

Submitted by: Chair of the Assembly at
the Request of the Mayor
Prepared by: Planning Department
For reading: July 13, 2010

CLERK'S OFFICE

APPROVED

Date: 7-13-10 Anchorage, Alaska
AR 2010-202

1 A RESOLUTION OF THE ANCHORAGE MUNICIPAL ASSEMBLY
2 APPROVING AN ALCOHOLIC BEVERAGES CONDITIONAL USE FOR A
3 BEVERAGE DISPENSARY-TOURISM USE AND LICENSE NUMBER 4988 IN
4 A RESTAURANT IN THE T (TRANSITION) DISTRICT FOR HOST
5 INTERNATIONAL, INC. DBA NORTON SOUND SEAFOOD HOUSE;
6 LOCATED AT 5000 WEST INTERNATIONAL AIRPORT ROAD – AT THE TED
7 STEVENS INTERNATIONAL AIRPORT (TSIA) SOUTH TERMINAL, WEST
8 ONE-HALF, SECTION 34, TOWNSHIP 13 NORTH, RANGE 4 WEST, SEWARD
9 MERIDIAN, AK; GENERALLY LOCATED AT WEST INTERNATIONAL
10 AIRPORT ROAD AND POSTMARK ROAD.

11
12 (Sand Lake, Turnagain, Spenard Community Council) (Case 2010-072)

13
14 **THE ANCHORAGE ASSEMBLY RESOLVES:**

15
16 **Section 1.** A conditional use permit for an Alcoholic Beverages Conditional Use
17 in the T District for a Beverage Dispensary – Tourism License Number 4988 in a
18 restaurant per AMC 21.40.240 D.5, for Host International, Inc, dba Norton Sound
19 Seafood House, located at 5000 West International Airport Road – at the TSIA,
20 South Terminal, West One-Half, Section 34, Township 13 North, Range 4 West,
21 Seward Meridian, AK; generally located at West International Airport Road and
22 Postmark Road, and generally meets the applicable provisions of AMC
23 21.50.020 and AMC 21.50.160.

24
25 **Section 2.** This conditional use is approved subject to the following conditions:

26
27 1. A Notice of Zoning Action shall be filed with the District Recorder's Office
28 within 120 days of the Assembly's approval of a final conditional use approval
29 for a Beverage Dispensary – Tourism license in a restaurant use in the T District.

30
31 2. All uses shall conform to the plans and narrative submitted with this
32 conditional use application, including the building plans except as modified
33 by this approval.

34
35 3. This conditional use approval is for an Alcoholic Beverages Conditional
36 Use in the T District for a Beverage Dispensary – Tourism Use in a restaurant
37 per AMC 21.40.240 D.5, for an approximately 4,125 square-foot restaurant/bar
38 lease space within the TSIA, South Terminal, Concourse B (Lease Space
39 C2052), located on Section 34, T13N, R4W, West One-Half, Seward Meridian,

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AK. The restaurant has one hundred and thirty three (133) non-fixed seats and five (5) fixed seats.

4. The on-premise sale of alcoholic beverages is from 10:00 AM to 1:30 AM, seven days a week. Alcoholic beverage sales will constitute approximately thirty (30) percent to the ratio of seventy (70) percent food sales.

5. Valid identification will be required for all on-premise sales of alcoholic beverages.

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

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


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

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

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

PASSED AND APPROVED by the Anchorage Assembly this 13th day of July, 2010.

ATTEST: 
Chair


Municipal Clerk



MUNICIPALITY OF ANCHORAGE

ASSEMBLY MEMORANDUM

No. AM 392-2010

Meeting Date: July 13, 2010

From: **MAYOR**

Subject: ALCOHOLIC BEVERAGES CONDITIONAL USE FOR A BEVERAGE DISPENSARY-TOURISM USE AND LICENSE NUMBER 4988 IN THE T (TRANSITION) DISTRICT FOR HOST INTERNATIONAL, INC., DBA NORTON SOUND SEAFOOD HOUSE; LOCATED AT 5000 WEST INTERNATIONAL AIRPORT ROAD – AT THE TED STEVENS INTERNATIONAL AIRPORT (TSIA), SOUTH TERMINAL, WEST ONE-HALF, SECTION 34, TOWNSHIP 13 NORTH, RANGE 3 WEST, SEWARD MERIDIAN, AK; GENERALLY LOCATED AT WEST INTERNATIONAL AIRPORT ROAD AND POSTMARK ROAD.

1 | Host International, Inc. has made application for an alcoholic beverages
2 | conditional use in the T District for a Beverage Dispensary – Tourism Use/License
3 | number 4988 for Norton Sound Seafood House located at 5000 W. International
4 | Airport Road in the South Terminal of the TSIA.

5 |
6 | The restaurant/bar leases 4,125 square feet of floor space in the South Terminal,
7 | Concourse B, Lease Space C2052 to serve the traveling public. The restaurant
8 | has one hundred and thirty-three (133) non-fixed seats and five (5) fixed seats.
9 | The TSIA provides all required parking on site on TSIA grounds. Alcohol
10 | beverages will be sold between 10:00 AM to 1:30 AM, 365 days a year. The sale
11 | of alcoholic beverages represent 30 percent compared to 70 percent food sales.
12 | The restaurant menu includes appetizers, soups, salads, sandwiches, burgers,
13 | specialty entrees, desserts, plus a breakfast menu.

14 |
15 | There are no known churches or schools within 200 feet of the petition site,
16 | according to Municipal records.

17 |

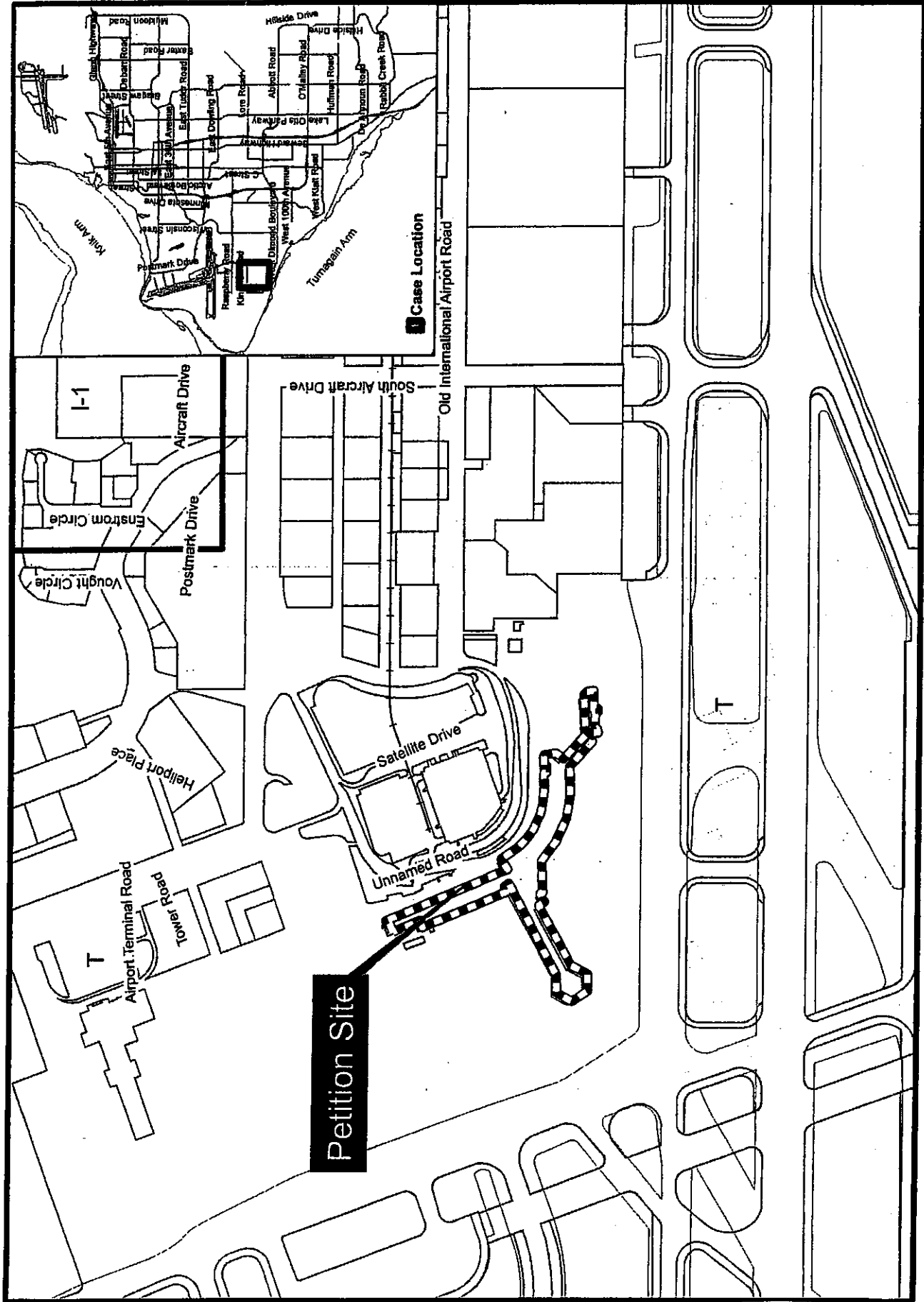
1 There are currently four (4) beverage dispensary licenses owned and operated by
2 Host International, Inc. in the domestic airport area. There are no other alcohol
3 licenses within a 1,000-foot radius of the petition site.
4

5 Treasury reports there are no delinquent Personal Property Taxes, or Real
6 Property Taxes owing at this time. The Anchorage Police Department provided no
7 comments at the time this report was written.
8

9 **THIS CONDITIONAL USE FOR AN ALCOHOLIC BEVERAGE DISPENSARY –**
10 **TOURISM USE AND LICENSE NUMBER 4988 IN THE T DISTRICT**
11 **GENERALLY MEETS THE REQUIRED STANDARDS OF AMC TITLE 10 AND**
12 **TITLE 21, AND ALASKA STATUTE 04.11.090, AND 13 AAC 104.325.**
13

14 Prepared by: Angela C. Chambers, Zoning Administrator,
15 Planning Department
16 Approved by: Jerry T. Weaver Jr, Director, Planning Department
17 Concur: Greg Jones, Executive Director, Office of Community
18 Planning & Development
19 Concur: Dennis A. Wheeler, Municipal Attorney
20 Concur: George J. Vakalis, Municipal Manager
21 Respectfully submitted: Daniel A. Sullivan, Mayor

2010-072



Flood Limits
 100 Year
 500 Year
 Floodway



Municipality of Anchorage
 Planning Department
 Date: May 17, 2010

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

DATE: July 13, 2010

CASE NO.: 2010-072

APPLICANT: Host International, Inc.
dba Norton Sound Seafood House

REPRESENTATIVE: John F. Wilson, General Manager Host International
At Anchorage International Airport

REQUEST: Alcoholic Beverages Conditional Use in the T
(Transition) District for a Beverage Dispensary -
Tourism Use/License #4988 per AMC 21.40.240 D.5 at
the Ted Stevens Anchorage International Airport South
Terminal, Concourse 'B' (Lease Space C2052).

LOCATION: West One-Half, Section 34, T13N, R4W, S.M., AK;
generally located at West International Airport Road
and Postmark Road.

STREET ADDRESS: 5000 W. International Airport Road – South Terminal

**COMMUNITY
COUNCIL:** Sand Lake; Turnagain; Spenard

TAX PARCEL: 010-381-31/ Grid 1924

ATTACHMENTS

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

RECOMMENDATION SUMMARY:

This conditional use generally meets the required standards of AMC Title 10 and Title 21, and State Statute 04.11.480 and 15 AAC 104.145.

SITE:

Acres: 2,233 acres (Airport)
Vegetation: Natural vegetation

Zoning: Transition ("T")
Topography: Flat
Existing Use: Ted Stevens International Airport
Soils: Public Sewer & Water

COMPREHENSIVE PLAN

Classification: Transportation Related
Density: N/A

SURROUNDING AREA

	NORTH	EAST	SOUTH	WEST
Zoning:	Unzoned	R-2A	R-1	Unzoned
Land Use:	Knik Arm	Residential	Residential	Knik Arm

SITE DESCRIPTION AND PROPOSAL:

The Airport occupies an area of 2,233 acres, and includes runways and air terminals and other assorted accessory uses and structures. The petitioner has a concession agreement from the Airport to lease 4,125 square feet of floor space in the South Terminal, Concourse "B", Lease Space C2052, for a restaurant/bar to serve patrons using airport facilities.

The Norton Sound Seafood House restaurant has 133 non-fixed seats and 5 fixed seats. Daily operating hours are from 5:00 AM to 1:30 AM, 365 days a year: alcohol beverages will be sold between 10:00 AM to 1:30 AM. The restaurant menu will offer appetizers, soups and salads, sandwiches and burgers, and specialty entrées, desserts, plus a breakfast menu.

The sale of alcoholic beverages represent 30% compared to 70% food sales. Approximately 35 employees may have direct contact with alcohol and will be trained in accordance with the Alcoholic Beverage Control Board's Liquor Server Awareness Training Program. Non-alcoholic beverages are available, notices of penalties for driving intoxicated are posted, and patrons have access and assistance to public transportation. There is 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. It is also important to note that the location of this facility is past the Airport Security screening, and the building has the constant presence of a dedicated police force.

PUBLIC COMMENTS:

Fifty-one (51) public hearing notices (PHNs) were mailed. At the time this report was written no PHNs were returned: no written comment has been received from any of the Community Council's.

FINDINGS

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

This site is identified on the *Anchorage 2020 Plan* Land Use Policy Map (p. 50) as part of the West Anchorage Planning Area, which sets the direction for the preferred form of long-term growth and development in the Anchorage Bowl. This concept will be implemented through the development of the Plan as noted in Land Use Policy #28.

Several goals of the *Anchorage 2020 Plan* address related issues such as recreational and economic opportunities. Ted Stevens Anchorage International Airport has long been recognized as the primary air transportation gateway to the Municipality and Alaska, and one of the most important economic generators for Southcentral Alaska. The airport is state-owned and operated as it is a major employer and land use with potential for expansion.

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

This standard is met.

The Transition District zoning regulations allow alcoholic beverage sales through the conditional use permit process: AMC 21.40.240 D.5. *Uses involving alcoholic beverage sales and dispensing.*

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 Transition District is intended for areas undergoing change. It is intended that interim development shall proceed in accordance with the applicable comprehensive development plan for the property being developed. As development patterns start to emerge within these areas and the sophistication

of their protection becomes more critical to the general public interest, it is anticipated that such lands within the T districts will be proposed for more restrictive zoning classifications. All airports within the Anchorage Bowl are zoned T District. The subject airport has always provided food and alcoholic beverages for its travelers. The restaurant is compatible with the T zone and existing uses in the Airport.

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 a total of four beverage dispensary tourism licenses owned and operated by Host International, Inc. in the domestic airport area: Upper One (Beverage Dispensary) License #1187; Chili's Too, License # 4403; Legends Lounge License #4404 (formerly called Cloud Hoppers and Frontier Lounge); and the Alaska Airlines Board Room, License #4423.

This request will still make a total of five (5) Beverage Dispensary licenses within 1,000 feet.

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. There are no church buildings or school grounds within 200 feet of the Airport.

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 Airport provides all required parking on site on airport grounds, and takes into consideration all food and beverage concessioners. The amount of required parking, pedestrian and vehicular traffic circulation and safety was reviewed and determined as part of the on-going building permit additions and recent airport expansion. The Traffic Department had no objection and no comment on this relocation.

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

This standard is met.

The restaurant serving alcohol at this location will not impact public services. Electrical, water and sewer, natural gas are available on site. Road infrastructure and public transit is already in place. The petition site is within ARDSA, Police and Fire service areas.

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

This standard is met.

As a land use, a Beverage Dispensary conditional use and license will not cause or contribute to any environmental pollution. The public parking lots are paved, which 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 Beverage Dispensary-Tourism license.

Standards Chapter 10.50 Alcoholic Beverages

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

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

This standard does not apply to tourism licenses.

Alaska Statutes for Title 4, Alcoholic Beverage Control includes an exemption clause from the regular license-to-population ratio limitations for tourism licenses.

There are no schools or churches within 1,000-feet of the petition site. There are four (4) other beverage dispensary licenses at the airport. The petitioner is also applying for a beverage dispensary tourism license #4987 for Humpy's Great Alaskan Alehouse at the South Terminal (Case 2010-071). Approving both beverage dispensary-tourism licenses will bring the total number at 5000 W International Airport Road to six (6).

Alaska Airline Boardroom	5000 W International Airport Road	#4423	Beverage Dispensary Tourism
Upper One	5000 W International Airport Road LS SA 2350	#1187	Beverage Dispensary Tourism
Chili's Too	5000 W International Airport Road LS C2208	#4403	Beverage Dispensary Tourism
Legends Lounge	5000 W International Airport Road LS C2786	#4404	Beverage Dispensary Tourism

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 will be involved in the dispensing of alcoholic beverages and will be trained in accordance with the T.A.M. training and hold the appropriate certificates.

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

This standard is not applicable.

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

This standard appears to be met.

According to the application the petitioner the interior of the licensed premises will be well lighted, as is the lobby and parking lot. No additional safety procedures are mentioned in the application. No comments were received from the Anchorage Police Department at the time this report was prepared.

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

This standard is met.

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

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

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

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

This form was not requested of this applicant.

RECOMMENDATION:

This application for a conditional use for alcoholic beverage dispensary – tourism use and license per AMC 21.40.240 D.5 in the “T” (Transition) District

within the domestic terminal at the Ted Stevens Anchorage International Airport South Terminal, Concourse 'B' generally meets the required standards of AMC Title 10 and Title 21, and State Statute 04.11.090, and 13 AAC 104.325.

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

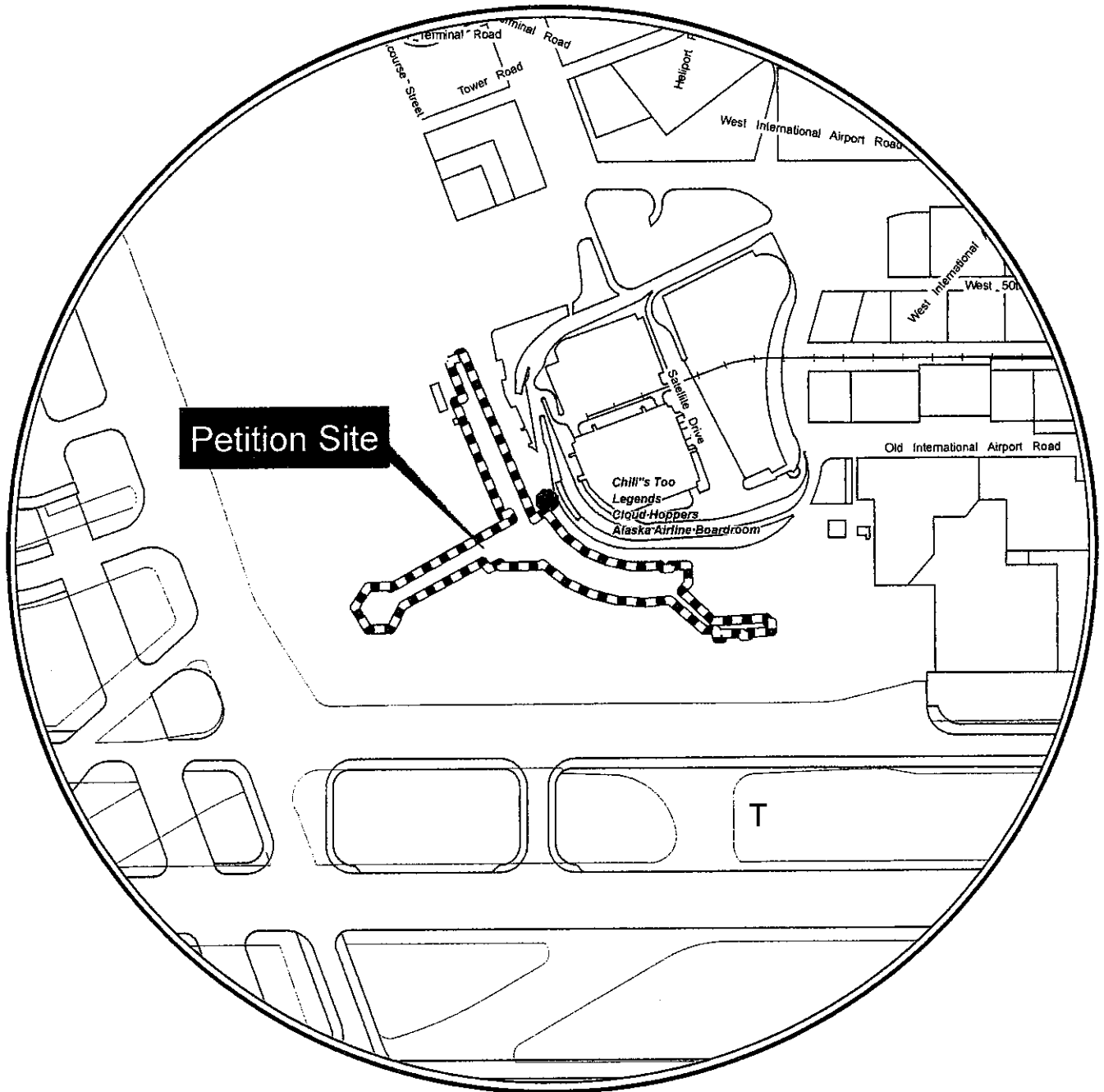
1. A notice of Zoning Action shall be filed with the District Records Office within 120 days of the Assembly's approval a final conditional use approval for a beverage dispensary tourism use in the "T" (Transition) District.
2. All uses shall conform to the plans and narrative submitted with this conditional use application.
3. This conditional use approval is for an Alcoholic Beverages Conditional Use in the T District for a Beverage Dispensary - Tourism Use per AMC 21,40.240 D.5 for approximately 4,125 square foot restaurant/bar within the Ted Stevens International Airport, South Domestic Terminal, Concourse 'B', (Lease Space C2052) located on Section 34, T13N, R4W, West One-Half, S.M., AK. The restaurant has 133 non-fixed seats and 5fixed seats.
4. On-premise sale of alcohol beverages seven (7)-days a week, Monday thru Sunday, 10:00 AM to 1:30 AM. Liquor sales represent 30% compared to 70% food sales.
5. Valid identification will be required for all on-premise sale of alcoholic beverages.
6. Upon demand the applicant shall demonstrate compliance with a liquor "Server Awareness Training Program" approved by the State of Alaska alcoholic Beverage Control Board, such as or similar to the program for "Techniques In Alcohol Management" (T.A.M.).
7. The use of the property by any person for the permitted purposes shall comply with all current and future federal, state and local laws and regulations including but not limited to laws and regulations pertaining to the sale, dispensing, service and consumption of alcoholic beverages and the storage, preparation, sale, service and consumption of food. The owner of the property, the licensee under the Alcoholic Beverage Control license and their officers, agents and employees shall not knowingly

permit or negligently fail to prevent the occurrence of illegal activity on the property.

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

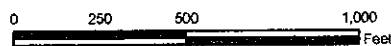
2010-072

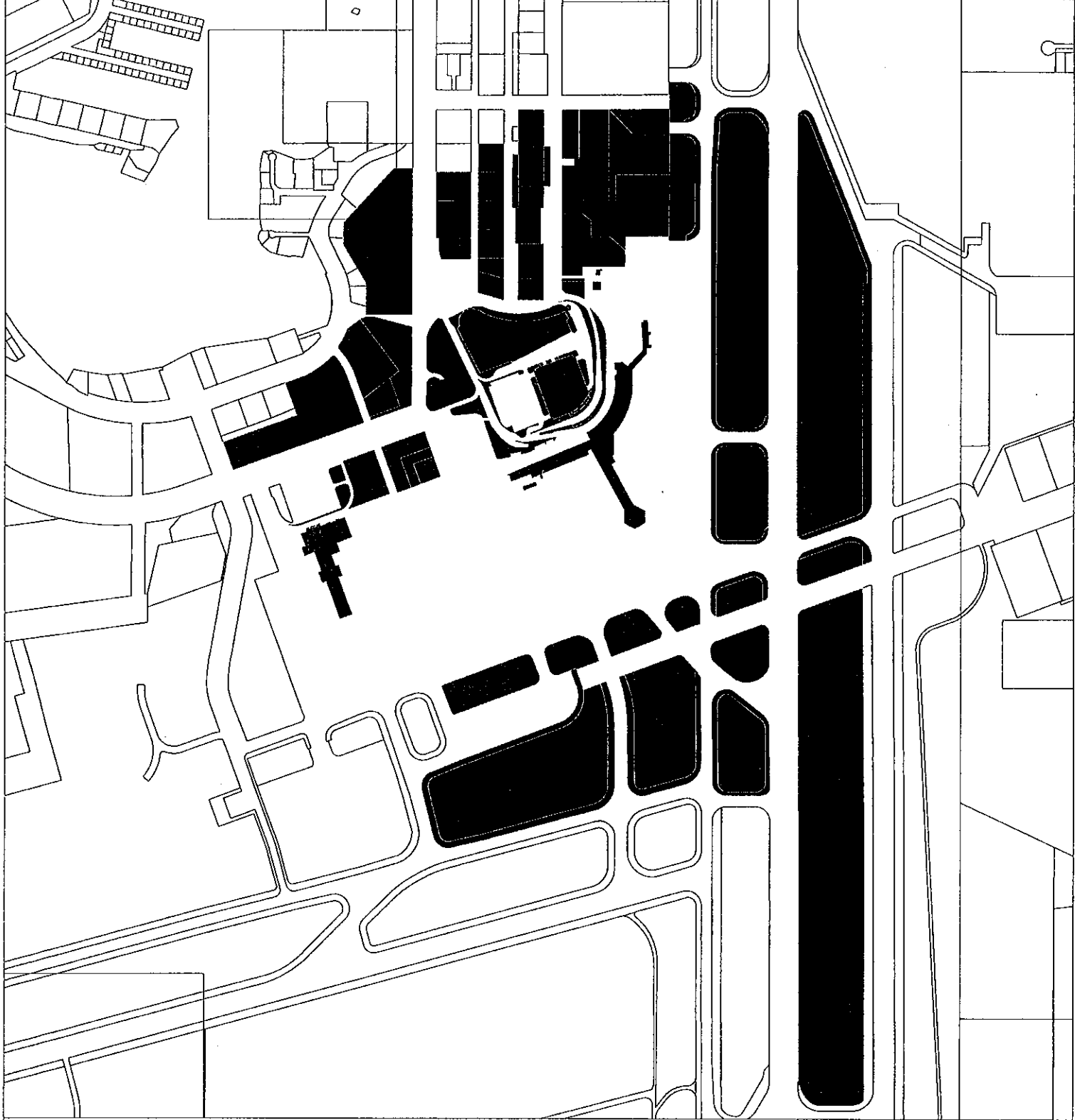
● EXISTING LIQUOR LICENSES WITHIN 1000'



Municipality of Anchorage
Planning Department

Date: June 21, 2010

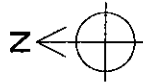




Parcels--Basic Layers



Mon May 17, 11:43:03, 2010

Map: Parcels--Basic Layers



Scale 1:11000

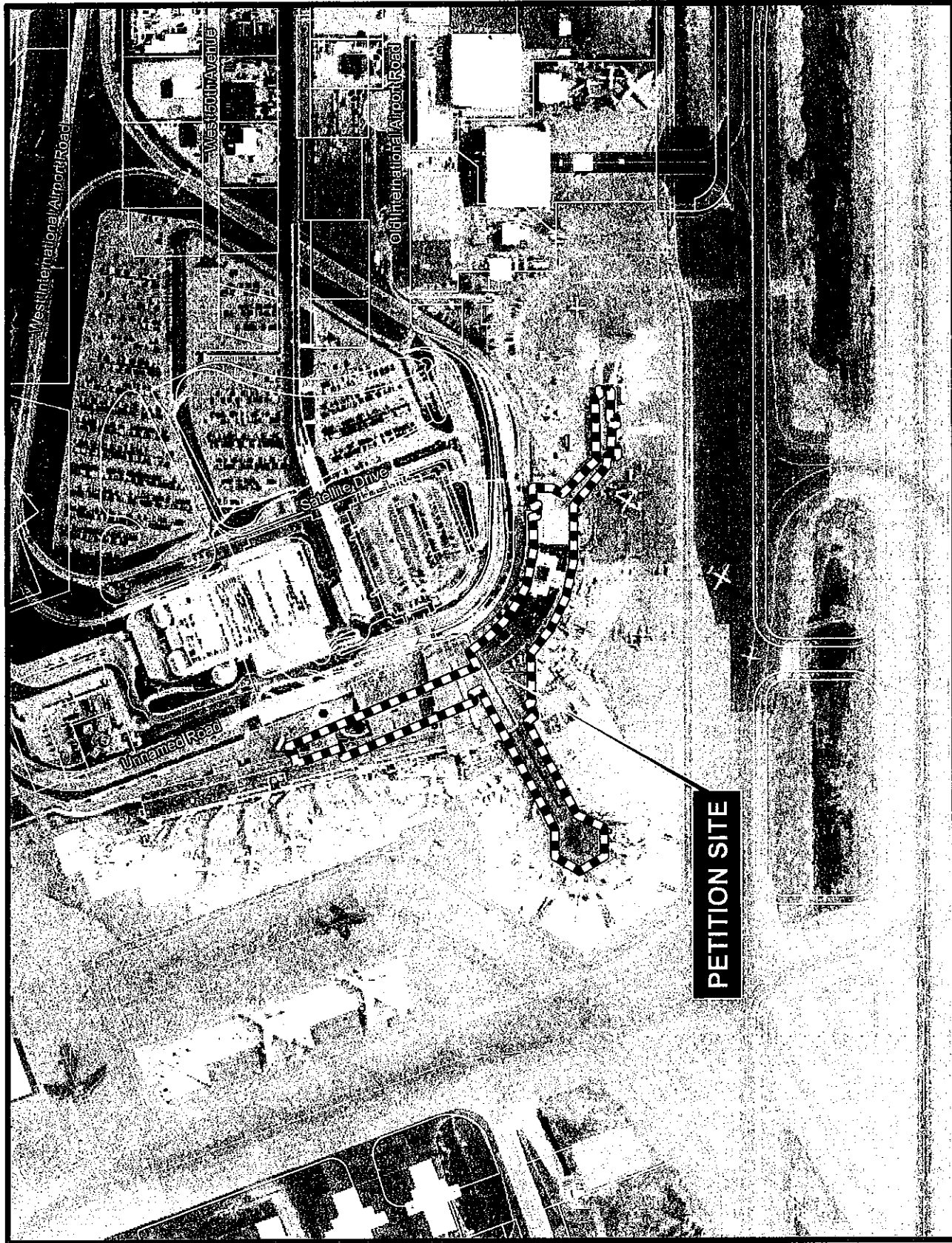
Legend:

-  ZONING
-  PARCELS

2010-072

Distance
1500'

2010-072



PETITION SITE



ORTHOPHOTO 2007 USGS 1FT


Municipality of Anchorage
Planning Department
May 17, 2010

Municipality of Anchorage
Treasury Division
Memorandum

RECEIVED

MAY 27 2010

MUNICIPALITY OF ANCHORAGE
PLATTING DIVISION

Date: May 26, 2010
To: Patty Long,, Planning Dept.
From: Daisy VanNortwick, Revenue Officer 
Subject: Liquor License Conditional Use Comments

Request for Conditional use permit 2010-072, Host Internation, for Norton Sound Seafood House, located at Anchorage International Airport. We have researched this application, and find no back taxes owed, thus no reason to to protest this license.

Thanks
Daisy VanNortwick
343-6940

MUNICIPALITY OF ANCHORAGE



Planning & Development Services Dept.
Development Services Division

Private Development

RECEIVED

JUN 21 2010

MUNICIPALITY OF ANCHORAGE
PLATTING DIVISION

DATE: June 21, 2010
TO: Angela Chambers – Manager, Zoning and Platting
FROM: Sharen Walsh, P.E., Private Development Plan Review Engineer
SUBJECT: Comments for Assembly Public Hearing date: July 13, 2010

Case No. 2010-071– A request for concept/final approval of a conditional use to permit an alcoholic beverage dispensary use. (Humpy's at the Ted Stevens Airport)

Private Development has no objection to the proposed conditional use.

Case No. 2010-072– A request for concept/final approval of a conditional use to permit an alcoholic beverage dispensary use. (Norton Sound Seafood at the Ted Stevens Airport)

Private Development has no objection to the proposed conditional use.

Stewart, Gloria I.

From: Inglis, Jillanne M.
Sent: Thursday, June 10, 2010 8:59 PM
To: Auer, Mary P.; Stewart, Gloria I.; Gollihugh, Danielle S.
Subject: 2010-072 and 2010-071

No comment

Jillanne M. Inglis
Land Use Plan Reviewer
Municipality of Anchorage, Planning Department
907-343-8353

RECEIVED

JUN 11 2010

MUNICIPALITY OF ANCHORAGE
PLATTING DIVISION

RECEIVED

JUN 10 2010

MUNICIPALITY OF ANCHORAGE
PLATTING DIVISION

Fire Plan Review: 6/10/10. Contact Martin Schwan

1. 2010-065 Tract F Girdwd Elem. Plat 85-38. Comment: 1) Verify FD Access to within 150' of all portions of exterior walls. IFC 503.1.1, Appendix D. 2) Show hydrant locations per IFC 508.
2. 2010-054 Ordinance amending title 21.15.134. No Objection
3. 2010-075 Beach Lake Regional Park Master Plan. No Objection
4. 2010-077 East Add. Sub. Blk 13A L6A & 7A. Comment: See page 10: Fire Safety System. This property has a history of false alarms which require an upgrade to the FA to alleviate this condition. Proposals have been submitted to the current management. These upgrades shall be required per AFM Schwan.
5. 2010-076 Mountain Air Dr./Hillside Dr. PM&E # 08-019. No Objection
6. 2010-071 L23 AIA SW 1/4 WW 1/4 Sec. 33. No Objection
7. 2010-072 L23 AIA SW 1/4 WW 1/4 Sec. 33. No Objection
8. 2010-078 Huffman Elem. Comment: 1) Verify Fire lane no parking signage. 2) Verify AFD access to FDC is free & clear of obstructions; and maintained during the winter.
9. 2010-061 PM & E #07-50 Raspberry road project. No Objection
10. 2010-063 - No Objection
11. 00005873 Girdwood Reservoir Painting & Improvements. No Objection
12. 2010-083 OT Blk 17 L11B Urban Sushi. No Objection
13. S11712-2 Cerveza Sub. No Objection
14. S11819-1 Unsubdivided remainder of Lot 1. No Objection
15. S11812 Tract F Girdwd Elem. Plat 85-38. Comment: 1) Verify FD Access to within 150' of all portions of exterior walls. IFC 503.1.1, Appendix D. 2) Show hydrant locations per IFC 508.
16. DOT # 50816 Seward Hwy: Dowling to 36. No Objection.

Application for Conditional Use Retail Sale Alcoholic Beverages

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

Please fill in the information asked for below.

PETITIONER*	PETITIONER REPRESENTATIVE (IF ANY)
Name (last name first) Host International Inc	Name (last name first) WILSON JOHN
Mailing Address 6905 Rockledge Drive Bethesda, MD 20817	Mailing Address P.O. Box 190731 ANCHORAGE ALASKA 99502
Contact Phone: Day: 907-243-4331 Night: 907-227-5487	Contact Phone: Day: 243-4331 Night: 230-5143
FAX: 907-243-8636	FAX: 243-8636
E-mail: john.wilson@hmshost.com	E-mail: John.wilson@hmshost.com

*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): 502366-002-010-381-31		
Site Street Address: 5000 W International Airport Rd Anchorage, AK 99502		
Property Owner (if not the Petitioner):		
Current legal description: (use additional sheet in necessary) Lease Space 2052 2 South Terminal Lease Lot 23 Anchorage International Airport SW 1/4 WW 1/4 Section 33. Township 13 North Range 4 West Anchorage Recording District State of Alaska concourse B		
Zoning:	Acreage:	Grid #

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

I hereby certify that I am (I have been authorized to act for) owner of the property described above and that I petition for a retail sale of alcoholic beverages conditional use permit in conformance with Title 21 of the Anchorage Municipal, Code of Ordinances. I understand that payment of the application fee is nonrefundable and is to cover the costs associated with processing this application, and that it does not assure approval of the conditional use. I also understand that assigned hearing dates are tentative and may have to be postponed by Planning Department, Municipal Clerk, or the Assembly for administrative reasons.

Date 4/12/10	Signature (Agents must provide written proof of authorization) John Wilson
------------------------	--

Accepted by	Post Office Address	Post Office Number
-------------	---------------------	--------------------

COMPREHENSIVE PLAN INFORMATION			
Anchorage 2020 Urban/Rural Services: <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural			
Anchorage 2020 West Anchorage Planning Area: <input checked="" type="checkbox"/> Inside <input type="checkbox"/> Outside			
Anchorage 2020 Major Urban Elements: Site is within or abuts:			
<input type="checkbox"/> Major Employment Center	<input type="checkbox"/> Redevelopment/Mixed Use Area	<input type="checkbox"/> Town Center	
<input type="checkbox"/> Neighborhood Commercial Center	<input checked="" type="checkbox"/> Industrial Center		
<input type="checkbox"/> Transit - Supportive Development Corridor			
Eagle River-Chugiak-Peters Creek Land Use Classification:			
<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input type="checkbox"/> Parks/opens space	<input type="checkbox"/> Public Land Institutions
<input type="checkbox"/> Marginal land	<input type="checkbox"/> Alpine/Slope Affected	<input type="checkbox"/> Special Study	
<input type="checkbox"/> Residential at _____ dwelling units per acre			
Girdwood- Turnagain Arm			
<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input type="checkbox"/> Parks/opens space	<input type="checkbox"/> Public Land Institutions
<input type="checkbox"/> Marginal land	<input type="checkbox"/> Alpine/Slope Affected	<input type="checkbox"/> Special Study	
<input type="checkbox"/> Residential at _____ dwelling units per acre			

ENVIRONMENTAL INFORMATION (All or portion site affected)					
Wetland Classification:	<input type="checkbox"/> None	<input type="checkbox"/> "C"	<input type="checkbox"/> "B"	<input type="checkbox"/> "A"	
Avalanche Zone:	<input type="checkbox"/> None	<input type="checkbox"/> Blue Zone	<input type="checkbox"/> Red Zone		
Floodplain:	<input type="checkbox"/> None	<input type="checkbox"/> 100 year	<input type="checkbox"/> 500 year		
Seismic Zone (Harding/Lawson):	<input type="checkbox"/> "1"	<input type="checkbox"/> "2"	<input type="checkbox"/> "3"	<input type="checkbox"/> "4"	<input type="checkbox"/> "5"

RECENT REGULATORY INFORMATION (Events that have occurred in last 5 years for all or portion site)	
<input type="checkbox"/> Rezoning - Case Number:	
<input type="checkbox"/> Preliminary Plat <input type="checkbox"/> Final Plat - Case Number(s):	
<input type="checkbox"/> Conditional Use - Case Number(s):	
<input type="checkbox"/> Zoning variance - Case Number(s):	
<input type="checkbox"/> Land Use Enforcement Action for	
<input type="checkbox"/> Building or Land Use Permit for	
<input type="checkbox"/> Wetland permit: <input type="checkbox"/> Army Corp of Engineers <input type="checkbox"/> Municipality of Anchorage	

DOCUMENTATION	
Required:	<input type="checkbox"/> Original signed application <input type="checkbox"/> Copy of Building Permit application for new construction or change of use, if applicable <input type="checkbox"/> Copy of approved parking and landscape plan from Land Use Review <input type="checkbox"/> 12 copies of site plan to scale depicting: building footprints; parking areas; vehicle and pedestrian circulation; lighting; landscaping; signage; and licensed premises location. <input type="checkbox"/> 12 copies of building plans to scale depicting: floor plans indicating the location of sales and service areas; building elevations (photographs are acceptable). <input type="checkbox"/> 12 copies of photographs of premises from each street frontage that include and show relationship to adjacent structures and the premises visible street address number. <input type="checkbox"/> 12 copies of narrative: explaining the project; construction, operation schedule, and open for business target date. <input type="checkbox"/> 12 copies of a zoning map showing the proposed location. <input type="checkbox"/> 12 copies of completed Alcoholic Beverage Control Board liquor license application form including all drawings and attachments, if filed with ABC Board.
Optional:	<input type="checkbox"/> Traffic impact analysis <input type="checkbox"/> Economic impact analysis <input type="checkbox"/> Noise impact analysis

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

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

Date

Signature

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

FACILITY OPERATIONAL INFORMATION

What is the proposed or existing business name (Provide both if name is changing):

Norton Sound Seafood House

What is the gross leaseable floor space in square feet?

4125

What is the facility occupant capacity?

138

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

5

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

133

What will be the normal business hours of operation?

5AM - 1:30 AM

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

10AM - 1:30AM

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

30 % Alcoholic beverage sales

70 % 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 8.50.020 Minors-Disseminating indecent material? Yes No

Do you propose conditions in the facility that fall under 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

Name	Address

PACKAGE STORES

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

	% less than \$5.00	
80	% \$5.00 to \$10.00	N/A
20	% \$10.00 to \$25.00	
	% greater than \$25.00	

CONDITIONAL USE STANDARDS

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

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

Although the comprehensive development plan does not address the sale of alcoholic beverages, a beverage dispensary tourism license is an appropriate ancillary use to the predominant purpose of this property - tourism and providing service to the traveling public.

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

The beverage dispensary license held by Host International at the Anchorage Airport pre-dates the conditional use permit regulation. However, the renewal of these licenses have been approved on all occasions without protest or restrictions.

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.

This is a tenant improvement in the expansion of the Airport South Terminal. This use has been and will continue to be compatible with existing and planned land uses in the surrounding neighborhood.

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.

Establishments are in the Airport behind security. Patrons are not proceeding to vehicular traffic. Host has strict policies regarding service of adult beverages to prevent overservice. Hospitality license

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

NA

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

NA

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

Patrons are using airport facility.

STANDARDS CHAPTER 10.50 ALCOHOLIC BEVERAGES

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

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

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

3

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

3

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

2

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

15

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

No

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

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

30-35 all associates serving alcoholic beverages.

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: Management presence in establishment. Interaction with employee and patrons. All potentially disruptive patrons reported to management and refuse service. Application of TAM techniques. Call airport police for assistance.

outside facility: Maintain associate awareness of all patrons entering establishment. Do not allow noticeably impaired individuals into establishment. Maintain constant communications with other adult beverages units regarding previously served patrons.

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*



Laura A. Babin
Corporate Secretary

p 240.694.4161
f 240.694.4635
Laura.Babin@hmshost.com

April 13, 2010

Municipality of Anchorage
Planning Department
4700 Elmore Road
Anchorage, AK 99507

Attention: Jerry T. Weaver, Jr.

RE: Host International, Inc.
Humpy's and Norton Sound Seafood House
Anchorage International Airport

Dear Mr. Weaver:

This letter serves to authorize John F. Wilson, General Manager for Host International, Inc. at Anchorage International Airport, to sign the application for the Conditional Use Permits for the above-referenced units.

If you have any questions please contact Myshelle Strachan at 240-694-4634.

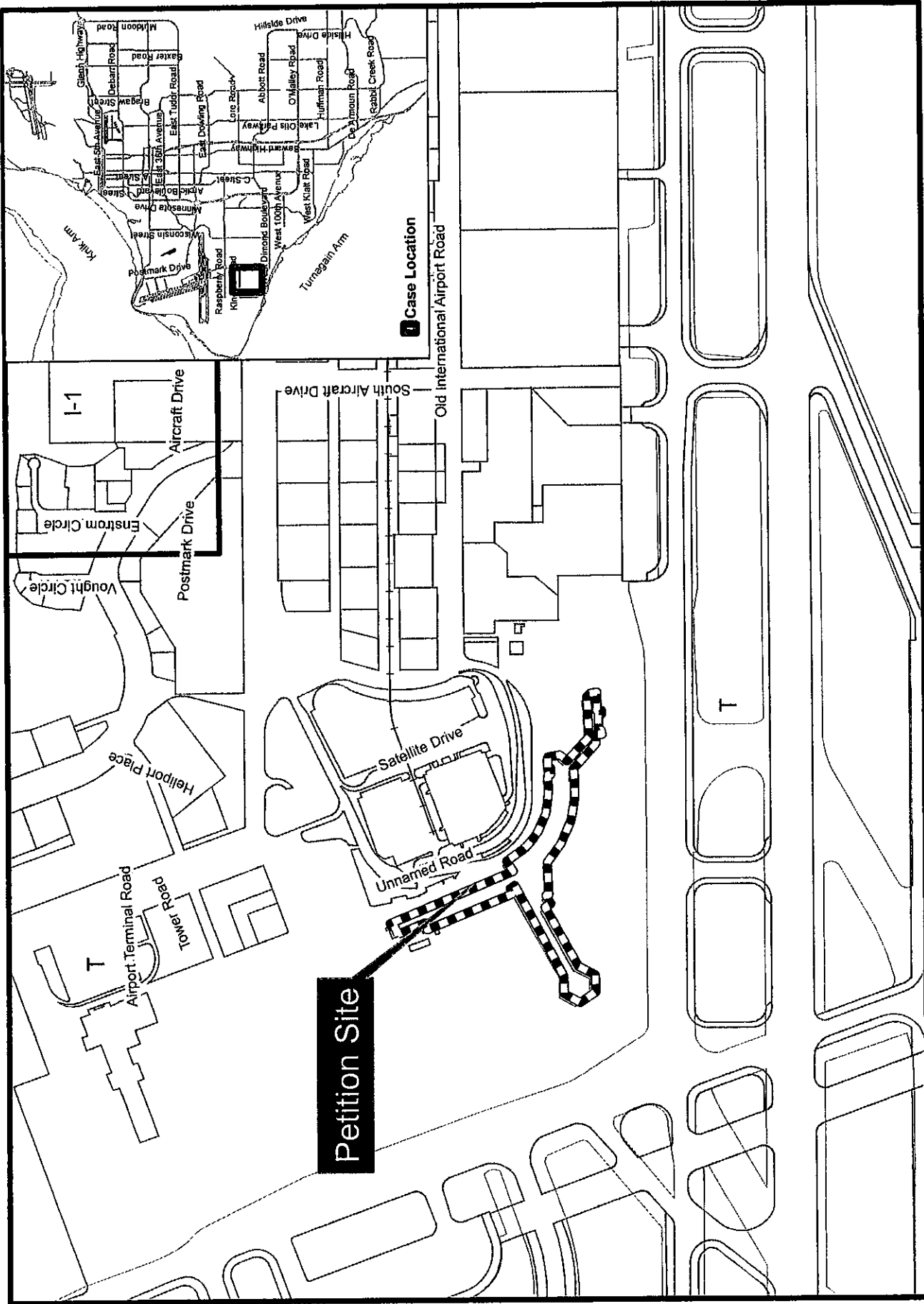
Thank you for your assistance with this matter.

Sincerely,

A handwritten signature in cursive script that reads 'Laura A. Babin'.

Laura A. Babin
Corporate Secretary
Host International, Inc.

2010-072



Municipality of Anchorage
Planning Department
Date: May 17, 2010

Flood Limits
100 Year
500 Year
Floodway

0 375 750 1,500 Feet



REVISIONS
No. Date Description

No.	Date	Description
01	01/12/10	

*DESIGN INTENT ONLY -
NOT FOR CONSTRUCTION

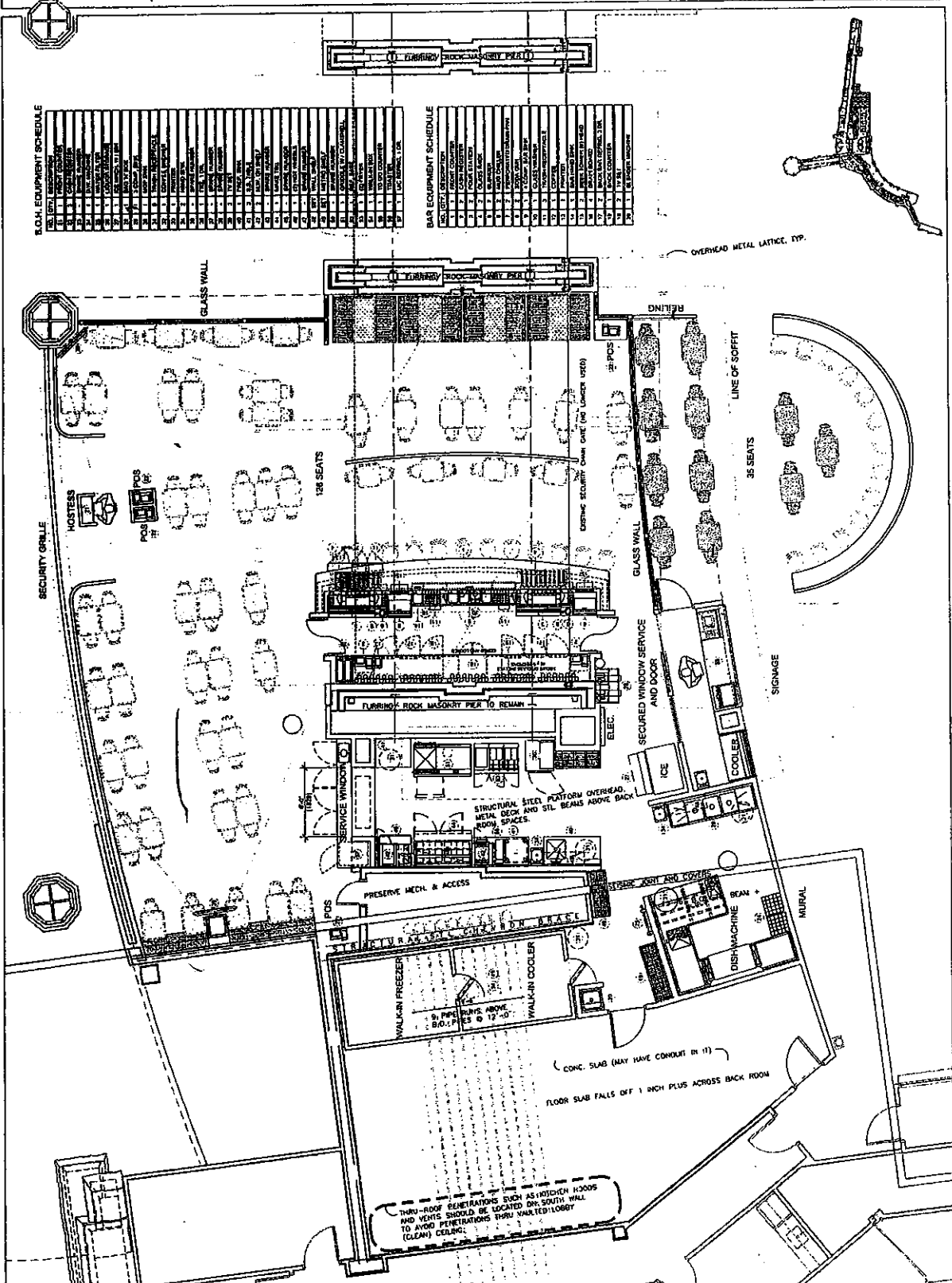
Scale: 1/8" = 1'-0"

R.O.M. EQUIPMENT SCHEDULE

01	STOVE	1	COIN OPERATED
02	COFFEE MAKER	1	COIN OPERATED
03	ICE MAKER	1	COIN OPERATED
04	CUPBOARD	1	COIN OPERATED
05	TEA MAKER	1	COIN OPERATED
06	FRIDGE	1	COIN OPERATED
07	CASH REGISTER	1	COIN OPERATED
08	PAPER TOWEL DISPENSER	1	COIN OPERATED
09	TRAY WARMER	1	COIN OPERATED
10	MONEY ORDER KIOSK	1	COIN OPERATED
11	STOVE	1	COIN OPERATED
12	COFFEE MAKER	1	COIN OPERATED
13	ICE MAKER	1	COIN OPERATED
14	CUPBOARD	1	COIN OPERATED
15	TEA MAKER	1	COIN OPERATED
16	FRIDGE	1	COIN OPERATED
17	CASH REGISTER	1	COIN OPERATED
18	PAPER TOWEL DISPENSER	1	COIN OPERATED
19	TRAY WARMER	1	COIN OPERATED
20	MONEY ORDER KIOSK	1	COIN OPERATED
21	STOVE	1	COIN OPERATED
22	COFFEE MAKER	1	COIN OPERATED
23	ICE MAKER	1	COIN OPERATED
24	CUPBOARD	1	COIN OPERATED
25	TEA MAKER	1	COIN OPERATED
26	FRIDGE	1	COIN OPERATED
27	CASH REGISTER	1	COIN OPERATED
28	PAPER TOWEL DISPENSER	1	COIN OPERATED
29	TRAY WARMER	1	COIN OPERATED
30	MONEY ORDER KIOSK	1	COIN OPERATED

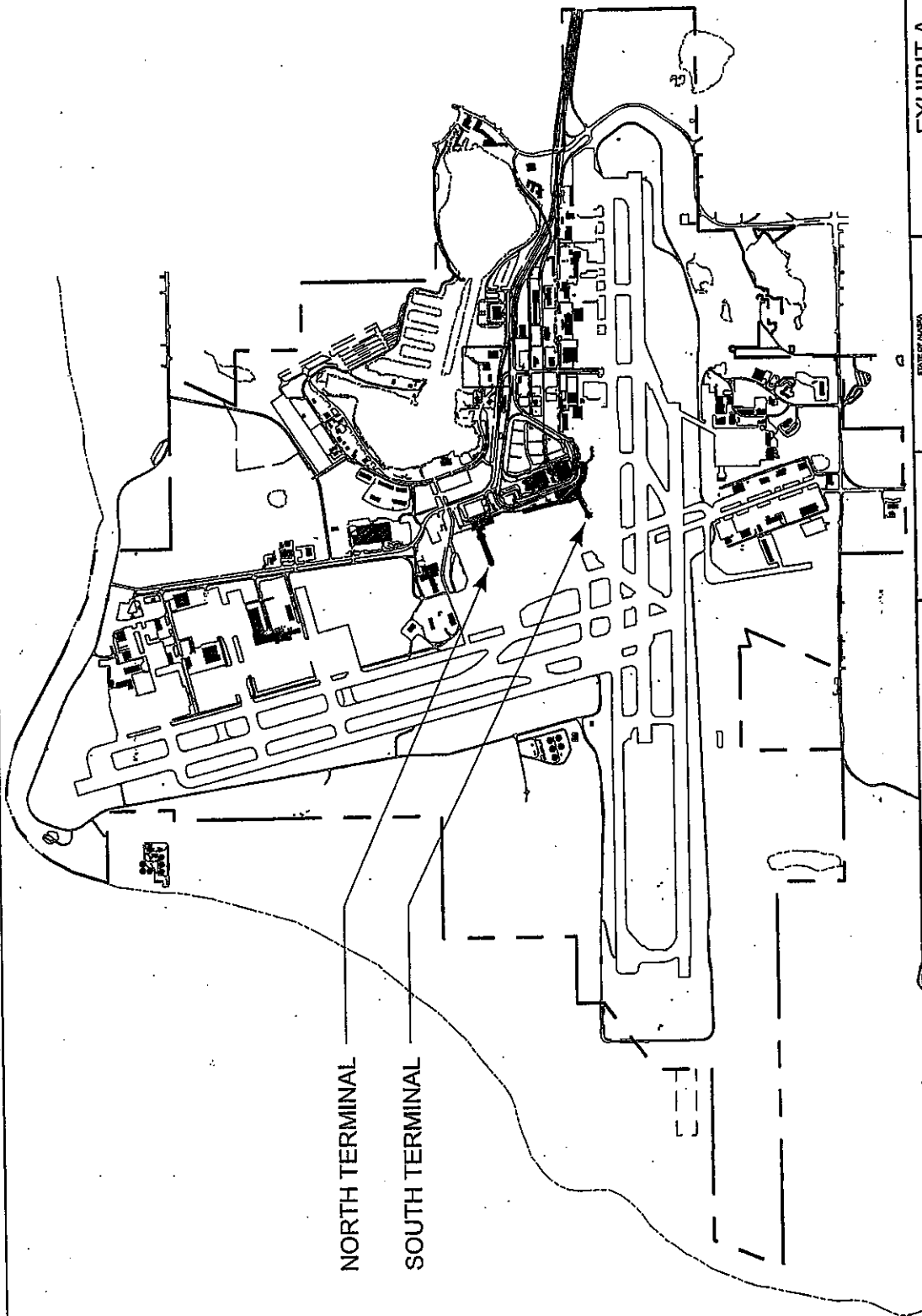
BAR EQUIPMENT SCHEDULE

31	BAR	1	COIN OPERATED
32	BAR	1	COIN OPERATED
33	BAR	1	COIN OPERATED
34	BAR	1	COIN OPERATED
35	BAR	1	COIN OPERATED
36	BAR	1	COIN OPERATED
37	BAR	1	COIN OPERATED
38	BAR	1	COIN OPERATED
39	BAR	1	COIN OPERATED
40	BAR	1	COIN OPERATED
41	BAR	1	COIN OPERATED
42	BAR	1	COIN OPERATED
43	BAR	1	COIN OPERATED
44	BAR	1	COIN OPERATED
45	BAR	1	COIN OPERATED
46	BAR	1	COIN OPERATED
47	BAR	1	COIN OPERATED
48	BAR	1	COIN OPERATED
49	BAR	1	COIN OPERATED
50	BAR	1	COIN OPERATED



FLOOR DEFINITION


0.00	7 - WHITE
0.10	2 - YELLOW
0.40	4 - CYAN
0.50	5 - BLUE
0.20	3 - GREEN
0.30	6 - MAGENTA
0.15	9 - DARK GRAY
0.10	8 - MEDIUM GRAY



NORTH TERMINAL

SOUTH TERMINAL



STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES  Ted Stevens Anchorage International Airport		SHEET 1 of 1
EXHIBIT A ADA NO: 31641 EXHIBIT DATE: 8-12-2009		DRAFTED: _____ CHECKED: _____ APPROVED: _____
0 5000 10000 SCALE IN FEET	PLOTTED: AUG 28 2009 05:54 38414.dwg	AIRPORT LEASING
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TED STEVENS ANCHORAGE INTERNATIONAL AIRPORT

FOOD AND BEVERAGE
CONCESSION AGREEMENT

ADA-31641

EXHIBIT E
Food and Beverage Program

SOUTH TERMINAL

Existing Food & Beverage Space – To Be Enhanced During Initial Investment

<u>Space</u>	<u>Size</u>	<u>Concept</u>	<u>Scope of Work</u>
LS1B45	610 sf	Café del Mundo	Add hot food via installation of a panini machine.
C2786	1,190 sf	Legends Lounge	Add hot food via installation of a panini machine. Addition of an audio visual package to include multiple flat screen televisions.
SA2350	2,215 sf	Upper One	Add additional menu items via installation of a turbo chef oven. May be necessary to modify or eliminate current pizza offering.
C2164	TBD sf	Café Seating - Starbucks	Add seating area adjacent to existing Starbucks. Penetrate existing wall in Starbucks to allow access to seating area.

New Food and Beverage Space

<u>Space</u>	<u>Size</u>	<u>Concept</u>	<u>Scope of Work</u>
C2052	4,108 sf	Norton Sound	Design and develop a seafood themed restaurant with a full service bar. Restaurant look and feel will be consistent with the rendering provided to the airport. The restaurant will be primarily on the secure side of the airport but will have a small area available on the landside – however, this landside area is contingent upon TSA approving the “Sally Port” device currently in

TED STEVENS ANCHORAGE INTERNATIONAL AIRPORT

**FOOD AND BEVERAGE
CONCESSION AGREEMENT**

ADA-31641

**EXHIBIT E
Food and Beverage Program**

use in an airport in Oregon. This device allows food/items to move from the secure side of the airport to the non-secure side (but will not allow items to flow from the non-secure side to the secure side).

SB2750 1,489 sf Humpy's

Design and develop a Humpy's bar (a local establishment in downtown Anchorage). The facility will include a small kitchen, a bar and a seating area. The look and feel of the facility will be consistent with that of Humpy's.

Existing Food and Beverage Space – To Be Renovated During the Mid-Term Refurbishment

<u>Space</u>	<u>Size</u>	<u>Concept</u>	<u>Scope of Work</u>
C2208	5,438 sf	Chili's	TBD at time of mid-term
C2536	682 sf	Quiznos	TBD at time of mid-term
C2164	766 sf	Starbucks	TBD at time of mid-term
C2786	1,190 sf	Legends Lounge	TBD at time of mid-term
S2710	302 sf	Starbucks	TBD at time of mid-term
SA2350	2,215 sf	Upper One	TBD at time of mid-term
LS1B45	610 sf	Café del Mundo	TBD at time of mid-term

TED STEVENS ANCHORAGE INTERNATIONAL AIRPORT

FOOD AND BEVERAGE
CONCESSION AGREEMENT

ADA-31641

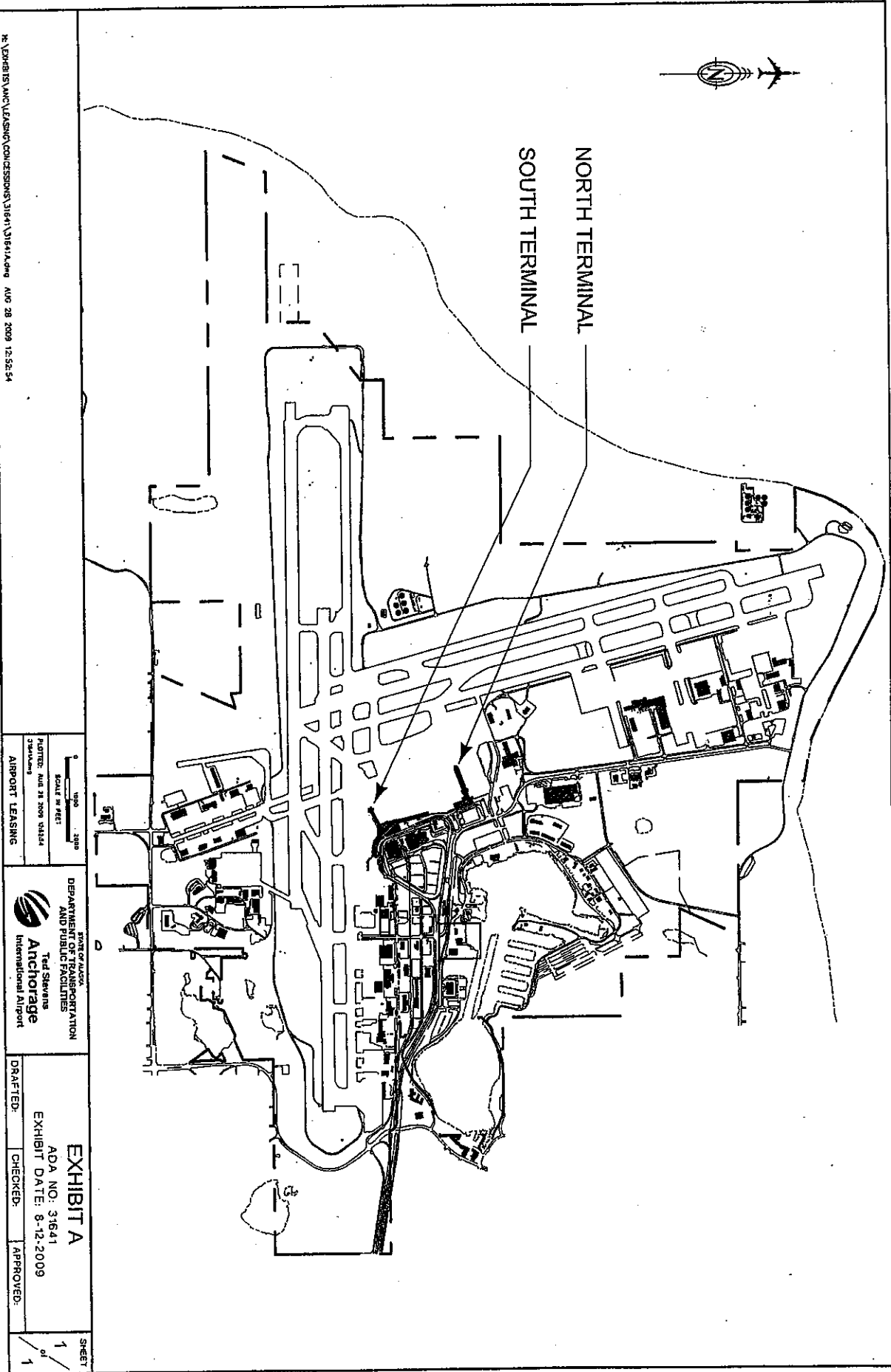
EXHIBIT F
Customer Service Standards

Concessionaire will maintain the highest level of service standards. At a minimum:

- Facilities will be open for business during scheduled hours of operation (as detailed in Article VIII, Sections J and N). During periods of aircraft flight delays Concessionaire will ensure food & beverage services are available.
- Facilities will be fully stocked – all products offered on the menu will be available for purchase (as detailed in Article VIII, Section O).
- Shipping containers will only be in view of customers for the minimum time necessary to unload and store the products.
- Facilities will be kept clean of trash, debris and spills (as detailed in Article VIII, Section P).
- Spills from the disposal of trash or used oil will be cleaned up immediately.
- Facilities will be cleaned and restocked as soon as is reasonably practical after each busy breakfast, lunch and/or dinner rush.
- Facilities will be staffed to ensure guests are properly served.
- Facilities will be well maintained and refurbished as necessary to keep the restaurants in good repair (by way of example, broken or unsteady furniture will be repaired or replaced, worn carpet will be replaced, chipped walls will be repaired and painted as necessary, broken tiles will be replaced) (as detailed in Article VIII, Section P).
- Frontline associates and management personnel will receive customer service training.
- Associates will greet guests with a warm friendly welcome.
- Associates will answer passenger/guest questions to the best of their ability.
- Associates will be properly trained in their job function.
- Customer complaints will be properly addressed and resolved in a timely manner, (as detailed in Article VIII, Section K).
- Casual dining menu should include at least one children's plate offered at a reduced price.
- Service must be prompt and not cause any unnecessary wait for the customer

<u>Concept *</u>	<u>Greet Time *</u>	<u>Service Time *</u>
Quick Serve	1 minutes	3 minutes
Walk Away	1 minutes	3 minutes
Seating	2 minutes	3 minutes
Bar	2 minutes	3 minutes
Casual dining	2 minutes	
Beverage:		3 minutes
Order:		5 minutes
Meal:		15 minutes after order

* It is understood that on occasion longer greet/service times may result from the unique nature of the airport environment (e.g., flight delays, heavy flight banks, etc)



IN COMPLIANCE WITH THE NATIONAL AIRPORT ACT OF 1980, AUG 28 2009 12:52:54

0 2000 4000
 SCALE IN FEET
 PLOTTED: AUG 28 2009 08:54
 AIRPORT LEASING

STATE OF ALASKA
 DEPARTMENT OF TRANSPORTATION
 AND PUBLIC FACILITIES
 Ted Stevens
 Anchorage
 International Airport

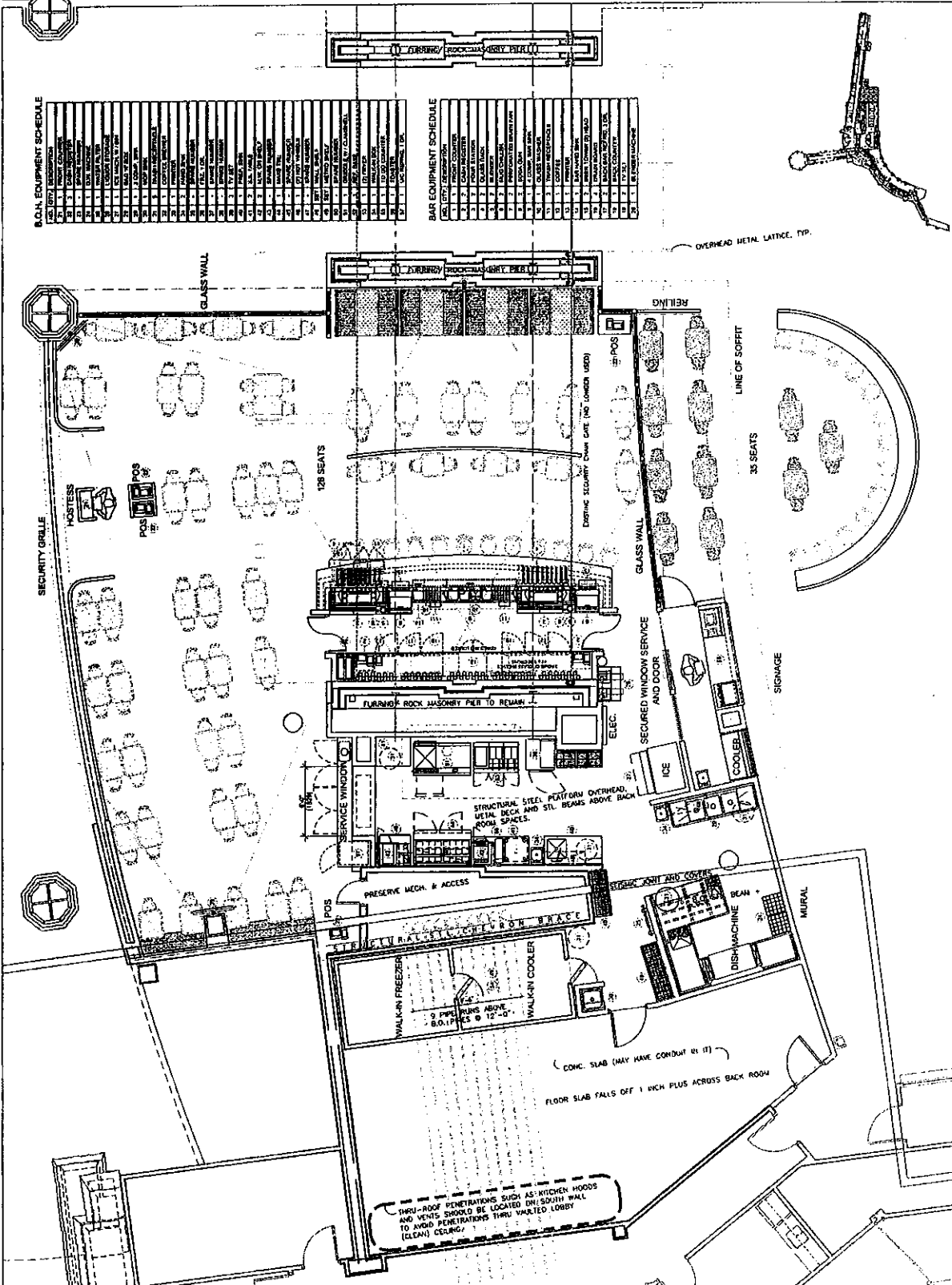
EXHIBIT A
 ADA NO: 31641
 EXHIBIT DATE: 8-12-2009

SHEET
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 of
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REVISIONS	
No.	Description
01/17/10	

DESIGN INTENT ONLY -
NOT FOR CONSTRUCTION

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T.T.
Scale: 1/8"=1'-0"



B.O.M. EQUIPMENT SCHEDULE

NO.	UNIT	DESCRIPTION
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BAR EQUIPMENT SCHEDULE

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FLOOR FINISH

DESCRIPTION	THICKNESS
1 - WHITE	0.30
2 - YELLOW	0.30
3 - GREEN	0.20
4 - C/M	0.15
5 - BLUE	0.20
6 - DARK GRAY	0.15
7 - GRAY	0.15
8 - BROWN	0.15
9 - LIGHT GRAY	0.15
10 - MAGENTA	0.20



IN WITNESS WHEREOF, the parties have set their hands the day and year stated in the acknowledgment below.

(Corporate Seal if any)
STATE OF DELAWARE)
Montgomery) ss.
(Judicial District or County)

Host International, Inc.
[Signature]
Signature
RICHARD KUNKLE
By Vice President
Title

THIS IS TO CERTIFY that on this 8th day of December, 2009, personally appeared Richard Kunkle, known to me to be the person named in and who executed the foregoing instrument, and who acknowledged before me that the foregoing instrument was freely and voluntarily executed with full authority for the uses and purposes set forth.



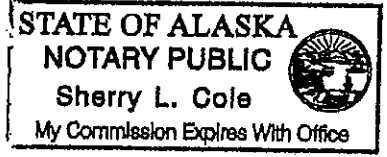
[Signature]
Notary Public in and for: Montgomery County MD
My Commission Expires: 5/13/13

STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION
AND PUBLIC FACILITIES
TED STEVENS ANCHORAGE INTERNATIONAL AIRPORT

STATE OF ALASKA)
Third Judicial District) ss.

[Signature]
Javier O. Robinson
Concessions Manager

THIS IS TO CERTIFY that on this 16 day of December, 2009, before me, the undersigned, a Notary Public in and for the State of Alaska, duly commissioned and sworn, personally appeared Javier O. Robinson, known to me and to me known to be the Concessions Manager, Department of Transportation and Public Facilities, and who acknowledged before me that the foregoing instrument was freely and voluntarily executed on behalf of the State of Alaska, Department of Transportation and Public Facilities, for the uses and purposes set forth and with full authority the State of Alaska to do so.



[Signature]
Notary Public in and for: State of Alaska
My Commission Expires: with office

TED STEVENS ANCHORAGE INTERNATIONAL AIRPORT

**FOOD AND BEVERAGE
CONCESSION AGREEMENT**

ADA-31641

**EXHIBIT E
Food and Beverage Program**

SOUTH TERMINAL

Existing Food & Beverage Space – To Be Enhanced During Initial Investment

<u>Space</u>	<u>Size</u>	<u>Concept</u>	<u>Scope of Work</u>
LS1B45	610 sf	Café del Mundo	Add hot food via installation of a panini machine.
C2786	1,190 sf	Legends Lounge	Add hot food via installation of a panini machine. Addition of an audio visual package to include multiple flat screen televisions.
SA2350	2,215 sf	Upper One	Add additional menu items via installation of a turbo chef oven. May be necessary to modify or eliminate current pizza offering.
C2164	TBD sf	Café Seating - Starbucks	Add seating area adjacent to existing Starbucks. Penetrate existing wall in Starbucks to allow access to seating area.

New Food and Beverage Space

<u>Space</u>	<u>Size</u>	<u>Concept</u>	<u>Scope of Work</u>
C2052	4,108 sf	Norton Sound	Design and develop a seafood themed restaurant with a full service bar. Restaurant look and feel will be consistent with the rendering provided to the airport. The restaurant will be primarily on the secure side of the airport but will have a small area available on the landside – however, this landside area is contingent upon TSA approving the “Sally Port” device currently in

TED STEVENS ANCHORAGE INTERNATIONAL AIRPORT

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**EXHIBIT E
Food and Beverage Program**

use in an airport in Oregon. This device allows food/items to move from the secure side of the airport to the non-secure side (but will not allow items to flow from the non-secure side to the secure side).

SB2750 1,489 sf Humpy's

Design and develop a Humpy's bar (a local establishment in downtown Anchorage). The facility will include a small kitchen, a bar and a seating area. The look and feel of the facility will be consistent with that of Humpy's.

Existing Food and Beverage Space – To Be Renovated During the Mid-Term Refurbishment

<u>Space</u>	<u>Size</u>	<u>Concept</u>	<u>Scope of Work</u>
C2208	5,438 sf	Chili's	TBD at time of mid-term
C2536	682 sf	Quiznos	TBD at time of mid-term
C2164	766 sf	Starbucks	TBD at time of mid-term
C2786	1,190 sf	Legends Lounge	TBD at time of mid-term
S2710	302 sf	Starbucks	TBD at time of mid-term
SA2350	2,215 sf	Upper One	TBD at time of mid-term
LS1B45	610 sf	Café del Mundo	TBD at time of mid-term

TED STEVENS ANCHORAGE INTERNATIONAL AIRPORT

FOOD AND BEVERAGE CONCESSION AGREEMENT

ADA-31641

EXHIBIT F Customer Service Standards

Concessionaire will maintain the highest level of service standards. At a minimum:

- Facilities will be open for business during scheduled hours of operation (as detailed in Article VIII, Sections J and N). During periods of aircraft flight delays Concessionaire will ensure food & beverage services are available.
- Facilities will be fully stocked – all products offered on the menu will be available for purchase (as detailed in Article VIII, Section O).
- Shipping containers will only be in view of customers for the minimum time necessary to unload and store the products.
- Facilities will be kept clean of trash, debris and spills (as detailed in Article VIII, Section P).
- Spills from the disposal of trash or used oil will be cleaned up immediately.
- Facilities will be cleaned and restocked as soon as is reasonably practical after each busy breakfast, lunch and/or dinner rush.
- Facilities will be staffed to ensure guests are properly served.
- Facilities will be well maintained and refurbished as necessary to keep the restaurants in good repair (by way of example, broken or unsteady furniture will be repaired or replaced, worn carpet will be replaced, chipped walls will be repaired and painted as necessary, broken tiles will be replaced) (as detailed in Article VIII, Section P).
- Frontline associates and management personnel will receive customer service training.
- Associates will greet guests with a warm friendly welcome.
- Associates will answer passenger/guest questions to the best of their ability.
- Associates will be properly trained in their job function.
- Customer complaints will be properly addressed and resolved in a timely manner, (as detailed in Article VIII, Section K).
- Casual dining menu should include at least one children's plate offered at a reduced price.
- Service must be prompt and not cause any unnecessary wait for the customer

<u>Concept *</u>	<u>Greet Time *</u>	<u>Service Time *</u>
Quick Serve	1 minutes	3 minutes
Walk Away	1 minutes	3 minutes
Seating	2 minutes	3 minutes
Bar	2 minutes	3 minutes
Casual dining	2 minutes	
Beverage:		3 minutes
Order:		5 minutes
Meal:		15 minutes after order

* It is understood that on occasion longer greet/service times may result from the unique nature of the airport environment (e.g., flight delays, heavy flight banks, etc)

This application is for:

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

SECTION A. LICENSE INFORMATION. Must be completed for all types of applications.			FEEES
License Year: 2010	License Type: Beverage Dispensary - Tourism	Statute Reference Sec. 04.11.400 (d)	License Fee: \$2500.00
(Office Use Only) License #: #4988			Filing Fee: \$100.00
Local Governing Body: (City, Borough or Unorganized) Municipality of Anchorage	Community Council Name(s) & Mailing Address: Sand lake Turnagain 1057 W Fireweed Ln 1057 W Fireweed Ln Anchorage Alaska Anchorage Alaska		Fingerprint: (<i>\$54.25 per person</i>) <u>N/A</u> Total Submitted: \$2,600.00
Name of Applicant (Corp/L.I.C/LP/LLP/Individual/Partnership): Host International, Inc.	Doing Business As (Business Name): Norton Sound Seafood House	Business Telephone Number: 907-243-4331 Fax Number: 907-243-8636	
Mailing Address: Attn: Licensing Group 6905 Rockledge Drive, MS 7-1	Street Address or Location of Premise: Anchorage International Airport 5000 West International Airport Road Anchorage, AK 99502	Email Address: laura.vandaniker@ hmshost.com	
City, State, Zip: Bethesda, MD 20817			

SECTION B. PREMISES TO BE LICENSED. Must be completed.		
Closest school grounds Northwood Elementary 4807 Northwood Anchorage Ak 2.2 mi	Distance measured under: <input checked="" type="checkbox"/> AS 04.11.410 OR <input type="checkbox"/> Local ordinance No. _____	<input type="checkbox"/> Premises is GREATER than 50 miles from the boundaries of an incorporated city, borough, or unified municipality. <input type="checkbox"/> Premises is LESS than 50 miles from the boundaries of an incorporated city, borough, or unified municipality. <input checked="" type="checkbox"/> Not applicable
Closest church: Faith Christian Community Church 4240 Wisconsin Anchorage Ak 2.2 mi	Distance measured under: <input checked="" type="checkbox"/> AS 04.11.410 OR <input type="checkbox"/> Local ordinance No. _____	
Premises to be licensed is: <input type="checkbox"/> Proposed building <input checked="" type="checkbox"/> Existing facility/New construction in existing Airport Terminal <input type="checkbox"/> New building	<input checked="" type="checkbox"/> Plans submitted to Fire Marshall (required for new & proposed buildings) <input checked="" type="checkbox"/> Diagram of premises attached	

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

Does any individual, corporate officer, director, limited liability organization member, manager or partner named in this application have any direct or indirect interest in any other alcoholic beverage business licensed in Alaska or any other state?
 Yes No If Yes, complete the following. Attach additional sheets if necessary.

Name	Name of Business	Type of License	Business Street Address	State
Host International, Inc.	Upper One	Beverage Dispensary	5000 West International Airport Road	Alaska
Host International, Inc.	Legends	Beverage Dispensary	5000 West International Airport Road	Alaska
Host International, Inc.	Chili's Too	Beverage Dispensary	5000 West International Airport Road	Alaska

*Host International, Inc. holds more than 400 licenses throughout the United States.

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.

Date Approved	Director's Signature
---------------	----------------------

Liquor License

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

Name of Entity (Corporation/LLC/LLP/LP) (or N/A if an Individual ownership) Host International, Inc.		Telephone Number 240-694-4865	Fax Number 240-694-4635
Corporate Mailing Address: 6905 Rockledge Drive, MS 7-1		City Bethesda	State MD
		Zip Code 20817	
Name, Mailing Address and Telephone Number of Registered Agent Corporation Service Company, 9360 Glacier Highway, Suite 202 Juneau, AK 99801		Date of Incorporation OR Certification with DCED 12/11/81	State of Incorporation Delaware

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	%	Home Address & Telephone Number	Work Telephone Number	Date of Birth
See Attached					

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

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

Name: Address:	Applicant <input type="checkbox"/> Affiliate <input type="checkbox"/>	Name: Address:	Applicant <input type="checkbox"/> Affiliate <input type="checkbox"/>
Home Phone: Work Phone:	Date of Birth:	Home Phone: Work Phone:	Date of Birth:
Name: Address:	Applicant <input type="checkbox"/> Affiliate <input type="checkbox"/>	Name: Address:	Applicant <input type="checkbox"/> Affiliate <input type="checkbox"/>
Home Phone: Work Phone:	Date of Birth:	Home Phone: Work Phone:	Date of Birth:

Declaration

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

Signature of Licensee(s)	
Signature <i>Laura A. Babin</i>	Signature <i>Sadye C. Sanders</i>
Name & Title (Please Print) Laura A. Babin, Secretary	Name & Title (Please Print) Sadye C. Sanders, Assistant Secretary
Subscribed and sworn to before me this <i>20th</i> day of <i>April</i> , <i>2010</i> <i>Stephane V. Minor</i>	Subscribed and sworn to before me this <i>20th</i> day of <i>April</i> , <i>2010</i> <i>Stephane V. Minor</i>
Notary Public in and for the State of Maryland Notary Public Prince George's County, Maryland My Commission Expires August 7, 2012.	Notary Public in and for the State of Maryland Notary Public Prince George's County, Maryland My Commission Expires August 7, 2012.
My commission expires:	My commission expires:

This application is for:

- Seasonal – Two 6-month periods in each year of the biennial period beginning _____ and ending _____
 Mo/Day Mo/Day
- Full 2-year period

HOST INTERNATIONAL, INC. d/b/a NORTON SOUND SEAFOOD HOUSE

Liquor License Application

Attachment

Entity Members (Must include President, Secretary, Treasurer, Vice-President, Manager and Shareholder/Member with at least 10%)					
Name	Title	%	Home Address & Telephone Number	Work Telephone Number	Date of Birth
Elie W. Maalouf	Pres./CEO	1%	6306 Walden Woods Court McLean, VA 22101 703-821-0689	240-694-4338	5/14/1964
Laura A. Babin	Secretary	1%	3710 Falling Green Way Mt. Airy, MD 21771 301-829-3132	240-694-4161	4/8/1964
Mark T. Ratych	Treasurer	1%	813 Oak Knoll Terrace Rockville, MD 20850 410-592-6842	240-694-4411	1/19/1962
Bernard N. Brown	Vice Pres.	0%	3926 Lumo Circle Randallstown, MD 21133-3647 410-922-2752	240-694-4185	4/11/1957
Charles E. Powers	Vice Pres.	0%	7669 Colonial Beach Road Pasadena, MD 21122 410-317-5683	240-694-4407	12/14/1946
Sadye C. Sanders	Asst. Sec'y	0%	6339 Crosswoods Drive Falls Church, VA 22044 703-924-1417	240-694-4433	9/13/1942
HMSHost Corporation		97%	6905 Rockledge Drive, MS 7-1 Bethesda, MD 20817 240-694-4100		

Office use only

Date Approved	Director's Signature
---------------	----------------------

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 Beverage Dispensary - Tourism liquor license
for Host International, Inc. d/b/a Norton Sound Seafood House
located at Anchorage International Airport, 5000 West International Airport Road, Anchorage, AK
(address and/or location)

OR

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

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

April 30, 2010 to May 9, 2010

*** 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 Anchorage International Airport
5000 West International Airport Road
Anchorage, AK 99502

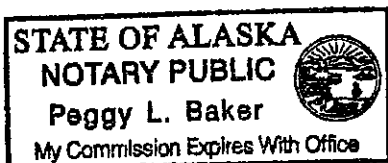
- b. Other conspicuous location in the area Anchorage Post office
4141 Postmark Drive, Anchorage AK

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

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

John F. Wilson
(signature)

SUBSCRIBED and SWORN to me this 17 day of MAY, 20 10.



Peggy L. Baker
Notary Public in and for Alaska
My commission expires: with office

HOST0120
\$747.90
118198

AFFIDAVIT OF PUBLICATION

STATE OF ALASKA
THIRD JUDICIAL DISTRICT

Ryan Estrada

being first duly sworn on oath deposes and says that he/she is an representative of the Anchorage Daily News, a daily newspaper. That said newspaper has been approved by the Third Judicial Court, Anchorage, Alaska, and it now and has been published in the English language continually as a daily newspaper in Anchorage, Alaska, and it is now and during all said time was printed in an office maintained at the aforesaid place of publication of said newspaper. That the annexed is a copy of an advertisement as it was published in regular issues (and not in supplemental form) of said newspaper on

April 23, 30 & May 7, 2010

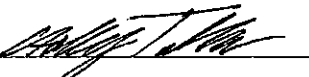
and that such newspaper was regularly distributed to its subscribers during all of said period. That the full amount of the fee charged for the foregoing publication is not in excess of the rate charged private individuals.

Signed 

Subscribed and sworn to before

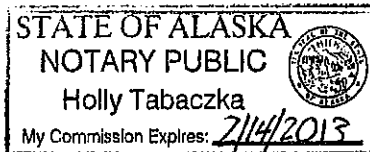
Me this 7th day of May

20 10



Notary Public in and for
The State of Alaska.
Third Division
Anchorage, Alaska
MY COMMISSION EXPIRES

2/14/2013



dozens of researchers. Something in the remaining 0.3 percent must make us unique.

"It's not about understanding Neanderthals; it's understanding us," said genome biologist Ed Green, now at the University of California at Santa Cruz, who led the study as a research fellow at the Max Planck Institute for Evolutionary Anthropology in Leipzig, Germany. Lab geneticist Svante Paabo spearheaded the investigation.

The researchers constructed the Neanderthal genome from three bone fragments found in Croatia's Vindija Cave.

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Hit the street
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FOOT SOLUTIONS

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**APPLICATION FOR
NEW LIQUOR LICENSE**

Host International, Inc. is making application for a new Beverage Dispensary - Tourism - Sec. 04.11.400(d) liquor license, d/b/a Norton Sound Seafood House located at Anchorage International Airport, 5000 West International Airport Road, Anchorage, AK 99502.

** Interested persons should submit written comment to their local governing body, the applicant and to the Alcoholic Beverage Control Board at 5848 E. Tudor Road, Anchorage, AK 99507. 118198

<p>Thomasville 3 Pc. Bedroom Sonterra Collection Queen Bed, Double Dresser & Mirror #408-15312-0. Original \$4398.27</p> <p>\$1899²² 3PC</p>	<p>Thomasville Cinnar Black Night St #452-18305-2. Original</p> <p>\$359³</p>
<p>Bernhardt Bachelors Chest Carriageway Collection #446-29002-5. Original \$1699.09</p> <p>\$899²²</p>	<p>Rowe Red St Contemporary. Tigr #100-10024-3. Original</p> <p>\$999³</p>
<p>Bernhardt Rattan Occasional Chair #114-27030-1. Original \$1499.08</p> <p>\$699²²</p>	<p>Flexsteel Dark E Sectional #131-19674-6. Original</p> <p>\$2999</p>
<p>Lexington All Leather Black Sofa Nail Head Trim #100-19980-8. Original \$3999.08</p> <p>\$1799²²</p>	<p>Thomasville All L Light Brown Sofa #100-19981-0. Original</p> <p>\$2499</p>
<p>Swivel Chair Grand Bella Berry #172-13669-8. Original \$1499.09</p> <p>\$499³³</p>	<p>Swivel Chair Grand Bella Po #172-13670-1. Original</p> <p>\$499³</p>

Thomasville V

LEXINGTON &

BERNHARDT -

 **MARTHA STEWART**
FURNITURE WITH BERNHARDT

NATUZZI

700 E. Benson Bou

MENU FORMAT

NAME OF CONCEPT: NORTON SOUND SEAFOOD HOUSE

NEW/EXISTING CONCEPT: NEW

LOCATION: ANC

PRO-FORMA SALES:

KITCHEN PLATFORM: VENTED /

**EQUIPMENT NEEDED: FLATTOP, CHAR GRILL, FRYER, 2 STEAMWELLS
MINIMUM, 2 MICROWAVES, TOASTER, BREADING STATION (clamshell,
stove top with burners not needed for this menu if 2 microwaves are provided)**

APPETIZERS

SHRIMP COCKTAIL

Jumbo chilled shrimp served with lemon, cocktail sauce

ALASKAN SNOW CRAB COCKTAIL

Chilled snow crab served with lemon, cocktail sauce and creamy tomato-garlic dipping sauce

THE NORTON SOUND CLASSIC QUESADILLA

A flour tortilla stuffed with grilled fajita style chicken, cheddar and jalapeno jack cheeses, grilled to a golden brown and topped with green onion and tomatoes. Served with sour cream and salsa on the side. Add guacamole \$ _____

ALASKAN KING CRAB QUESADILLA

A twist on a the classic quesadilla—a flour tortilla stuffed with King crabmeat and a creamy seafood and jalapeno jack cheese sauce, then grilled to a golden brown and topped with green onion and diced tomatoes. Served with sour cream and salsa on the side. Add guacamole \$ _____

SMOKED BACON AND BLUE CHEESE CHIPS

A generous serving of our crispy seasoned French Fries topped with blue cheese, melted jack and cheddar cheeses, Applewood smoked bacon, green onion, tomatoes, sour cream

CRUNCHY CALAMARI

Tender calamari lightly breaded and fried, then served with an Asian sweet- chili sauce for dipping

SOUPS AND SALADS

NORTON SOUND SEAFOOD CHOWDER

SOUP OF THE DAY

CLASSIC CAESAR

Crunchy romaine, pamesan, croutons, creamy Caesar dressing, lemon

Add grilled chicken or crunchy calamari \$ _____

Add chilled jumbo shrimp or Alaskan crabcake \$ _____

Add grilled or blackened salmon or halibut \$ _____

CHEF AL'S KING CRAB SALAD

Mixed greens tossed with red onion, crumbled Applewood bacon, and a zesty Louie dressing, than topped with hard cooked eggs, guacamole, diced tomato, King Crab meat, and lemon

SANDWICHES AND BURGERS

All served with pickle and fries

Substitute any side dish below for fries for \$1.99

CHEF AL'S PO-BOYS

CHOICE OF: ALASKAN CRABCAKE, OR FRIED HALIBUT

Served on a grilled French baguette dressed with shredded cabbage, lemon caper tartar sauce or cocktail sauce, and fresh tomato

ASIAN SALMON SANDWICH

Seared Alaskan salmon layered with soy mayonnaise, red onion and greens with a squeeze of fresh lime- on sourdough toast

GRILLED CHICKEN MELT

Grilled chicken, caramelized onions, Swiss cheese, tomato-garlic mayo, lettuce, toasted brioche roll

NORTON SOUND BACON CHEDDAR BURGER

1/3# seasoned grilled burger topped with Applewood smoked bacon, melted cheddar, served with lettuce, tomato, onion on toasted brioche roll

MUSHROOM SWISS BURGER

1/3# seasoned grilled burger topped with sautéed mushrooms, melted Swiss cheese, served with lettuce, tomato, onion, toasted brioche roll

ENTREES AND SIDES

ALASKAN KING CRAB LEG DINNER

A generous portion of King Crab legs served with drawn butter and choice of two sides

CHEF AL'S ORIGINAL FISH AND CHIPS

Ale battered and fried Halibut, served with crispy fries, slaw and lemon caper tartar sauce

CHEF AL'S CRABCAKE DINNER

Twin crab cakes served with lemon caper tartar sauce, choice of 2 sides and grilled sourdough bread

FRIED SHRIMP DINNER

Succulent jumbo shrimp hand battered and fried, served with cocktail sauce and choice of 2 sides

THE NORTON SOUND SEAFOOD DINNER

Lightly blackened or grilled salmon or halibut served over a bed of herbed rice topped with a creamy seafood sauce sprinkled with parmesan and scallion.

RIBEYE STEAK DINNER

Grilled or blackened 8oz Ribeye steak with choice of 2 sides and seasoned, grilled sourdough bread

Add a crabcake or fried shrimp \$ _____

SIDES

Seasoned French fries

Herbed Rice

Cole Slaw

Vegetable Medley

MENU FORMAT

Onion Rings
Substitute a small dinner or Caesar salad \$ _____

DESSERTS

Cheesecake-TBD
Molten Chocolate Cake with Caramel Sauce- TBD

BREAKFAST

CHEF AL'S ALASKAN BREAKFAST BURRITO

A large flour tortilla stuffed with Alaskan Reindeer sausage, scrambled eggs, cheddar cheese and seasoned breakfast potatoes. Served with salsa.

BIG SKILLET BREAKFAST

An open faced omelet, filled with choice of breakfast sausage or reindeer sausage, seasoned breakfast potatoes, then topped with creamy country gravy and shredded cheddar cheese. Served with two freshly baked buttermilk biscuits.

HEARTY OMELET

3 egg omelet with your choice of two fillings:
Cheddar, swiss, pepper jack, onion, bell pepper, mushrooms, tomato, bacon, reindeer sausage, breakfast sausage
Served with breakfast potatoes and choice of a biscuit or sourdough toast

THE NORTON SOUND CLASSIC SCRAMBLE

3 scrambled eggs served with your choice of breakfast meat, breakfast potatoes and choice of biscuit or sourdough toast

BUTTERMILK PANCAKES

Three tender buttermilk pancakes stacked high and served with choice of breakfast meat, maple syrup, choice of eggs, and butter

CLASSIC BISCUITS AND GRAVY

2 tender biscuits served hot and topped with creamy country gravy with your choice of breakfast meat

FRESH FRUIT, YOGURT AND GRANOLA

Creamy low-fat vanilla yogurt, served with fresh fruit and crunchy granola

COMPLIANCE LETTER

Host International, Inc. d/b/a Norton Sound Seafood House
New Liquor License

Host International, Inc., and its parent company, HMS Host Corporation, is in compliance with AS 04.11.400(d) as evidenced by the attached press release detailing its role and responsibility to support tourism at the Anchorage International Airport.

Host International, Inc.

By: Laura A. Babin
Laura A. Babin, Secretary

Date: 5-10-10



Making the Traveler's Day Better™

An Autogrill Company 



An Autogrill Company 

Contact: hmshostcorpcommunications@hmshost.com

For Immediate Release

HMSHost Renews Food & Beverage Contract at Anchorage International Airport
New restaurant created in partnership with Norton Sound Economic Development Corporation



BETHESDA, MD – HMSHost Corporation, a world leader in travel dining and shopping, today announced a ten-year extension of its food and beverage concessions contract with Anchorage International Airport (ANC). HMSHost will continue to offer an exceptional lineup of local and national brands to ANC travelers, highlighted by the new **Norton Sound Seafood House**.

"HMSHost continues to deliver exceptional, well-designed dining options that enhance our food and beverage concessions program. This agreement will bring new venues to give visitors to Alaska the local flavor they eagerly anticipate and enjoy," said Debbie Herrick, Properties Manager, Anchorage International Airport.

The **Norton Sound Seafood House** is a showcase of the fishery resources and the small-boat fishermen of remote Northwest Alaska communities. HMSHost is pleased to work in partnership with the Norton Sound Economic Development Corporation (NSEDC), a local, non-profit corporation, to develop this exciting, locally-themed seafood restaurant for ANC. NSEDC's goals are to support local fisheries and provide economic development through education, employment, training and financial assistance to its 15 member communities.

– more –

"NSEDC is very pleased to be a partner in this project for several reasons," said Janis Ivanoff, NSEDC's Chief Executive Officer. "The prime location will certainly result in increased exposure to our region's high-quality seafood; this will let consumers passing through the airport experience the fishery resources that our region has depended on for thousands of years, improve the markets for our local small-boat fishermen, and ultimately to bring the fishermen's and consumers' best interests together in this niche operation in Alaska's busiest airport."

Locally-caught seafood will be the star of the **Norton Sound Seafood House** menu with items created by well-known television celebrity **Chef Al Levinsohn**. Selections include Chef Al's Alaskan Crab Po Boy, Original Ale battered Halibut Po Boy, Original Ale battered Halibut and King Crab Cake Dinner. Scheduled to open in August, the restaurant will be located post-security on Concourse C, and will provide travelers a cozy, modern atmosphere with a full bar featuring locally-brewed beer, fine wines, and cocktails.

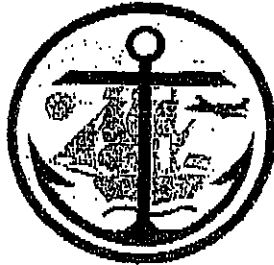
Humpy's Great Alaskan Alehouse, a popular Anchorage pub that features a range of local draft beers and is famous for Alaskan Fish & Chips, is another new concept opening on Concourse B in July. HMSHost's current ANC food and beverage options include **Starbucks Coffee, Chili's Too, Quiznos, Legends, Café Del Mundo** and **Upper One Lounge**.

"We believe this new agreement expresses the airport's confidence that we are making the traveler's day better at Anchorage International Airport. We are also very pleased to support the local community in partnership with the Norton Sound Economic Development Corporation and are working with them to create a unique restaurant that truly gives ANC's travelers a sense of place," said Stephen Douglas, Vice President, Business Development, HMSHost.

About HMSHost

HMSHost is a world leader in creating shopping and dining for travel venues. HMSHost operates in more than 100 airports around the globe, including the 20 busiest airports in North America. The Company has annual sales in excess of \$2.7 billion and employs more than 34,000 sales associates worldwide. HMSHost is a part of Autogrill Group, the world's leading provider of food and beverage and retail services for people on the move. With over €5.8 billion expected sales in 2008, the Group operates in 43 countries and employs some 70,000 people. It manages over 5,300 stores in more than 1,200 locations worldwide. Visit www.HMSHost.com for more information and become a Fan of HMSHost on Facebook.

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RECEIVED
JUN 23 2010
MUNICIPALITY OF ANCHORAGE
PLATTING DIVISION

AFFIDAVIT OF POSTING

Case Number: 2010-072

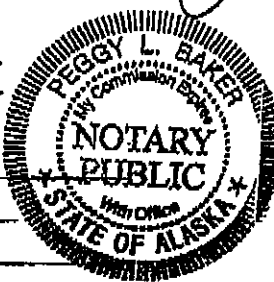
I, John F. Wilson, hereby certify that I have posted a **Notice of Public Hearing** as prescribed by Anchorage Municipal Code 21.15.005 on the property that I have petitioned for Norton Sound Seafood House. The notice was posted on 4/15/2010 which is at least 21 days prior to the public hearing on this 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 11TH day of MAY, 2010.

John F. Wilson
Signature

LEGAL DESCRIPTION

Tract or Lot _____
Block _____
Subdivision _____



IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year first written above.

Peggy L. Baker
Notary Public in and for Alaska
My Commission Expires: with office

Planning Department
Norton Sound Seafood House
Airport - South Terminal
ADA # 31641

Content ID: 009196**Type:** AR_AllOther - All Other Resolutions

A RESOLUTION OF THE ANCHORAGE MUNICIPAL ASSEMBLY APPROVING AN ALCOHOLIC BEVERAGES CONDITIONAL USE FOR A BEVERAGE DISPENSARY-TOURISM USE AND LICENSE NUMBER 4988 IN A RESTAURANT IN THE T (TRANSITION) DISTRICT FOR HOST INTERNATIONAL, INC. DBA NORTON SOUND SEAFOOD HOUSE; LOCATED

Title: AT 5000 WEST INTERNATIONAL AIRPORT ROAD – AT THE TED STEVENS INTERNATIONAL AIRPORT (TSIA) SOUTH TERMINAL, WEST ONE-HALF, SECTION 34, TOWNSHIP 13 NORTH, RANGE 4 WEST, SEWARD MERIDIAN, AK; GENERALLY LOCATED AT WEST INTERNATIONAL AIRPORT ROAD AND POSTMARK ROAD. (Sand Lake, Turnagain, Spenard Community Council) (Case 2010-072)

Author: chambersac**Initiating Dept:** Planning**Date Prepared:** 6/29/10 3:39 PM**Director Name:** Jerry T. Weaver, Jr.**Assembly Meeting Date:** 7/13/10**Public Hearing Date:** 7/13/10

Workflow Name	Action Date	Action	User	Security Group	Content ID
Clerk_Admin_SubWorkflow	7/2/10 10:20 AM	Exit	Nina Pruitt	Public	009196
MuniManager_SubWorkflow	7/2/10 10:20 AM	Approve	Nina Pruitt	Public	009196
CFO_SubWorkflow	7/1/10 9:34 AM	Approve	David Ryan	Public	009196
OCPD_SubWorkflow	6/30/10 5:00 PM	Approve	Tawny Klebesadel	Public	009196
Planning_SubWorkflow	6/30/10 3:45 PM	Approve	Jerry Weaver Jr.	Public	009196
AllOtherARWorkflow	6/30/10 3:43 PM	Checkin	Angela Chambers	Public	009196
OCPD_SubWorkflow	6/30/10 3:40 PM	Reject	Tawny Klebesadel	Public	009196
Planning_SubWorkflow	6/30/10 3:15 PM	Approve	Jerry Weaver Jr.	Public	009196
AllOtherARWorkflow	6/30/10 2:18 PM	Checkin	Angela Chambers	Public	009196
OCPD_SubWorkflow	6/30/10 11:46 AM	Reject	Tawny Klebesadel	Public	009196
Planning_SubWorkflow	6/29/10 4:49 PM	Approve	Jerry Weaver Jr.	Public	009196
AllOtherARWorkflow	6/29/10 3:42 PM	Checkin	Angela Chambers	Public	009196

NEW PUBLIC HEARINGS