
4. Are video games available to the public on your premises? NO
5. Do you provide entertainment: [ ] Yes [X] No If yes, describe.
6. How is food served? X Table Service ____ Buffet Service ____ Counter Service ____ Other*
7. Is the owner, manager, or assistant manager always present during business hours? [X] 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.

Glenn L. Watts
Applicant(s) signature

Subscribed and sworn to before me this 5th day of June, 2007

Notary Public in and for Alaska

My Commission expires My Commission Expires December 17, 2009

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

Date:

Director, ABC Board

Date:

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

* Describe how food is served on back of form.

STATE OF ALASKA
ALCOHOL BEVERAGE CONTROL BOARD
Licensed Premises Diagram

INSTRUCTIONS: [illegible]
show all entrances and exits, and all fixtures such as tables, booths, games, counters, bars, coolers, stages, etc

DBA: A TASTE OF THAI

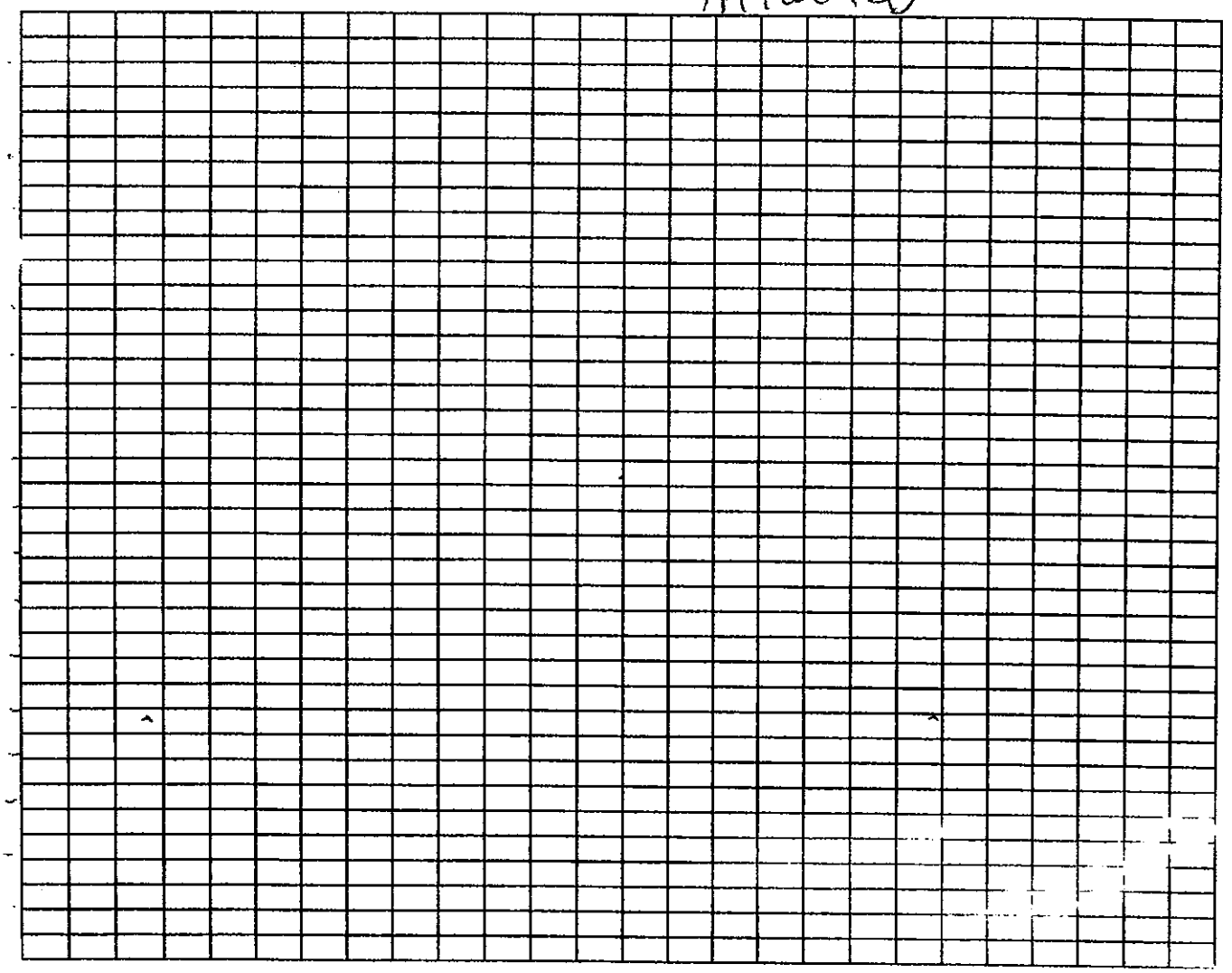
PREMISES LOCATION: 1164 OLD SEWARD HIGHWAY SUITE 6

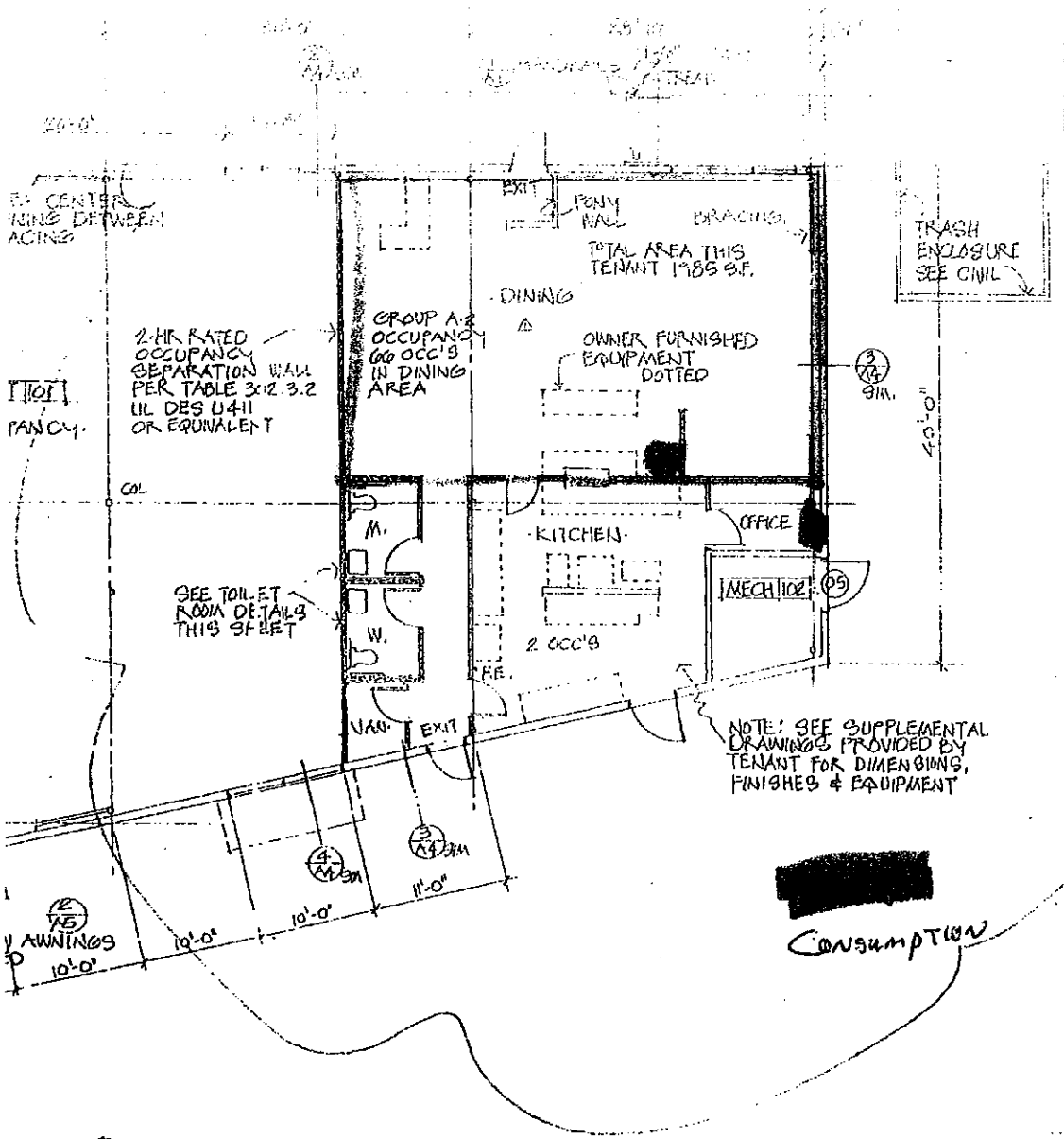
Indicate scale by x after appropriate statement or show length and width of premises _____ 1 SQ. = 4 FT.

SCALE A: _____ 1 SQ. = 1 FT. SCALE B:

Length and width of premises in feet: 40' 0" X 40' 0"

Outline the area to be designated for sale, service, storage, and consumption of alcoholic beverages in red.
DO NOT USE BLUE INK OR PENCIL ON THIS DIAGRAM. ATTACHED





O'MALLEY PLAZA

W E S

FLOOR PLAN

1/8"=1'-0"

SUBMITTAL 07-5347/MGM 9

RESTAURANT TENANT IMPROVEMENT
BUILDING CODE NOTES
2003 IBC
Occupancy Group B/M and A-2
Single Story

Total Building Area	8520sf
Area This Tenant Improvement	1985sf

Type V-B Construction, Non Sprinkled
Occupant Load This Tenant Improvement
Dining Area 66
Kitchen 2

REVISED 5 APRIL '07 (HAIR SALON T.I.)

Cole & Thompson Architects
712 M STREET, SUITE 101 ANCHORAGE, ALASKA 99501 (907)279-2554

DRAWN GORDS
CHECKED

Advertising Receipt

Alaska Journal of Commerce
301 Arctic Slope Avenue
Suite 350
Anchorage, AK 99518

Phone: (907) 275-2167
Fax: (907) 275-2176

Glenn Watts
P.O. Box 112176
Anchorage , AK 99511

Acct #: 15110292
Ad #: 00076707
Phone: (907)344-6381
Date: 07/02/2007
Ad taker: AH **Salesperson:**

Classification: 4635

Description	Start	Stop	Ins.	Cost/Day	Extras	Total
Watts IO#07-0983	07/15/2007	07/15/2007	1	37.62	0.00	37.62

Ad Text:

Under 13 AAC 104.125(e), notice by radio may not substitute for newspaper notice in the following areas: Municipality of Anchorage; City & Borough of Juneau, and Fairbanks North Star Borough.

Alaska's Taste of Thai, LLC is making application for a new 0411.100 liquor license, doing business as A Taste of Thai located at 11109 Old Seward Highway Suite #6, Anchorage, Alaska 99515.
The following statement must be included in all public advertisements: 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.
Pub: 7/15, 2007
IO#07-0983

Payment Reference:

Total:	37.62
Tax:	0.00
Net:	37.62
Prepaid:	0.00
Total Due	37.62

062

ALASKA
Journal of Commerce

Public Notices
FILE NO:
Ad#: 00076707

Watts IO#07-0983

AFFIDAVIT OF PUBLICATION

UNITED STATES OF AMERICA, STATE OF ALASKA, THIRD DISTRICT BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC THIS DAY PERSONALLY APPEARED Lara Bickford WHO, BEING FIRST DULY SWORN, ACCORDING TO THE LAW, SAYS THAT SHE IS THE Business Manager OF THE ALASKA JOURNAL OF COMMERCE PUBLISHED AT 301 ARTIC SLOPE AVENUE, SUITE 350, IN SAID THIRD DISTRICT AND STATE OF ALASKA AND THAT ADVERTISEMENT, OF WHICH THE ANNEXED IS A TRUE COPY, WHICH WAS PUBLISHED IN SAID PUBLICATION APPEARING ON THE

07/15/2007
15th DAY OF JULY 2007

AND THERE AFTER FOR **1** CONSECUTIVE WEEK(S) AND THE LAST PUBLICATION APPEARING ON

07/15/2007
15th DAY OF JULY 2007

Lara Bickford
Business Manager

SUBSCRIBED AND SWORN BEFORE ME THIS 17th DAY OF July 2007

Shay Motsinger

NOTARY PUBLIC STATE OF ALASKA
MY COMMISSION EXPIRES 10/2/10

NOTARY PUBLIC
SHAY MOTSINGER
STATE OF ALASKA
My Commission Expires October 2, 20[illegible]

ATTACH PROOF OF PUBLICATION HERE

Under 13 AAC 104.125(e), notice by radio may not substitute for newspaper notice in the following areas: Municipality of Anchorage; City & Borough of Juneau, and Fairbanks North Star Borough.

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Pub: 7/15, 2007

IO#07-0983

Format for Advertising

New Applications
13 AAC 104.125

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 completed within the sixty (60) days immediately preceding the filing of the application.

Under 13 AAC 104.125(e), notice by radio MAY NOT substitute for newspaper notice in the following areas: Municipality of Anchorage; City & Borough of Juneau, and Fairbanks North Star Borough.

ALASKA'S TASTE OF THAI LLC
Applicant [Individual(s); Partners; Corporation; or, Limited Liability Organization]

is making application for a new 0411.100
[Type of License & Statute Reference Number]

liquor license, doing business as A TASTE OF THAI
[Name of Establishment}

located at 11109 OLD SEWARD HIGHWAY SUITE #6
[Premise Address & City]
ANCHORAGE, ALASKA 99515

The following statement must be included in all public advertisements:

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.

Journal of Commerce

Public Notices

FILE NO: Watts IO#07-0258

Ad#: 00067846

AFFIDAVIT OF PUBLICATION

UNITED STATES OF AMERICA, STATE OF ALASKA, THIRD DISTRICT BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC THIS DAY PERSONALLY APPEARED Jeff Jones WHO, BEING FIRST DULY SWORN, ACCORDING TO THE LAW, SAYS THAT SHE IS THE Publisher OF THE ALASKA JOURNAL OF COMMERCE PUBLISHED AT 301 ARTIC SLOPE AVENUE, SUITE 350, IN SAID THIRD DISTRICT AND STATE OF ALASKA AND THAT ADVERTISEMENT, OF WHICH THE ANNEXED IS A TRUE COPY, WHICH WAS PUBLISHED IN SAID PUBLICATION APPEARING ON THE

02/25/2007
25th DAY OF FEBRUARY 2007

AND THERE AFTER FOR **4** CONSECUTIVE WEEK(S) AND THE LAST PUBLICATION APPEARING ON

03/18/2007
18th DAY OF MARCH 2007

Jeff Jones
Publisher

SUBSCRIBED AND SWORN BEFORE ME THIS 21st DAY OF March 2007

Shay Motsinger

NOTARY PUBLIC STATE OF ALASKA
MY COMMISSION EXPIRES 1/14/09

NOTARY PUBLIC
SHAY MOTSINGER
STATE OF ALASKA
My Commission Expires October 2, 2010

ATTACH PROOF OF PUBLICATION HERE

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Pub: 2/25, 3/4, 11 & 18 2007
IO#07-0258

Alaska Journal of Commerce

Public Notices
FILE NO: Watts IO#07-0258
Ad#: 00067846

AFFIDAVIT OF PUBLICATION

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NOTARY PUBLIC STATE OF ALASKA
MY COMMISSION EXPIRES 1/14/09

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Pub: 2/25 3/4, 11 & 18, 2007
IO#07-0258

APPLICANT

LEAVE BLANK

TYPE OR PRINT ALL INFORMATION IN BLACK

LAST NAME NAM FIRST NAME

WATTS GLENN L

X Glenn L. Watts

AKASTD100
FPS
ANCHORAGE, AK

141 PACIFIC VIEW DR
ANCHORAGE AK 99515

1290

US

12/13/1951

M W 600 200 GRN BRO ID

06/09/2007 CHRISTIANSEN,AMY
OID-123

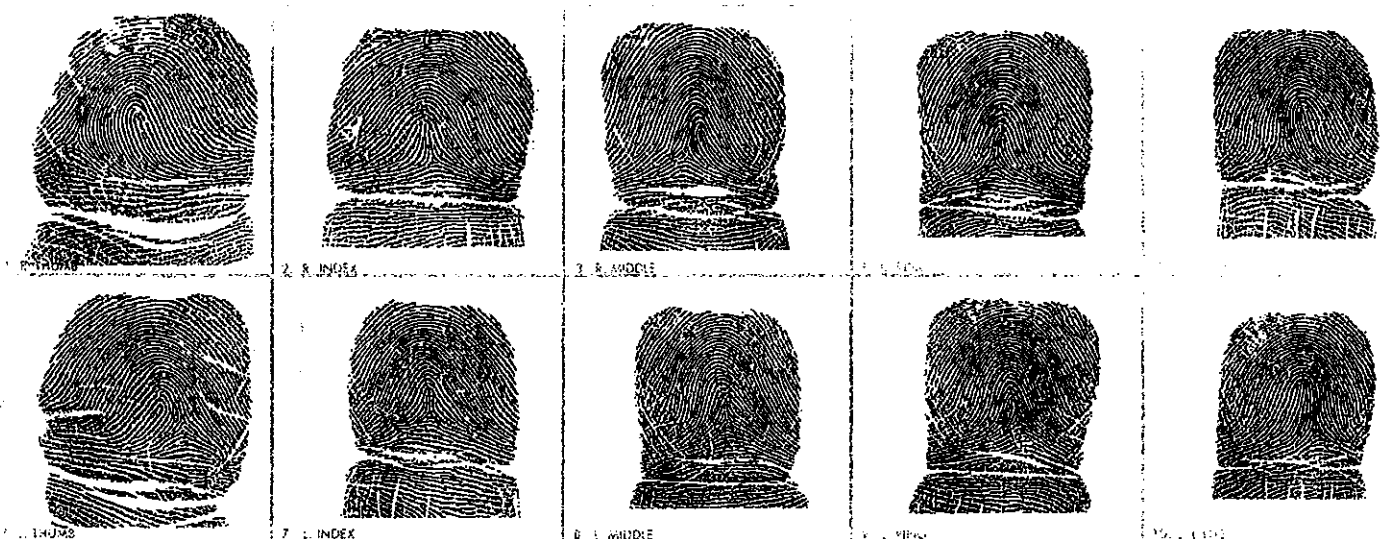
CLIENT ID:1290
LIC AGY:
TCN:AK20070609134224LS03

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

Application for liquor license
AS 04.11.295

[redacted]

[redacted]



Cross Match Technologies LS1000T
Scanner IDD

00025034 2007
Scanner SN

06/09/2007
13:46:26

Phaser 4500N PS PHASER 4500N PS PMT303290F 6/9/2007 1:51:08 PM

APPLICANT

LEAVE BLANK

TYPE OR PRINT ALL INFORMATION IN BLACK

LAST NAME NAM FIRST NAME

WATTS GLENN L

Glenn L. Watts

ALIAS NAME

1290

AKASTD100
DPS
ANCHORAGE, AK

12/13/1951

141 PACIFIC VIEW DR
ANCHORAGE AK 99515

US

M W 600 200 GRN BRO ID

CLIENT ID:1290
LIC AGY:
TCN:AK20070609134224LS03

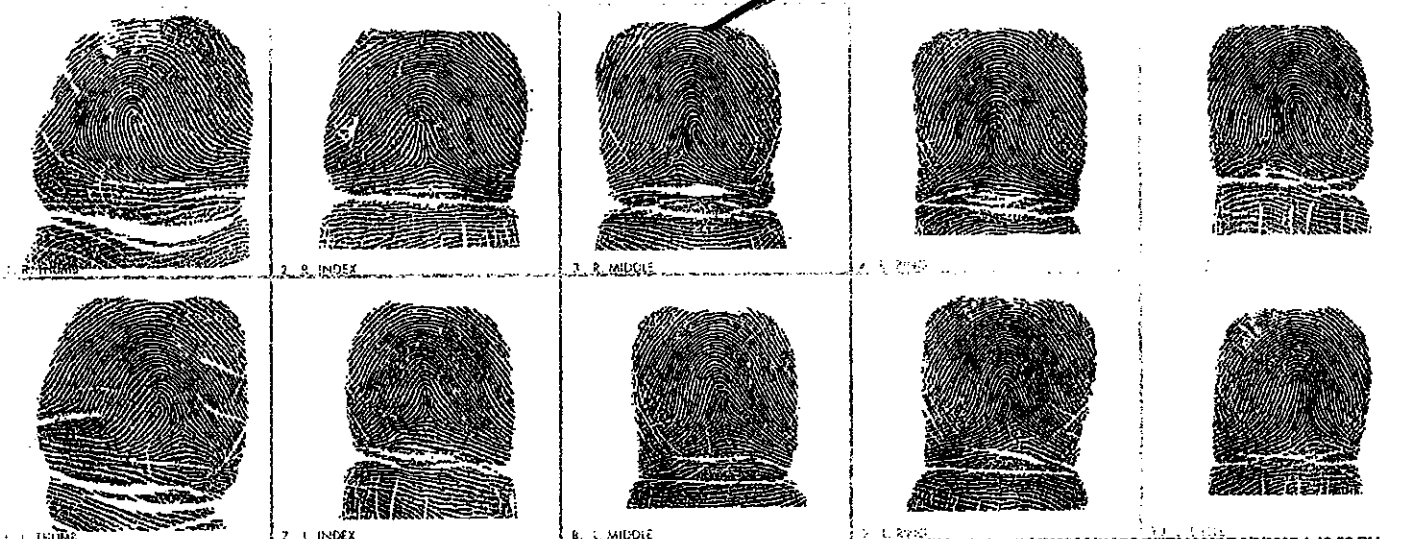
06/09/2007 CHRISTIANSEN,AMY
OID-123

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

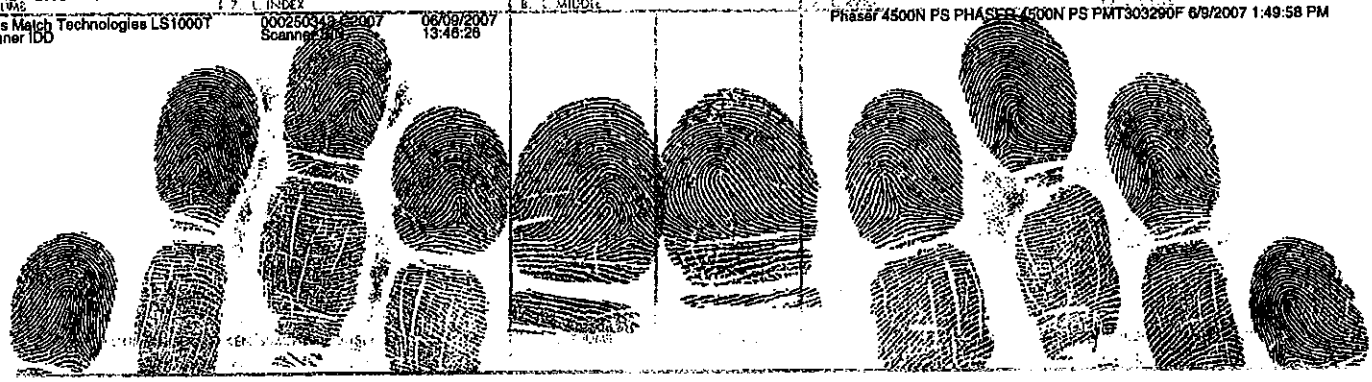
Application for liquor license
AS 04.11.295

[redacted]

[redacted]



Cross Match Technologies LS1000T Scanner IDD 00025034 [illegible]2007 Scanner [illegible] 06/09/2007 13:46:26 Phaser 4500N PS PHASER 4500N PS PMT303290F 6/9/2007 1:49:58 PM



068

LEAVE BLANK

APPLICANT

x Panida Watts

WATTS, PANIDA

1290

AKASTO100
DPS
ANCHORAGE, AK

141 PACIFIC VIEW DRIVE ANCHORAGE AK 99515

19690813

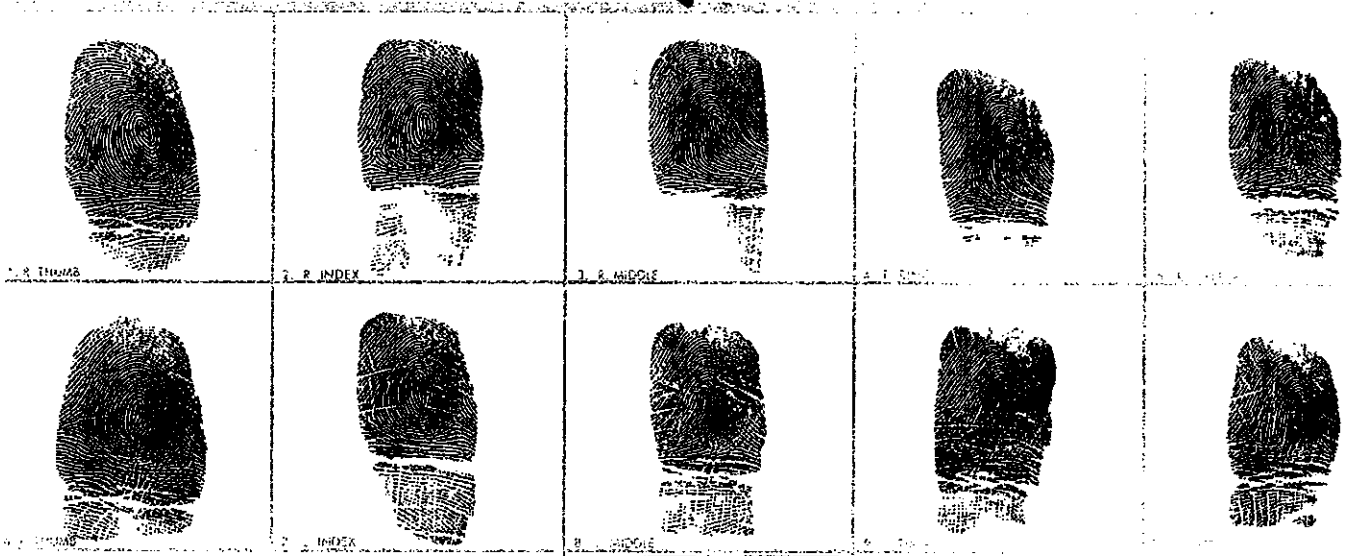
TH F A 501 116 BRO BLK TH

20070416 SONIA BUCCILLI

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

Application for liquor license
AS 04.11.295

[redacted]



CMT ID1000 22493

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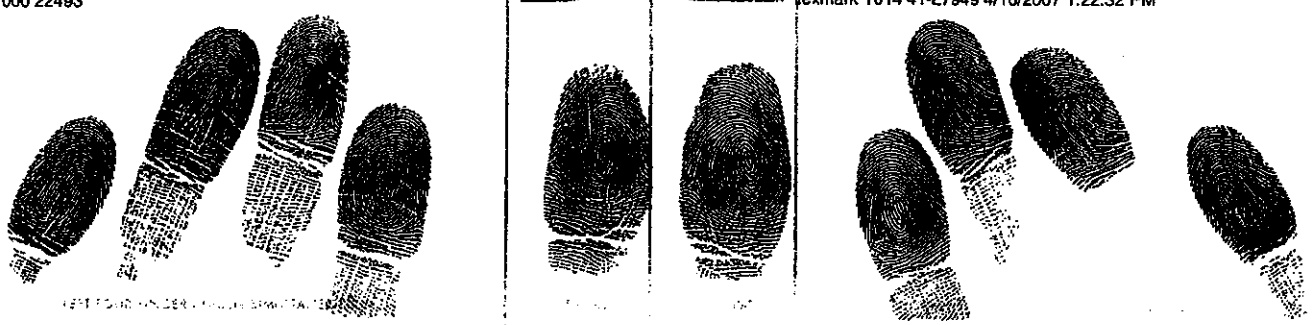


069

APPLICANT

WATTS, PANIDA

1290

AKASTO10D
DPS
ANCHORAGE, AK

141 PACIFIC VIEW DRIVE ANCHORAGE AK 99515

19690813

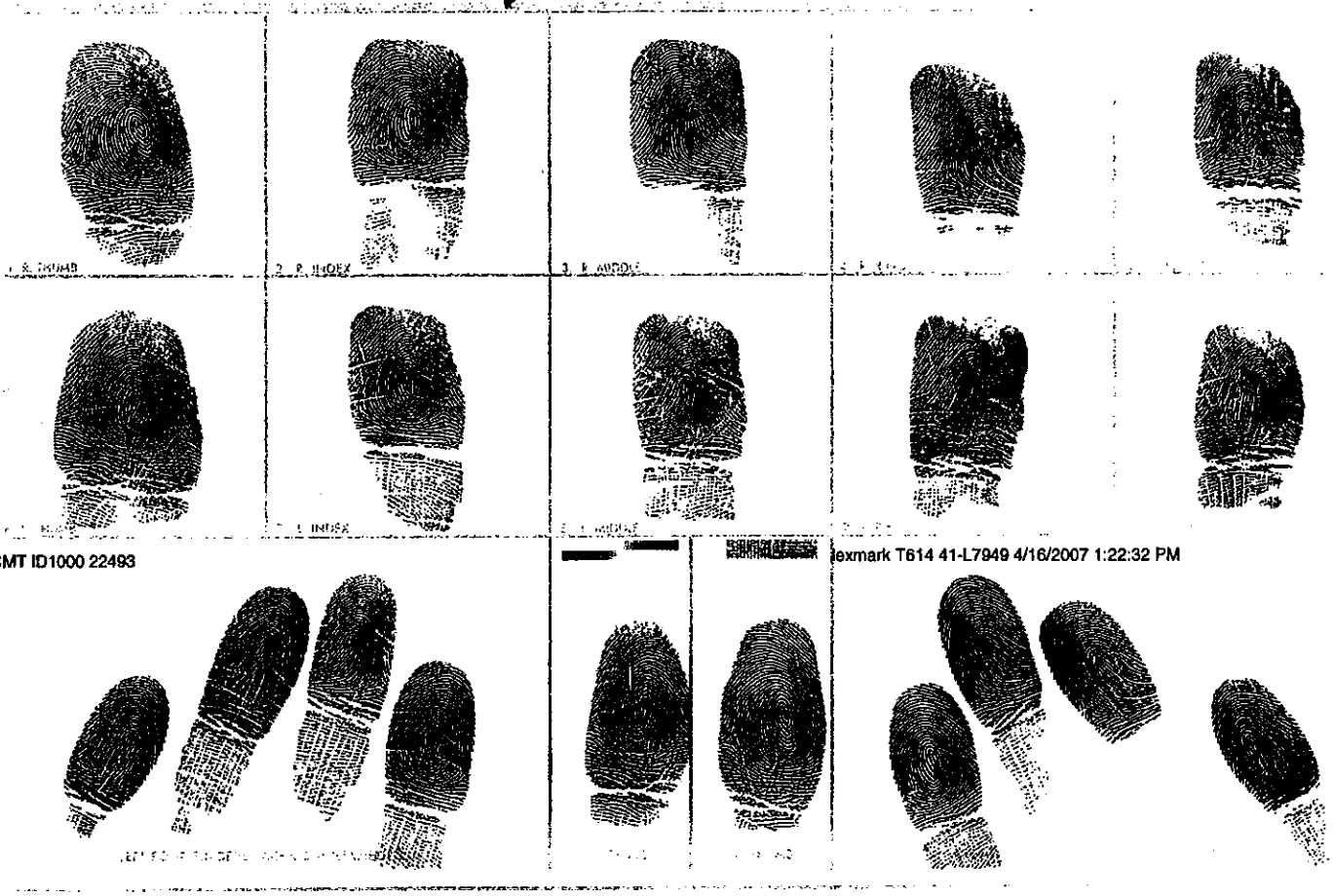
TH F A 501 116 BRO BLK TH

20070416 SONIA BUCCILLI

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

Application for liquor license
AS 04.11.295

[redacted]



CMT ID1000 22493

lexmark T614 41-L7949 4/16/2007 1:22:32 PM

A Taste of Thai

HOURS

Monday - Thursday 11 : 00 am. - 9 :00 pm.

Friday - Saturday 11 : 00 am. - 10 :00 pm.

Closed on Sunday

Appetizers

Thai Egg Rolls [illegible]

Fresh Spring Rolls [illegible]
[illegible]

Chicken Satay $ 8.95
marinated of chicken [illegible]
peanut sauce

Crispy ToFu $ 8.95
pieces of deep - fried tofu served with cucumber salad and peanut sauce

Thai Toast (popular dish) $ 9.95
deep - fried of toast patties topped with ground pork and shrimp

Mee Grop $ 9.95
crispy noodles with chicken and shrimps bean sprouts, topped with sweet & sour sauce

Stuffed Rolls (one of the best) $ 9.95
steamed of rice flour stuffed with ground pork, mushrooms, onion served with sweet & sour peanut sauce

The Heavens Beef $ 9.95
deep - fried of special seasoned of beef jerky served with tomatoes, cucumber

Sampler Platter $ 14.95
includes orders of thai rolls, fresh rolls, thai toast and crispy tofu

Salads

[illegible]

Thai Salad

[illegible]

Yam Yai

Salad of romaine lettuce, cucumber, onion, mango, tomato, egg topped with your choice of fried or the spicy sweet & sour lime dressing.

Larb **

Classic spicy thai traditional salad with roasted rice powder, onion, ground chili and lime juice served with fresh vegetable your choice of meat.

Crying Tiger ..... $ 14.95

grilled beef marinated in spicy lime sauce, roasted rice served with a side of cucumber tomatoes your choice of meat.

Noodle Salad *

crystal bean - thread noodle, red onions, cilantro, peanuts, lime juice, pickled garlic cooked in a chili paste your choice of meat.

Crispy Fish (one of the best) ..... $ 12.95

deep - fried of ground catfish topped with fresh mango, pary nuts, served with garlic - lime dressing.

Yam Seafood ** ..... $ 14.95

shrimps, callops, calamari, lemongrass, onion in spice lime dressing served with lettuce cucumber and tomatoes.

Beef in the House ..... $ 14.95

beef in the special sauce, cucumber, tomatoes, rice noodles, cilantro "Creat Your Ownbite"

Dinner

[illegible]

vegetarian tofu	$ 12.95	[illegible]	$ 12.95
shrimp	$ 14.95	[illegible]	$ 18.95

Thai Basil *

stir - fried with [illegible]
your choice of meat or veg. tofu

Fresh Ginger Sauce

your choice of meat stir - fried with shredded ginger [illegible]

Garlic and Pepper Corn *

stir - fried garlic & pepper corn in the soy sauce served with sauté vegetable
your choice of meat

Sweet and Sour Sauce

your choice of meat stir - fried with tomatoes, pineapple chunks, [illegible]
and cucumber.

Cashew Nut

cashews, whole dried chilis, onion and your choice of meat stir - fried
in a mild chili paste.

Swimming Angel

your choice of meat or ToFu stir - fried spinach, broccoli, carrots, topped with
thai peanut sauce.

Broccoli in Oyster Sauce

your choice of meat or tofu stir - fried with broccoli in oyster sauce.

A Taste of Thai Special

stir - fried assorted mixed vegetable with your choice of meat or tofu.

Pad Ped **

stir - fried bamboo shoots, bell pepper, onion, chitake mushrooms, in the red curry
paste choice of meat.

Specialtics

A. Three Flavor Fish

[illegible]

[illegible]

B. Royal Curry $ [illegible]

shrimps & alloips, calamari [illegible] curry powder sauce.

C. Spicy Duck * $ 17.95

roasted of duck lightly breaded and deepfried topped with red [illegible] milk sauce

D. Garlic Halibut * $ 20.00

steamed halibut topped with garlic & pepper corn sauce served saute of vegetable

E. Seafood Platter $ 20.00

shrimps & alloips, calamari served in a flavorful house sauce and asparagus, shiitake mushrooms.

F. Fish in Red Curry ** $ 20.00

your choice of salmon or halibut fillets served in a red curry with bell peppers and kaffir leaves.

all served with Jasmine Rice

EXTRA

Steamed Jasmine Rice	**$ 2.50**	**per cup**
Cucumber Salad	**$ 3.00**	**per cup**
Sticy Rice	**$ 5.00**	**Per basket**

5

POSTING

AFFIDAVIT

Fax to Angela Chambers
343-7927

AFFIDAVIT OF POSTING

CASE NUMBER: 2007-146

I, Glenn L. Watts hereby certify that I have posted a **Notice of Public Hearing** as prescribed by Anchorage Municipal Code 21.15.005 on the property that I have petitioned for Alaska's Taste of Thai LLC The notice was posted on August 31, 2007 which is at least 21 days prior to the public hearing on this petition. I acknowledge this Notice(s) must be posted in plain sight and displayed until all public hearings have been completed.

Affirmed and signed this 4th day of Sept., 2007

Glenn L. Watts
Signature

LEGAL DESCRIPTION

Tract or Lot 1 B-2

Block 3

Subdivision South Center

jw G:\CPD\Public\FORMS\OtherDoc\AOP.DOC

6

HISTORICAL INFORMATION

PARCEL INFORMATION

APPRAISAL INFORMATION

Legal SOUTH CENTER
BLK 3 LT 1B-2

Parcel 016-091-41-000
Owner HWS PROPERTIES LLC

[redacted]

 # Descr OFFICE BLDG LOW RISE 1-4
Site Addr 11109 OLD SEWARD HWY

PO BOX 112627
ANCHORAGE AK 99511 2627

RELATED CAMA PARCELS

Related Parcel(s)	XRef Type	Leased Parcels
[redacted]	[redacted]	[redacted]

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

[redacted]

Case Number 2007-146 **# of Parcels** 1 **Hearing Date** 07/23/2007
Case Type Assembly conditional use for a restaurant serving alcohol
Legal An alcoholic beverage conditional use for a restaurant license, Alaska's Taste of Thai Restaurant. South Center Subdivision, Block 3, Lot 1B-2. Located at 11109 Old Seward Highway.

PLAT

[redacted]

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

PERMITS

[redacted]

Permit Number 06 5788
Project O'MALLEY PLAZA
Work Desc 8520 sq ft
Use B BUSINESS

BZAP

[redacted]

Action No.
Action Date
Resolution **Status**
Type

ALCOHOL LICENSE

[redacted]

Business Address **Applicants Name**
Conditions [redacted]
License Type
Status

PARCEL INFORMATION

OWNER
HWS PROPERTIES LLC

PO BOX 112627
ANCHORAGE AK 99511 2627
Deed 2006 0003142
CHANGES: Deed Date Jan 17. 2006
Name Date Feb 08. 2006
Address Date Feb 08, 2006

PARCEL
Parcel ID 016-091-41-000
Status
Renumber ID 000-000-00-00000
Site Addr 11109 OLD SEWARD HWY
Comm Concl BAYSHORE/KLATT
Comments REF 016-091-31 NOW 016-091-40. 41 (05-183)

01

TAX INO
2007 Tax 8,199.10 Balance 0.00 District 003

LEGAL
SOUTH CENTER
BLK 3 LT 1B-2

Unit SQFT 27,724
Plat 050183
Zone B3 Grid SW2632

HISTORY

	Year	Building	Land	Total
Assmt Final	2005	0	0	0
Assmt Final	2006	0	277,200	277,200
Assmt Final	2007	156,400	407,500	563,900
Exemptions				0
State Credit				0
Tax Final				563,900

PROPERTY INFO

#	Type	Land Use
01	COMMERCIAL	OFFICE BLDG LOW RISE 1-4

SALES DATA

Mon	Year	Price	Source	Type
01	2006	415,000	OTHER	LAND SALE

LAND & COMMON PARCEL INFORMATION

APPRAISAL INFORMATION

Legal SOUTH CENTER
BLK 3 LT 1B-2

Parcel 016-091-41-000 **# 01 of 01**

Owner HWS PROPERTIES LLC

PO BOX 112627
ANCHORAGE AK 99511

Site Addr 11109 OLD SEWARD HWY

LAND INFORMATION

Land Use	OFFICE BLDG LOW RISE 1-4
Class	COMMERCIAL
Living Units	000
Community Council	01(BAYSHORE/KLATT
Entry: Year/Quality	12 2005 LAND ONLY
	01 2004 EXTERIOR
Access Quality	GOOD
Access Type	
Leasehold	(Y=Leasehold
Drainage	GOOD
Front Traffic	MEDIUM
Street	PAVED CURB & GUTTER
Topography	EVEN LEVEL
Utilities	PUBLIC WATER PUBLIC SEWER
Wellsite	
Wet Land	

CONDOMINIUM INFORMATION

Common Area	0
Undivided Interest	0.00

RESIDENTIAL INVENTORY

APPRAISAL INFORMATION

Legal SOUTH CENTER
Site Addr 11109 OLD SEWARD HWY
Property Info # Descr OFFICE BLDG LOW RI

Parcel 016-091-41-000 # 01 of 01
Owner HWS PROPERTIES LLC

01

RESIDENTIAL STRUCTURE INFORMATION

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

Grade
Cost&Design Factor
Condition

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

AREA

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

CONDOMINIUM INFO

Condo Style
Condo Level

ADDITIONS

Basement	1st Floor	2nd Floor	3rd Floor	Area

OTHER BUILDINGS & YARD IMPROVEMENTS

Type	Qty	Yr Built	Size	Grade	Condition

COMMERCIAL INVENTORY

APPRAISAL INFORMATION

Legal SOUTH CENTER
BLK 3 LT 1B-2

Parcel 016-091-41-000 # 01 of 01

Owner HWS PROPERTIES LLC

01

Site Addr 11109 OLD SEWARD HWY
Prop Info # OFFICE BLDG LOW RISE 1-4

PO BOX 112627
ANCHORAGE AK 99511

BUILDING INFORMATION

Structure Type LOW RISE OFFICE BLDG
Building SQFT 8,816
Year Built 2006 Effective Year Built 2006
Grade C

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

INTERIOR DATA

Floor	Level	Partitions	Heat System	Air Conditioner	Plumbing	Physical Condition	Functional
01	01	NORMAL	HOT AIR	UNIT	ADEQUATE	NORMAL	NORMAL

EXTERIOR DATA

Floor	Level	Size	Perim	Use Type	Hgt	Wall Type	Const Type
01	01	8,816	424	MULTI-USE OFFICE	13	GLASS & STEEL	WOOD JOIST(WD & STL)

BUILDING OTHER FEATURES - ATTACHED IMPROVEMENTS

Type	Qty	Size1	Size2

OTHER BUILDINGS AND YARD IMPROVEMENTS

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

BUILDING PERMIT INFORMATION

APPRAISAL INFORMATION

Legal SOUTH CENTER
BLK 3 LT 1B-2

Parcel 016-091-41-000 **# 01 of 01** **#** 01

Owner HWS PROPERTIES LLC

Prop Info # OFFICE BLDG LOW RISE 1-4
Site Addr 11109 OLD SEWARD HWY

PO BOX 112627
ANCHORAGE AK 99511

BUILDING PERMITS

Permit # 06 5788
07 5106
07 5113

Class Type C
Class Use B BUSINESS
Date Aug 03, 2006
Address 11109 OLD SEWARD HWY
Cond Occ/Occ Certification 20070715 | 20070713
Contract Type GENERAL CONTRACTOR
Name H WATT & SCOTT INC *R
E-mail
Phone (907) 344-5560
Fax (907) 344-5360
Address P.O. BOX 112627
City/State/Zip ANCHORAGE AK 99511-2627
Project O'MALLEY PLAZA

Sewer / Water PUBLIC | PUBLIC
Work Type NEW
Work Description 8520 sq ft

CASES

2007-146
2007-157

Case Number 2007-146
# of Parcels 1
Hearing Date Monday, July 23, 2007

PERMIT COMMENT

OWNER HISTORY

APPRAISAL INFORMATION

Legal SOUTH CENTER
BLK 3 LT 1B-2

Property Info # Descr OFFICE BLDG LOW RISE 1-4

Parcel 016-091-41-000 **# 01 of 01**

Site Adress 11109 OLD SEWARD HWY

01

Current 01/17/06
HWS PROPERTIES LLC

PO BOX 112627
ANCHORAGE AK 99511 2627

Prev
2003 0000 01/03/03
ALASKA LASER WASH INC

1515 E 5TH AVENUE
ANCHORAGE AK 99501

2nd
0000 0000 / /

3rd
0000 0000 / /

4th
0000 0000 / /

5th
0000 0000 / /

ON-SITE WATER \ WASTE WATER

APPRAISAL INFORMATION

Legal SOUTH CENTER
BLK 3 LT 1B-2

Parcel 016-091-41-000 # 01 of 01

Owner HWS PROPERTIES LLC

01

Site Addr 11109 OLD SEWARD HWY
Land Use OFFICE BLDG LOW RISE 1-4

PO BOX 112627
ANCHORAGE AK 99511

ON-SITE PERMITS

Permit Id

Permit Number
Date Issued
Permit Bedrooms
Permit Type ID
Private Well Request
Privy Request
Receipt #
Septic Tank Request
Status ID
Total Bedrooms

AS BUILT

AS Built Permit
Date Completed
Date Inspected
Well Permit Type
Well Depth
Well H2O Level
Well Yield
Well Distance to Septic
Well Distance to Absorp
Well Distance to Hold
Tank Type
Bedroom Count

SPECIAL ASSESSMENTS

APPRAISAL INFORMATION

Legal SOUTH CENTER
BLK 3 LT 1B-2

Parcel 016-091-41-000 **#** 01 **of** 01

Owner HWS PROPERTIES LLC

Site Addr 11109 OLD SEWARD HWY
Prop Info # OFFICE BLDG LOW RISE 1-4

PO BOX 112627
ANCHORAGE AK 99511

ASSESSMENT

Assessment 03
06

Description SEWER TRUNK
Assessment Area 27,723
Original Assessment 350.03
Original Principal 350.03
Annual Payment 350.03
YTD Payment 0.00
Delinquent Payment 0.00
Unbilled Payment 0.00

RESOLUTION

Resolution R48487
WMEA85

PLAT
050183

Status ACTIVE
Total Area 27,724

LAST PAYMENT INFORMATION

Date Monday, January 01, 2007
Principal 0.00
Payment 0.00
Delinquent Interest 0.00
Penalty 0.00
Bond Interest 0.00
Cost 0.00

Alcohol Existing License List Report

Case Number: 2007-146 ***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
01609134000 Tesoro Sports Ctr/BluelinePub	O'MALLEY ICE ARENA LLC O Malley Ice Arena LLC	11111 O'MALLEY CENTRE DRIVE 11111 O Malley Center Dr	ANCHORAGE 3968	AK B3	99515 Recreational Site
01612107000 Carlos' Fine Mexican Rest.	CARRILLO CARLOS C LIVING TRUST Carlos Fine Mex. Rest. Inc	15500 OLD SEWARD HWY 11401 Old Seward Hwy	ANCHORAGE 3538	AK B3	99516 Beverage Dispensary
01612118000 Bradley House, The	BRADLEY KAZUKO Nakada Corporation	PO BOX 110003 11321 Old Seward Hwy	ANCHORAGE 814	AK B3	99511 Beverage Dispensary

Alcohol Church and School List Report

Case Number: 2007-146 ***Description: 1000 feet***

Parcel	Parcel Owner Name	Parcel Site Address	Description

2007 146

Mon Jul 23, 13:48:40, 2007

Map: Parcels--Basic Layers

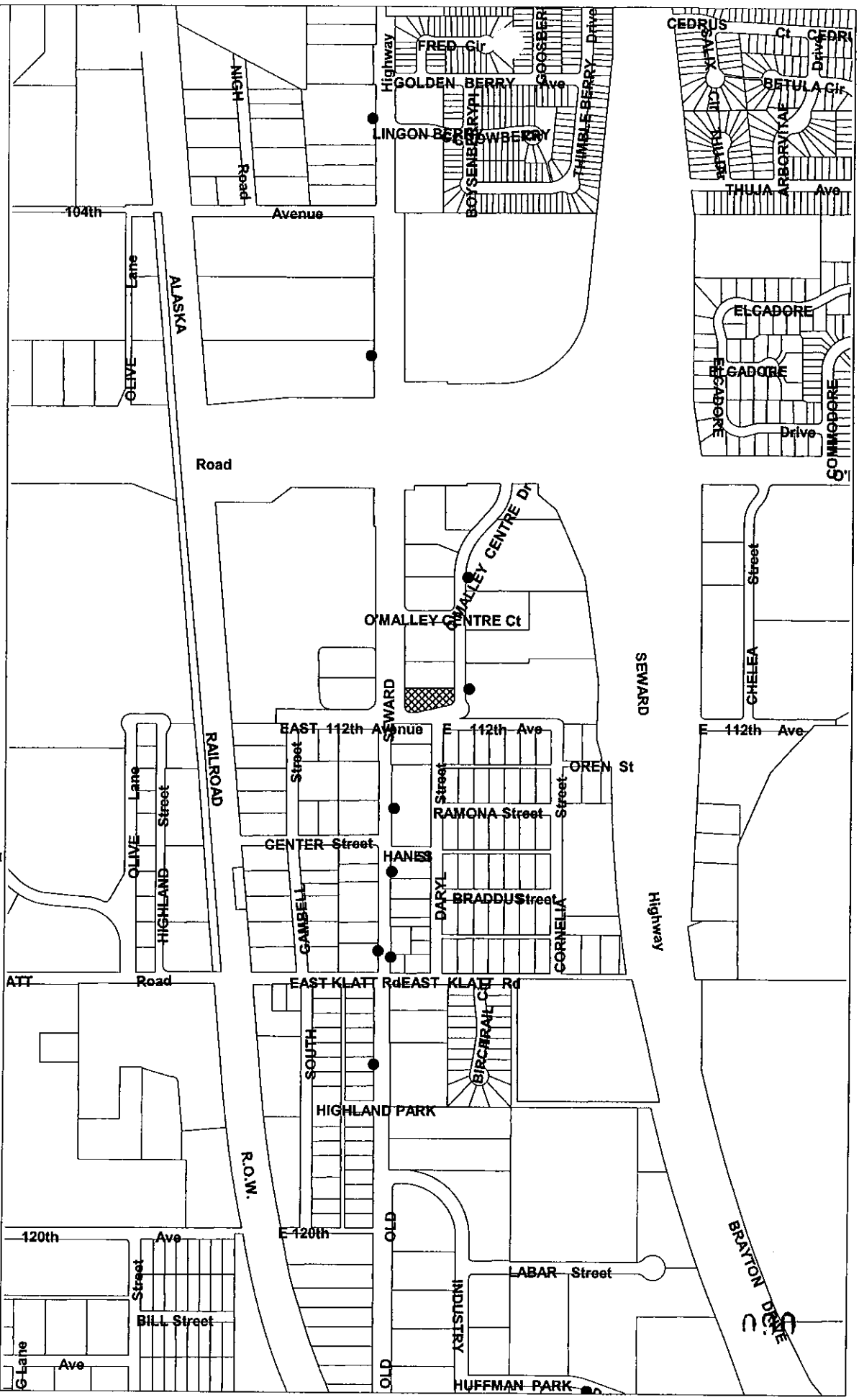
Scale 1:8000

Legend:

ALCOHOL

Txt STRNAME_BI_I

PARCELS



CityView™
Municipal Software Corporation

2007 146 1000 feet

Mon Jul 23, 13:49:39, 2007

Map: Parcels–Basic Layers

N

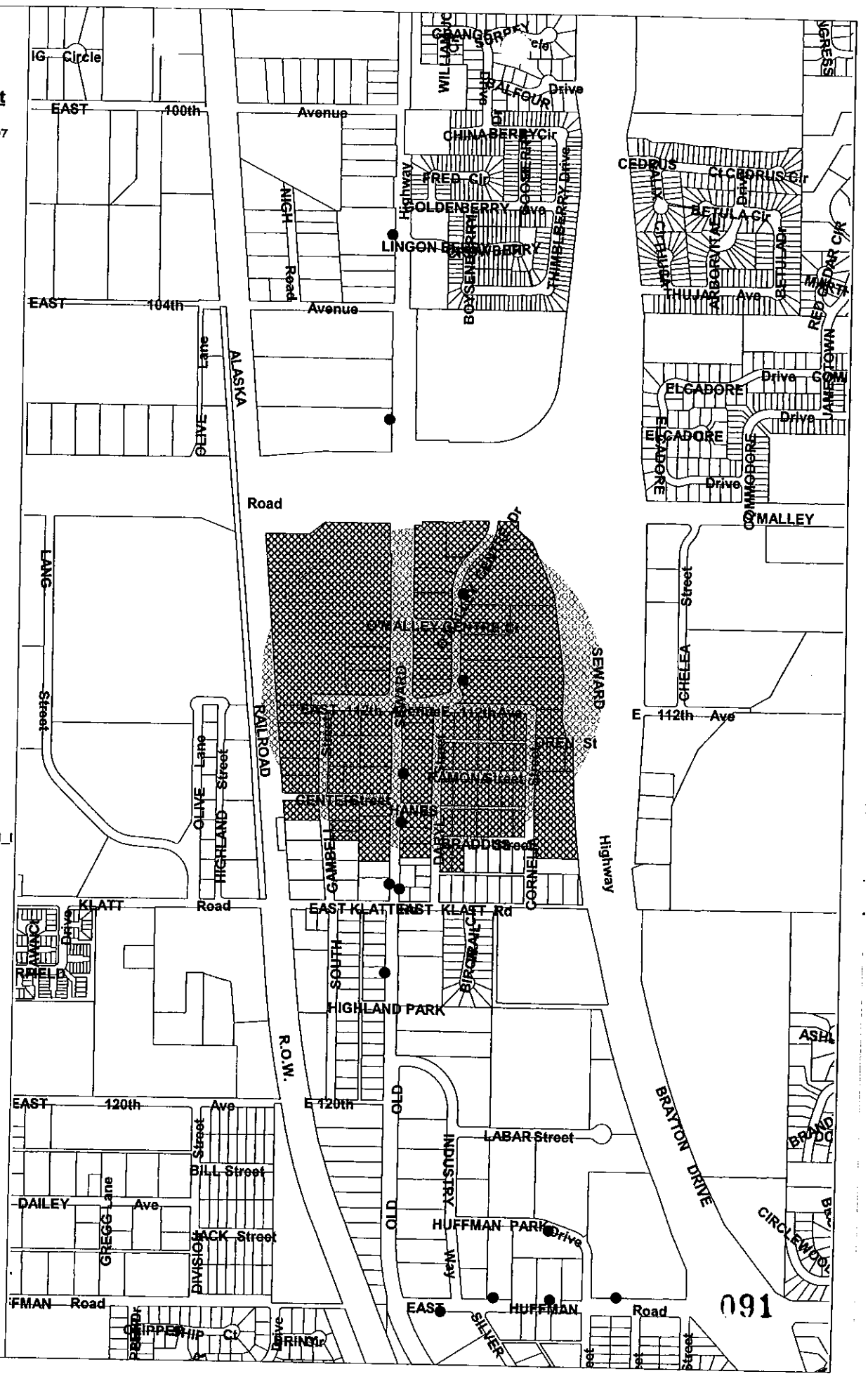
Scale 1:10000

Legend:

ALCOHOL

Txt STRNAME_BI_I

PARCELS



091

CityView™
Municipal Software Corporation

Content Information

Content ID : 005445

Type: AR_AllOther - All Other Resolutions

Title: ALCOHOLIC BEVERAGES CONDITIONAL USE IN THE B-3 (GENERAL BUSINESS) DISTRICT FOR A RESTAURANT/EATING PLACE USE PER AMC 21.40.180 D.8 FOR ALASKA'S TASTE OF THAI, LLC, D.B.A., "A TASTE OF THAI RESTAURANT."

Author: weaverjt

Initiating Dept: Planning

Description: ALCOHOLIC BEVERAGES CONDITIONAL USE IN THE B-3 (GENERAL BUSINESS) DISTRICT FOR A RESTAURANT/EATING PLACE USE PER AMC 21.40.180 D.8 FOR ALASKA'S TASTE OF THAI, LLC, D.B.A., "A TASTE OF THAI RESTAURANT."

Date Prepared: 9/11/07 11:37 AM

Director Name: Tom Nelson

Assembly Meeting Date MM/DD/YY: 9/25/07

Public Hearing Date MM/DD/YY: 9/25/07

Workflow History

Workflow Name	Action Date	Action	User	Security Group	Content ID
AllOtherARWorkflow	9/11/07 11:44 AM	Checkin	weaverjt	Public	005445
Planning_SubWorkflow	9/11/07 6:23 PM	Approve	nelsontp	Public	005445
ECD_SubWorkflow	9/12/07 11:18 AM	Approve	thomasm	Public	005445
MuniManager_SubWorkflow	9/14/07 10:51 AM	Approve	leblancdc	Public	005445
MuniMgrCoord_SubWorkflow	9/14/07 11:07 AM	Approve	maglaquijp	Public	005445