



MATANUSKA-SUSITNA BOROUGH

Planning and Land Use Department

Development Services Division

350 East Dahlia Avenue • Palmer, AK 99645

Phone (907) 861-7822 • Fax (907) 861-7876

Email: permitcenter@matsugov.us

Matanuska-Susitna Borough
Development Services

JUL 07 2020

APPLICATION FOR A CONDITIONAL USE PERMIT REGULATION OF ALCOHOLIC BEVERAGE USES – MSB 17.70

Received

Carefully read instructions and applicable borough code. Fill out forms completely. Attach information as needed. Incomplete applications will not be processed.

Application fee must be attached:

\$1,000 for Liquor Beverage Dispensary

\$1,000 for Liquor Package Store

Prior to the public hearing, the applicant must also pay the mailing and advertising fees associated with the application. Applicants will be provided with a statement of advertising and mailing charges. Payment must be made **prior** to the application presentation before the Borough Planning Commission.

Subject Property Township: S17, Range: NO1, Section: W02, Meridian
MSB Tax Account # 9057000L002

SUBDIVISION: BRU-NETTE COMM PK CONDOS, LOT(S): 2

STREET ADDRESS: 1987 E Bogard Road, Wasilla AK 99654

(US Survey, Aliquot Part, Lat. /Long. etc)

Ownership A written authorization by the owner must be attached for an agent or contact person, if the owner is using one for the application. Is authorization attached? Yes No N/A

Name of Property Owner
RI Corporation - "The Office"

Address: 3201 Tamarack Dr.
Wasilla, AK 99654

Phne: Hm Fax

Wk Cell 907-715-4214

E-mail michelle@wsiak.com

Name of Agent/ Contact for application
18-1, LLC - Ashlee Stetsen

Address: 101 N Ashlee Circle
Wasilla, AK 99654

Phne: Hm Fax

Wk Cell 907-232-1304

E-mail ashlee@wsiak.com

In order to grant a conditional use permit under MSB 17.70, the Planning Commission must find that each of the following requirements have been met. Explain the following in detail:	Attached
1. Is the conditional use compatible with and will it preserve or not materially detract from the value, character and integrity of the surrounding area?	X
2. Will the granting of the conditional use permit be harmful to the public health, safety, convenience and welfare?	X

CMP-7-6-3-16954
PLN - DVS - Permits - DVS - 9057000L002 -
Beverage Dispensary - 177020200002 - Bru-Nette
Comm Park Condo

3. Are sufficient setbacks, lot area, buffers and other safeguards being provided?	X
4. Is there any potential negative effect upon other properties in the area due to such factors as dust, noise, obtrusive advertising and glare?	X
5. Is there any potential negative effect on the safe, efficient flow of traffic on any highway, arterial, collector or street from which access to and from the establishment is obtained?	X
6. What measures are being proposed to reduce any negative effect upon adjacent and nearby properties by property line buffers and arterial buffers, planted berms, landscaping, reduction or elimination of obtrusive or garish signing or other features, lowered building elevation, clustering with other commercial establishments and use of frontage roads to reduce the number of entries and exits onto highways, arterials and collectors and where the surrounding area is predominantly residential in character, site and building design features that contribute to the residential character of the development?	X
7. Are there adequate parking facilities to accommodate a reasonably expected increased demand for parking created by issuing the permit?	X
8. Will access to the premises create an unreasonable traffic hazard?	X
9. Will a reasonably expected increase in traffic overtax the existing road system?	X
10. Is the use compatible with the character of the surrounding neighborhood?	X
11. Is there or would the use tend to result in, a high crime rate or a high incidence of alcohol-related accidents in the area?	X
12. Does the applicant or a person with an interest in the application have an interest in a liquor license which was suspended or revoked in the 12 months preceding the application?	X
13. Has the applicant or person with an interest in the application demonstrated that the person is untrustworthy or unfit to conduct the operation of a licensed business, or is a potential source of harm to the public?	X

Supplemental Information – Explain in Detail	Attached
1. Maximum occupancy capacity of facility as determined by Fire Marshall	54
2. Number of employees proposed to work on largest work shift.	2
3. Number of regular parking spaced provided.	19
4. Number of handicapped parking spaces provided.	2
5. Is the use a sole occupant in a building or a tenant in a building?	Tenant
6. Total square footage of space in building occupied by this use.	1,855 Sq Ft
7. Hours of operation. Mon-Sun	2PM - 10PM
8. Noise mitigation measures Operating hours limited	

SITE PLAN – Attach a detailed, to scale, site plan clearly showing the following information:	Attached
1. Proposed and existing structure(s) on the site. Indicate which structure(s) will be used for the liquor use. Draw lot dimensions and indicate setback distance of structure(s) from the lot lines, rights-of-way, and waterbodies.	X
2. Dimensions of all structures	X
3. Interior floor plans (specific location of the use or uses to be made of the development)	X
4. Signage – Existing and Proposed	X
5. Location and dimensions for all access points to and from the site to public rights-of-way or public access easements.	X
6. Proposed contouring	X
7. Vegetation and any landscaping	X
8. Buffering – Fences, trees, topography, or berms	X
9. Drainage	X
10. Vehicular and pedestrian circulation patterns	X
11. Exterior site lighting	X
12. Distance(s) to the nearest intersection in all directions from proposed permit site along roads adjacent to the site.	X
13. Location and dimensions of parking areas to be provided	X
14. Boundary protection	X
15. Scale and north arrow.	X

OWNER'S STATEMENT: I am owner of the following property:

MSB Tax parcel ID #(s) 9057000L002 and, I hereby apply for approval an alcoholic beverage use conditional use permit on that property as described in this application.

I understand all activity must be conducted in compliance with all applicable standards of MSB 17.70 and with all other applicable borough, state or federal laws.

I understand that other rules such as local, state and federal regulations, covenants, plat notes, and deed restrictions may be applicable and other permits or authorization may be required. I understand that the borough may also impose conditions and safeguards designed to protect the public's health, safety and welfare and ensure the compatibility of the use with other adjacent uses.

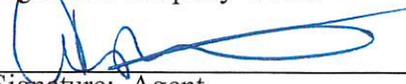
I understand that it is my responsibility to identify and comply with all applicable rules and conditions, covenants, plat notes, and deed restrictions, including changes that may occur in such requirements.

I understand that this permit and zoning status may transfer to subsequent owners of this land and that it is my responsibility to disclose the requirements of this status to the buyer when I sell the land.

I understand that changes from the approved conditional use permit may require further authorization by the Borough Planning Commission. I understand that failure to provide applicable documentation of compliance with approved requirements, or violation of such requirements will nullify legal status, and may result in penalties.

I grant permission for borough staff members to enter onto the property as needed to process this application and monitor compliance. Such access will at a minimum, be allowed when the activity is occurring and, with prior notice, at other times necessary to monitor compliance.

The information submitted in this application is accurate and complete to the best of my knowledge.

	Michelle Clapp	6-19-20
Signature: Property Owner	Printed Name	Date
	Ashley Stetson	6/19/20
Signature: Agent	Printed Name	Date

MEMO TO AMCO BOARD

LAW OFFICES OF ERNOUF & COFFEY, PC
PO Box 212314
ANCHORAGE, ALASKA 99521-2314
(907) 274-3385

TO: MATSU BOROUGH PLANNING & LAND USE STAFF
FROM: AMANDA SHAWCROSS/SHERMAN ERNOUF
RE: CONDITIONAL USE APPLICATION BDL #301
DATE: 6/30/20

The purpose of this memo is to submit to you a completed conditional use application for transfer of location and ownership for beverage dispensary liquor license #301. Our offices is assisting Ashley Stetson/18-1, LLC with the applications.

We also filed the liquor license transfer application with AMCO on July 1, 2020.

The following documents are enclosed:

1. \$1,000.00 filing fee check #1572
2. Original Application completed and signed.
3. Conditional Use Narrative answering questions on application.
4. Site Plans
5. Lease

If you have any questions in regards to this Memo or need any additional information, please call our offices directly at (907) 274-3385 or email ashawcross@eclawfirm.org. Thank you for your time and attention to this matter.



MATANUSKA-SUSITNA BOROUGH
DEVELOPMENT SERVICES

APPLICATION FOR A CONDITIONAL USE PERMIT

MSB 17.70- REGULATION OF ALCOHOLIC BEVERAGE USES

“THE OFFICE” BAR – EAST BOGARD ROAD

The applicant, 18-1, LLC d.b.a. “The Office” is seeking a conditional use permit to operate a beverage dispensary license at its building located on East Bogard Road in Wasilla. The license is currently located at a no premises and is being transferred to the East Bogard Road location.

1) Is the conditional use compatible with, and will it preserve or not materially detract from the value, character, and integrity of the surrounding area?

Yes. This conditional use if granted is compatible with the value, character, and integrity of the surrounding area. The surrounding area is a developed and diverse commercial area with a mix of businesses of all types to include a salon, several retail stores, and even a marijuana dispensary.

2) Will the granting of the conditional use permit be harmful to the public health, safety, convenience, and welfare?

No. The granting of this conditional use will not impact the public health, safety, convenience, or welfare. There is one (1) owner of the LLC making this application. The individual takes her responsibilities as an operator of a licensed business very seriously. The owner will ensure all alcoholic beverages will be responsibly handled and sold only in accordance with Title 4 of the Alaska Statutes and applicable Mat-Su Borough Code.

All employees associated with the dispensing and service of alcoholic beverages will be TAP trained and certified throughout the course of their employment with The Office. Regular staff meetings will be conducted by Management to stress the importance of Title 4, the Borough Code in order to insure that the sale of alcohol is done in a legal and responsible manner.

With these safeguards in place, the granting of this conditional use permit will not be harmful to the public health, safety, convenience, and welfare of its customers or the surrounding community.

3) *Are sufficient setbacks, lot area, buffers and other safeguards being provided?*

The applicant believes there are sufficient setbacks, lot area, buffers and other safeguards being provided. The building itself is set back a significant distance from the main road (Bogard) as well as surrounding buildings. The area is commercial in nature and as such the proposed bar should not have an impact on any residential neighborhoods.

4) *Is there any potential negative effect upon other properties in the area due to such factors as dust, noise, obtrusive advertising and glare?*

The Office does not anticipate any negative effect(s) on adjacent property owners in the surrounding area as it is a commercial zone. As such, the Office does not expect any negative comments or complaints concerning dust, noise, or obtrusive advertising due to the fact that the building is adequately spaced from surrounding buildings and the road.

If this conditional use is approved, the owners clear and stated intention is to continue to be mindful and respectful of surrounding properties, residents and businesses.

5) *Is there any potential negative effect on the safe, efficient flow of traffic on any highway, arterial, collector, or street from which access to and from the establishment is obtained?*

18-1, LLC does not foresee any consequence from the granting of this conditional use that would potentially have a negative effect on the safe, efficient flow of traffic on any highway, arterial, or street from which access to and from their property is obtained. The business is located on E Bogard Road of Wasilla where most stand-alone and multi-tenant buildings are located. The use of a beverage dispensary license would be in line with the planned use on E Bogard Road. E Bogard Road is a mix of many different commercial uses. Many of the stand-alone businesses is focused around E Bogard Road with many restaurants, gift stores, spas, and clothing boutiques. Allowing this conditional use will not

create any additional traffic in such a way that would have any additional negative effects.

6) What measures are being proposed to reduce any negative effects upon adjacent and nearby properties by property line buffers and arterial buffers, planted berms, landscaping, reduction or elimination of obtrusive or garish signing or other features, lowered building elevation, clustering with other commercial establishments and use of frontage roads to reduce the number of entries and exits onto highways, arterials and collectors and, where the surrounding area is predominantly residential in character, site and building design features that contribute to the residential character of the development?

The facility provides for ample parking, appropriate property line buffers, and a significant set back from Bogart Road. All of these measures help to reduce the impacts on surrounding businesses.

7) Are there adequate parking facilities to accommodate a reasonably expected increased demand for parking created by issuing the permit?

The facility is 1855 square feet and the parking lot contains 19 regular spots and 2 handicap spots. Applicant believes that this is ample and sufficient parking to accommodate the proposed business and any increase in demand for parking created by issuing this permit.

8) Will access to the premises create an unreasonable traffic hazard?

Access to the premises will not create an unreasonable traffic hazard at this location. Access to the building and parking lot is by a frontage/access road. No unreasonable traffic hazard is anticipated.

9) Will a reasonably expected increase in traffic overtax the existing road system?

See answers to questions 5 and 8 above. There is no expected increase in traffic volume over prior uses of this property. However, any reasonably expected increase in traffic will not overtax the existing road system which already provides adequately for the traffic associated with all of the surrounding businesses. Applicant does not believe that adding one more business would overtax the existing road system. Further, as with

most bars, business is much heavier in the evening. Surrounding businesses are more predominately operated during normal business hours. These different hours of operation will lessen traffic impacts.

10) *Is the use compatible with the character of the surrounding neighborhood?*

The use is compatible with the character of the surrounding area. The property to the south is Selah's Salon and Day Spa and Keller Supply plumbing store. To the north (behind the building) is a Span-Alaska Logistics Transfer Station. To the east is a retail carpet store and to the west is a marijuana dispensary. There are additional vacant units between these businesses.

The proposed site has been used as a building supply store for approximately 15 years, but has been vacant for the last year. This is a commercial area and the applicant is not there to disturb other businesses or create problems for the police.

11) *Is there or would the use tend to result in, a high crime or a high incidence of alcohol-related accidents in the area?*

The applicant will not over serve alcohol. Service to drunken persons will not be tolerated. Service to minors will not be tolerated. All employees will be TAP trained. All employees will be required to have their TAP cards in their physical possession while on duty.

Finally, the security and safety of customers and/or visitors to this location is a top priority of its owners. A manager will be on site at all hours of operation.

For all of these reasons, the use of a beverage dispensary license in a legal and responsible manner at this location will not result in high crime or a high incidence of alcohol related accidents in the area.

12) *Does the applicant or a person with an interest in the application have an interest in a liquor license which was suspended or revoked in the 12 months preceding the application?*

No.

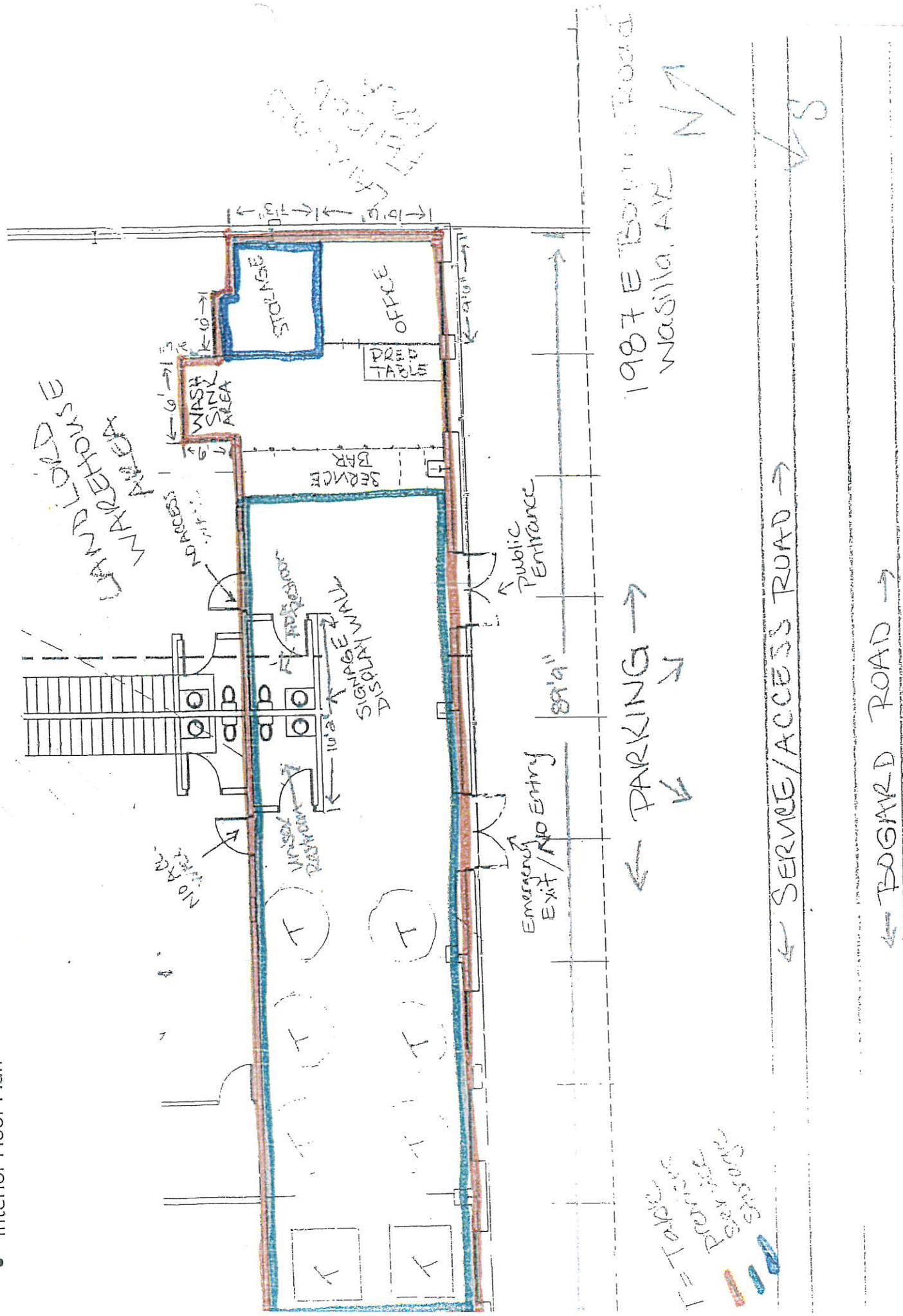
13) *Has the applicant or person with an interest in the application demonstrated that the person is untrustworthy or unfit to conduct*

the operation of a licensed business, or is a potential source of harm to the public?

The applicant has been through the ABC Board and Borough processes when the license was transferred to its current location of no premises. As such, the applicant has been vetted and had there been any inappropriate behavior or criminal conduct, it would have prevented the applicant from acquiring the license they now already own.

Further, their recent operational record reflects that they are responsible operators. They have demonstrated in their current operation, in their business plans that they are trustworthy and fit to operate a liquor licensed business and that they will demand the same level of fitness from their employees.

Interior Floor Plan



1987 E BOGARD ROAD
WASILLA, AK



← PARKING →

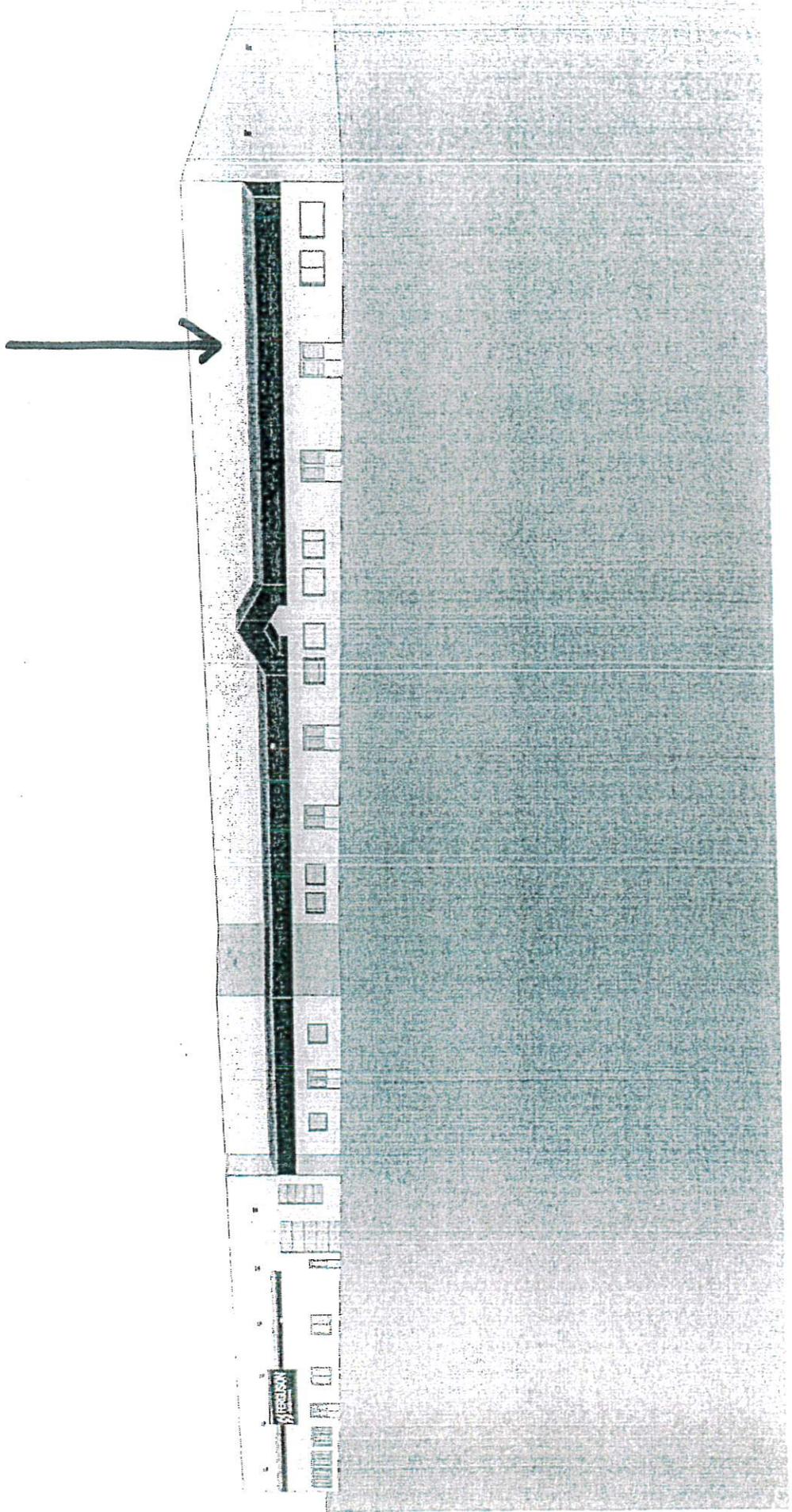
← SERVICE/ACCESS ROAD →

← BOGARD ROAD →

T = TABLES
T = TABLES
T = TABLES

- Signage
- Proposed "The Office" sign
- 5'x8' at signage location indicated

The Office



Site Plan – 11

- Exterior Sight Lighting
- Exterior Sight LED Light Fixtures
- X Exterior (soffit-mount)
- Sidewalk Lighting



12. Nearest Intersection Distance

Google Maps



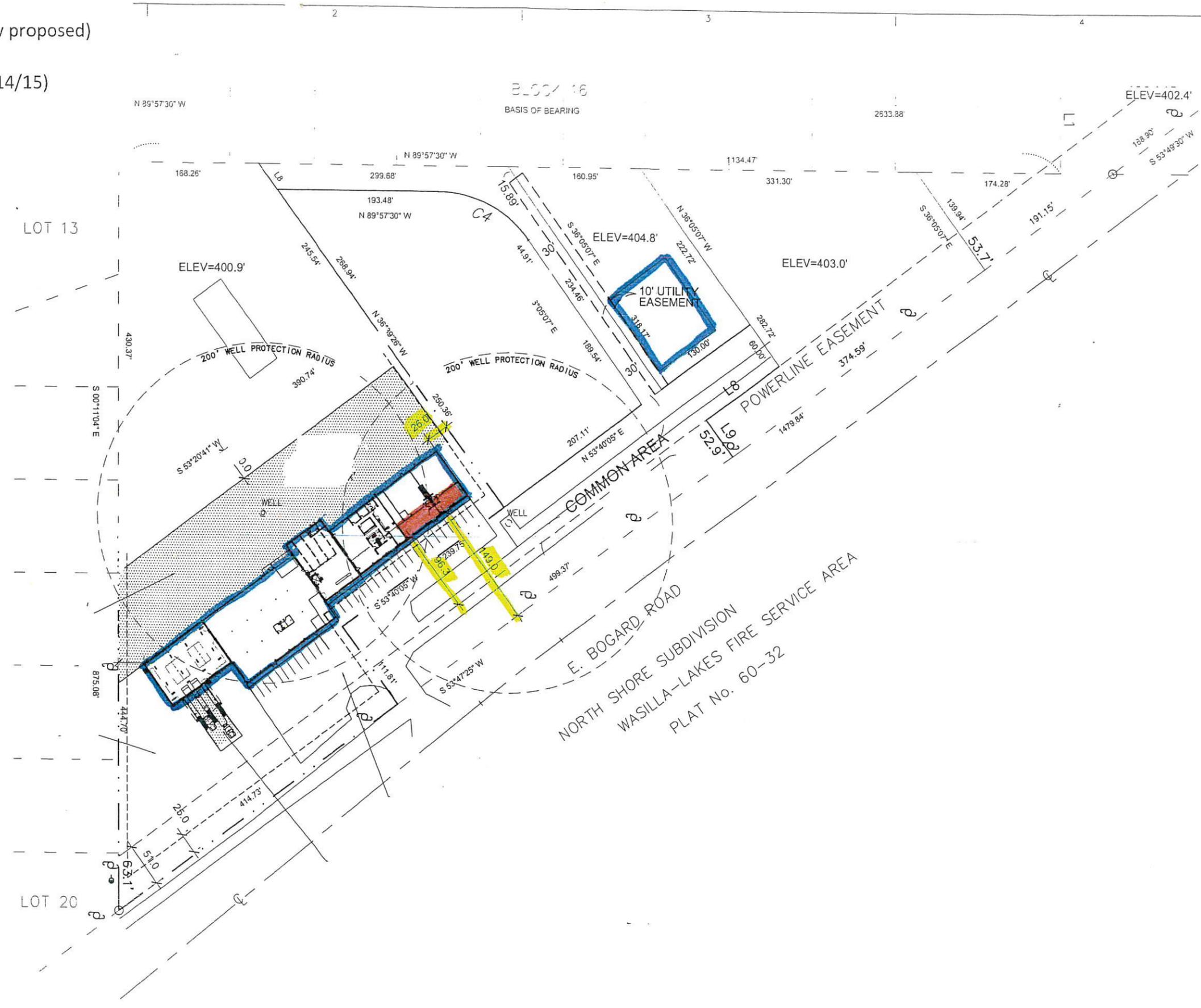
Site Plan – 12

- Distances to Nearest Intersections
- 1.3 Miles (NE) Bogard to Seward Meridian
- .7 Miles (W) Bogard to Peck Street

Site Plan - 1

-  Existing Structures (no new proposed)
-  Liquor License Premises
-  Lot Dimensions (see page 14/15)
-  Setbacks

WILLIWAH SUBDIVISION
PLAT #72W



5-30-08

RI CORPORATION

CLIENT:

BUILDING EXPANSION AND RENOVATION
1977 E Bogard Rd
WASILLA, AK 99654

PROJECT:

KLAUDER & COMPANY ARCHITECTS, INC.

606 Petersen Way
Kenai, Alaska 99611
Tel (907) 283-1919 : Fax (907) 283-0450
klauder@alaska.net

DESIGN BY: PK	
DRAWN: NW	CHECKED: PK
JOB NO: 2732	
DATE: May 30, 2008	
REVISIONS:	

CATEGORY: SHEET:

A 0.2

SHEET CONTENTS:
PROPOSED SITE PLAN



RATION
AND RENOVATION
ard Rd
K 99654

Floor to Ceiling
Scrim 22'-5" at this
Location

RIC
BUILDING EXP
1 W/
PROJECT:

KLAUDER & COMPANY
ARCHITECTS, INC.
606 Petersen Way
Kenai, Alaska 99611
Tel (907) 283-1919 : Fax (907) 283-0450
Klauder@alaska.net

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NW
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DATE: May 30, 2008
CHECKED:
PK
REVISIONS:

CATEGORY: SHEET:
A 1.1

SHEET CONTENTS:
OVERALL PLAN

FOR CONSTRUCTION

11x17 = PLOTTED 1/2 SCALE

SCALE: AS SHOWN

AutoCAD FILE: 2732_01.dwg

Wood Framed Bldg
Constructed Approx 2008
5,225 SF

Engineered Metal Bldg
Constructed Approx 1999
12,150 SF
Mezzanine 2,250 SF

Floor to Ceiling
Scrim 21'-3" at this
Location

Wood Framed Bldg
Constructed Approx 2008
4,141 SF

Engineered Metal Bldg
Constructed Approx 2001
10,240 SF
Mezzanine 3,200 SF

Floor to Ceiling
Scrim 17'-5" at this
Location

Office / Warehouse
80' x 64'

RECEIVING

Warehouse

EXPRESS

(OFFICES)

Floor to Bottom of
Drop Ceiling 7'-11"

Office Space
89'-9" x 20'
Approx: 1,855 SF
Mezzanine Approx:
1,660 SF

Office Area /
Mezzanine above.

Warehouse/ Office Space
90' x 135'
*Office area 90' x 24'
Approx: 2,250 SF
Mezzanine 2,250 SF

Floor to Ceiling
Scrim 24'-10" at
this Location

Floor to Bottom of
Ceiling Joist 8"-11"

Covered Loading Dock.
Steel Columns Wood
Trusses
1,173 SF

Site Plan - 2

Dimensions of All Structures

A1 OVERALL PLAN - PROPOSED
A1.1 1/16" = 1'-0" (22x34); 1/32" = 1'-0" (11x17)



Site Plan - 5

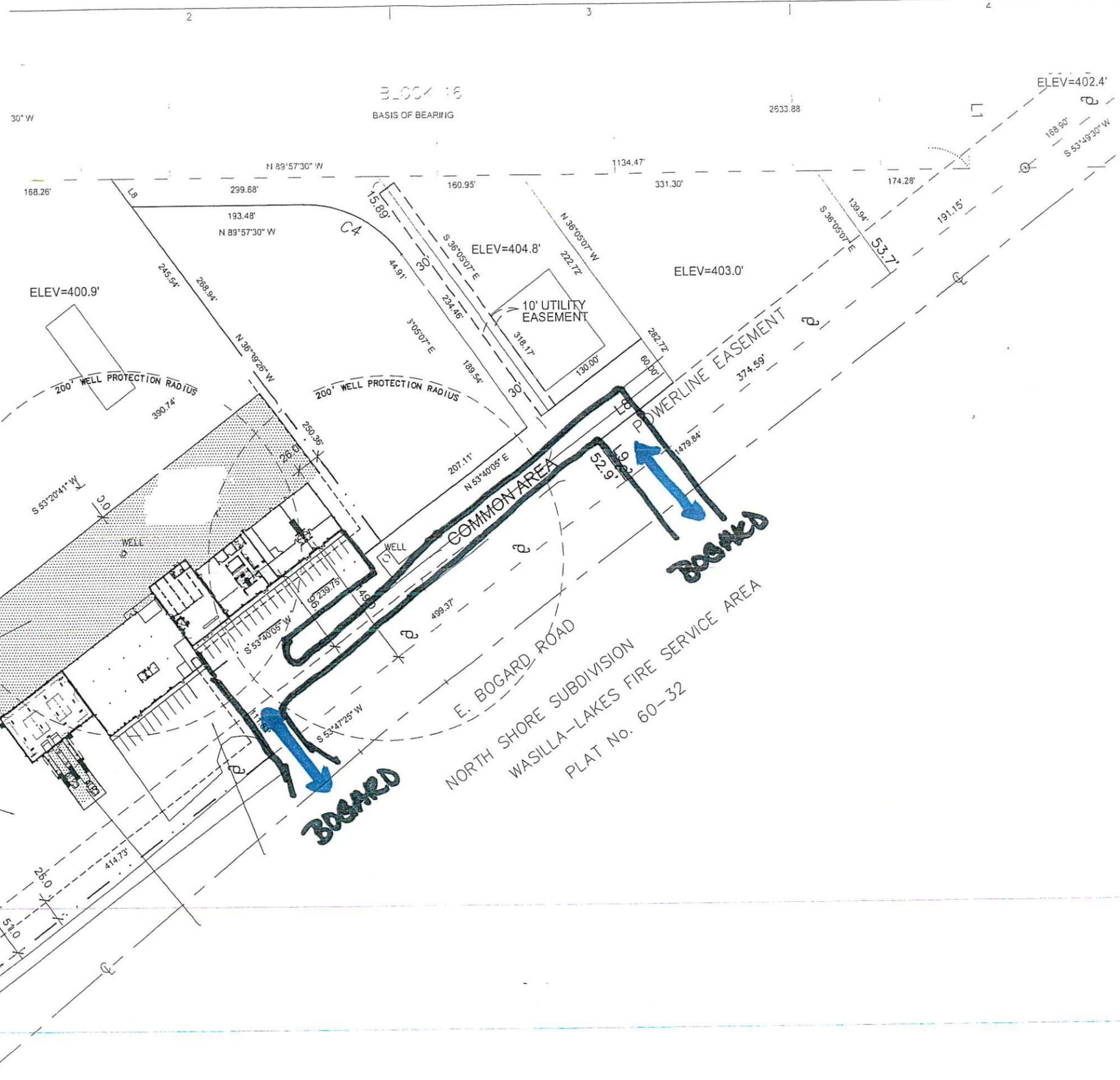
 Access Points to and From Site

PLAT #72W

LOT 13

WILLIAMW SUBDIVISION
PLAT #72W

LOT 20



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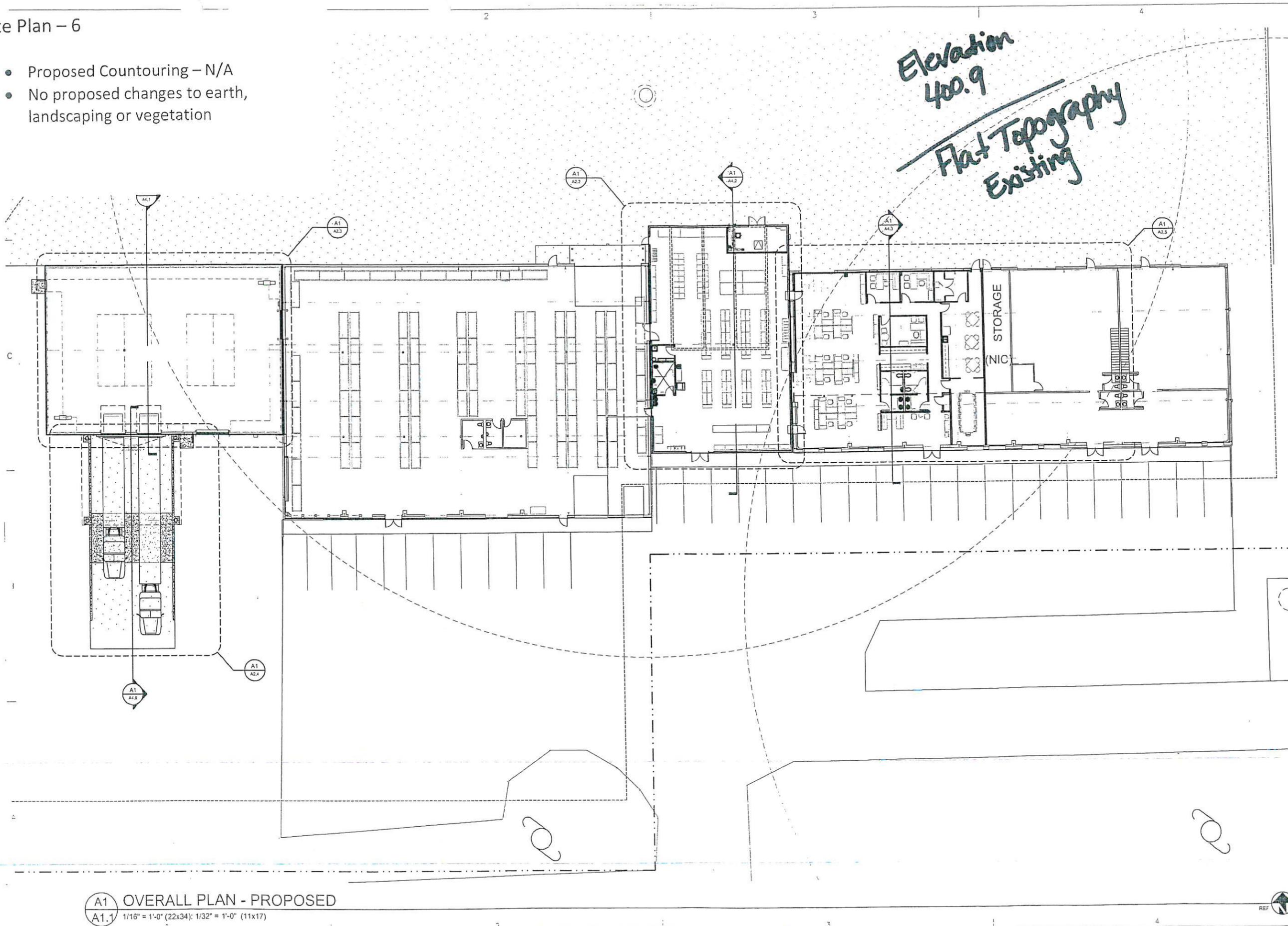
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klauder@alaska.net

DESIGN BY:
PK
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CHECKED: PK
JOB NO: 2732
DATE: May 30, 2008
REVISIONS:

CATEGORY: SHEET:
A 0.2
SHEET CONTENTS:
PROPOSED SITE PLAN

Site Plan - 6

- Proposed Countouring - N/A
- No proposed changes to earth, landscaping or vegetation



5-30-08

RI CORPORATION

CLIENT: BUILDING EXPANSION AND RENOVATION
1977 E Bogard Rd
WASILLA, AK 99654

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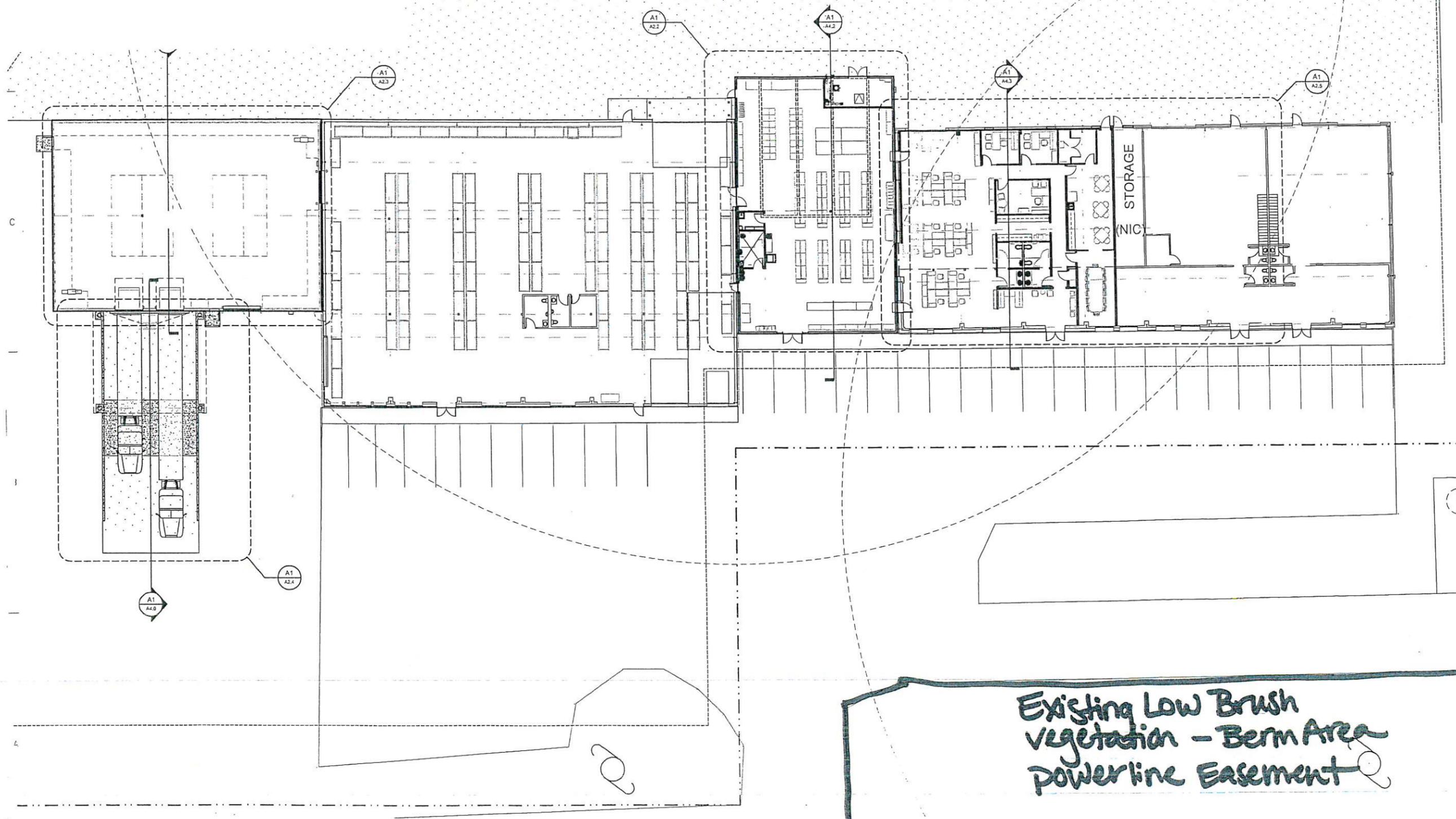
SHEET CONTENTS:
OVERALL PLAN

A1 OVERALL PLAN - PROPOSED
A1.1 1/16" = 1'-0" (22x34); 1/32" = 1'-0" (11x17)



Site Plan - 7

- Vegetation and Landscaping - N/A
- Vegetation to remain as-is
- Landscaping to remain as-is



Existing Low Brush
Vegetation - Berm Area
Powerline Easement



5-30-08

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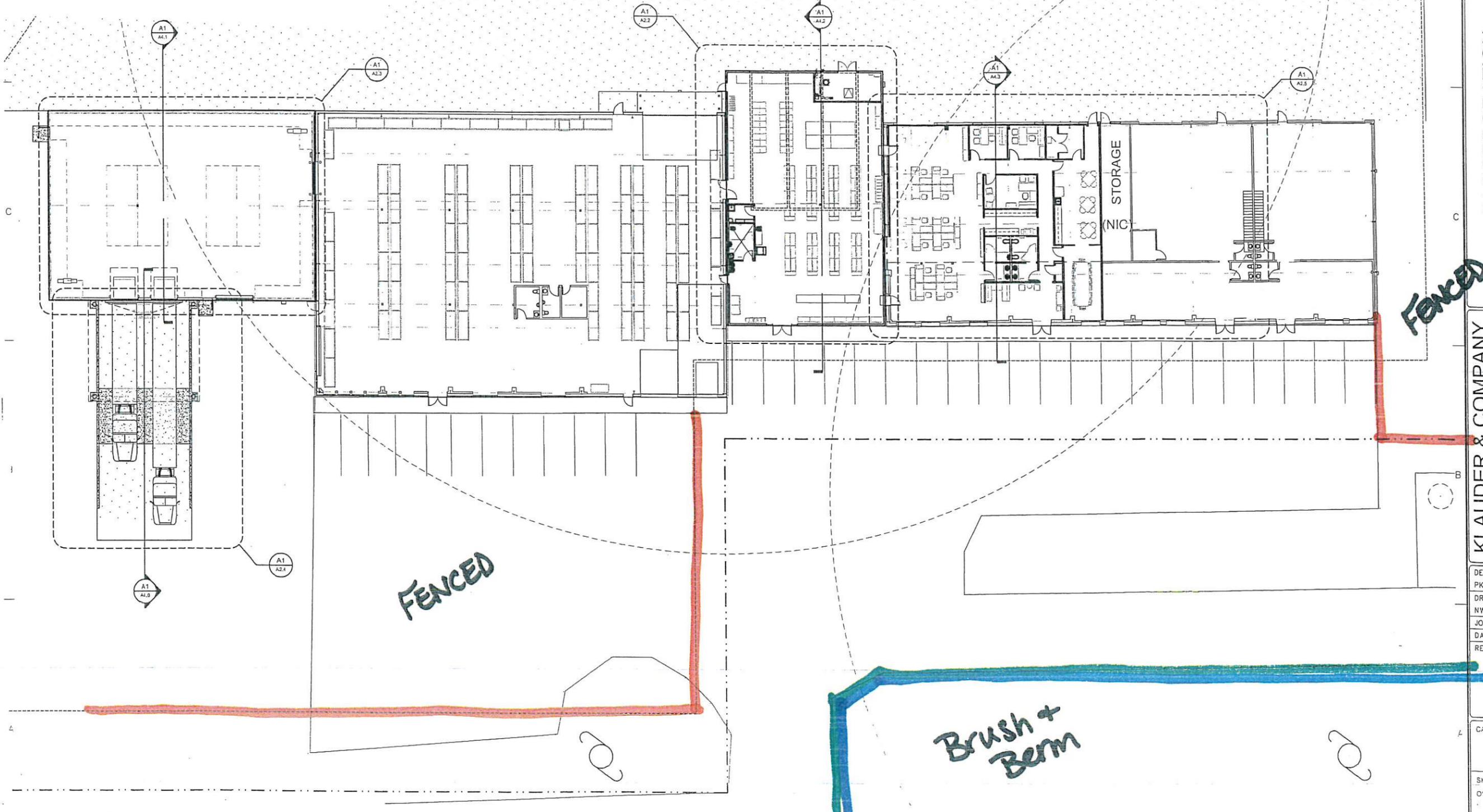
CATEGORY: SHEET:
A 1.1

SHEET CONTENTS:
OVERALL PLAN

A1 OVERALL PLAN - PROPOSED
A1.1 1/16" = 1'-0" (22x34); 1/32" = 1'-0" (11x17)



- Buffering -
-  Fence
-  Trees (low brush only)
-  Berm



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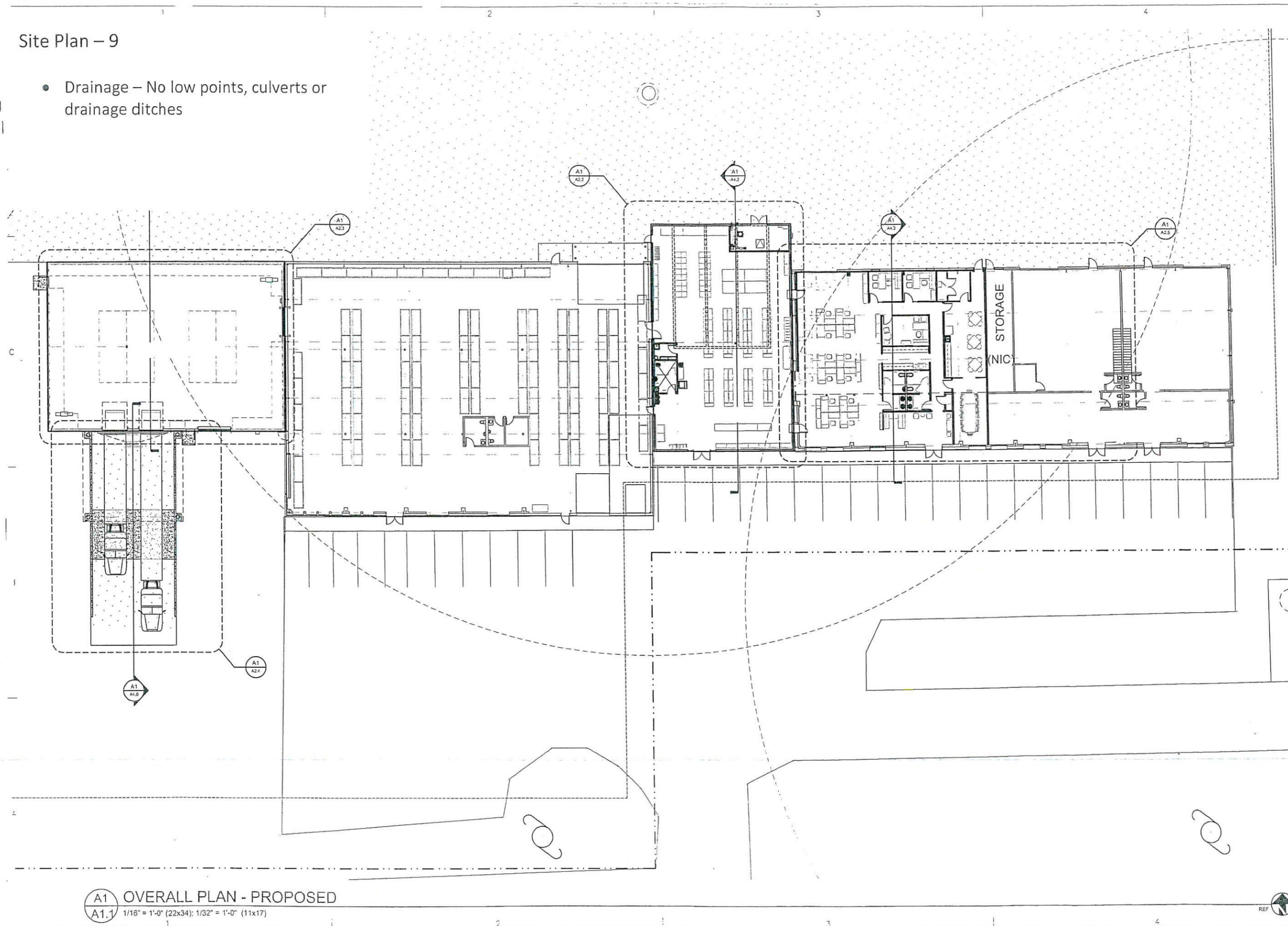
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A 1.1
 SHEET CONTENTS:
 OVERALL PLAN

A1 OVERALL PLAN - PROPOSED
 A1.1 1/16" = 1'-0" (22x34); 1/32" = 1'-0" (11x17)



Site Plan - 9

- Drainage - No low points, culverts or drainage ditches



5-30-08

CLIENT: **RI CORPORATION**

PROJECT: **BUILDING EXPANSION AND RENOVATION**
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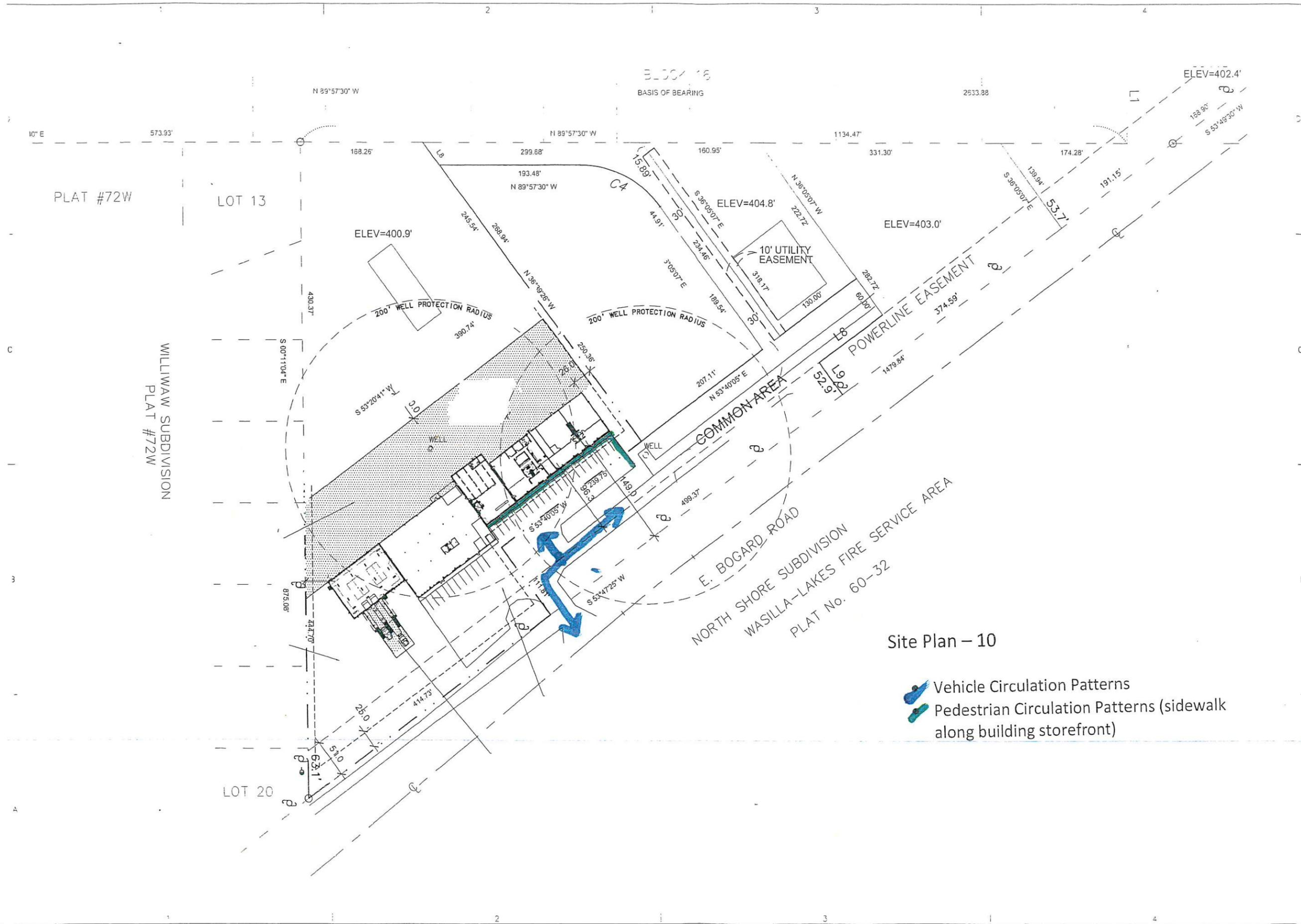
CATEGORY: SHEET:

A 1.1

SHEET CONTENTS:
OVERALL PLAN

A1 OVERALL PLAN - PROPOSED
A1.1 1/16" = 1'-0" (22x34); 1/32" = 1'-0" (11x17)





Site Plan - 10

- Vehicle Circulation Patterns
- Pedestrian Circulation Patterns (sidewalk along building storefront)



5-30-08

RI CORPORATION

CLIENT:

BUILDING EXPANSION AND RENOVATION

PROJECT:

KLAUDER & COMPANY ARCHITECTS, INC.

DESIGN BY: PK

DRAWN: NW CHECKED: PK

JOB NO: 2732

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REVISIONS:

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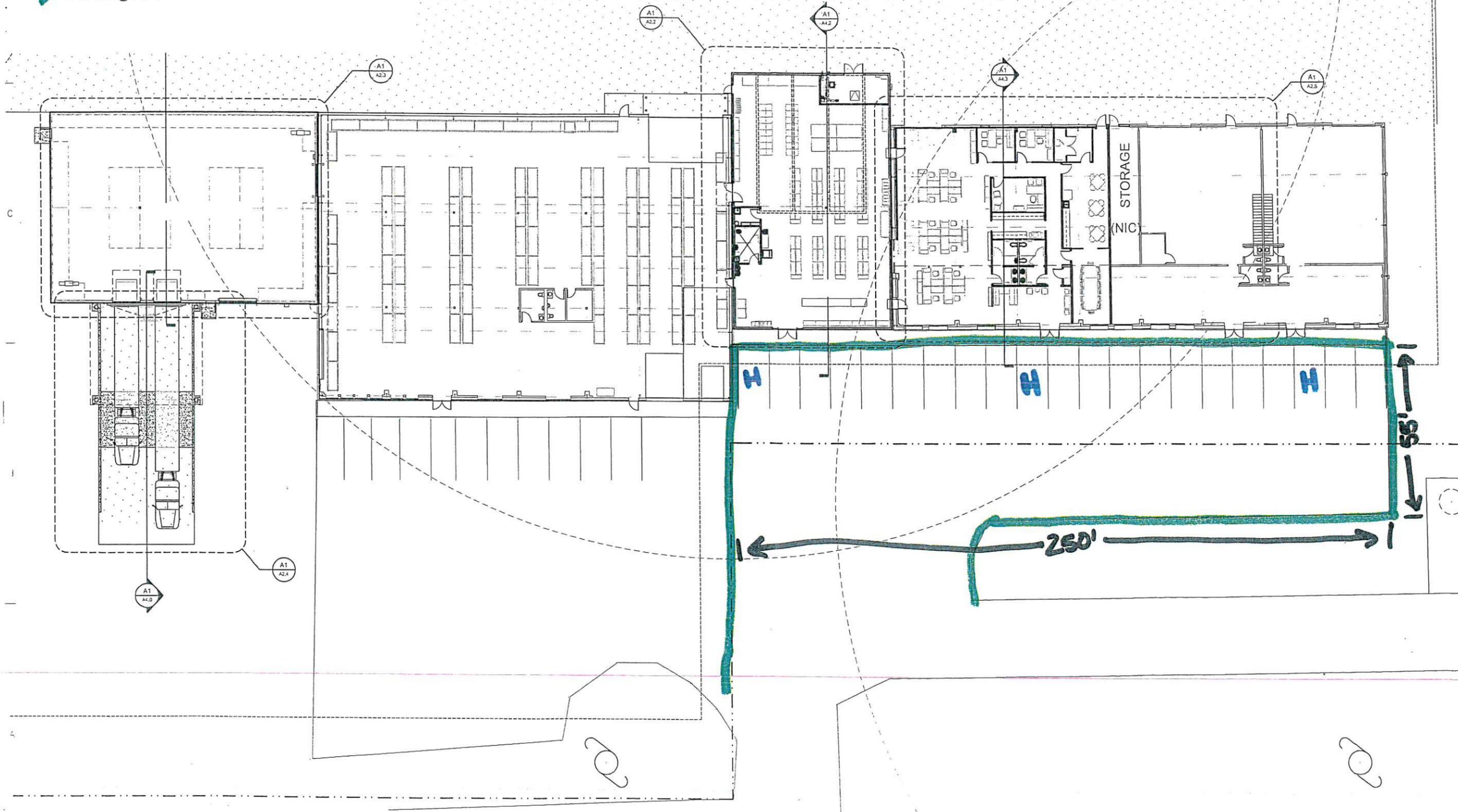
CATEGORY: A

SHEET: 0.2

SHEET CONTENTS:
PROPOSED SITE PLAN

Site Plan – 13

-  Location and Dimensions of Parking Areas
-  ADA parking space
-  Parking Area



CLIENT: **RI CORPORATION**
 PROJECT: **BUILDING EXPANSION AND RENOVATION**
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CATEGORY: **A** SHEET: **1.1**
 SHEET CONTENTS:
 OVERALL PLAN

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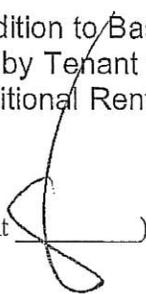


MULTI-TENANT LEASE

THIS LEASE is made and entered into this 11th day of June, 2020 between **RI Corporation 3201 Tamarack Dr., Wasilla, AK 99654**, hereafter called "Landlord," and, **18-1, LLC 101 N Ashlee Cir, Wasilla, Alaska 99654**, hereafter called "Tenant".

Landlord and Tenant agree as follows:

1. **PREMISES.** Landlord agrees to lease to Tenant, and Tenant agrees to lease from the Landlord the improved real estate known as **1987 E. Bogard, Units E&F Storefront/Retail Wasilla, Alaska 99654** also known as Lot 2 of Bru-Nette Commercial Park, located in the Palmer Recording District, Third Judicial District, and State of Alaska. The leased office consists of approximately 1855 square feet of retail space.
2. **USE.** Tenant shall use the premises only for the purposes of conducting normal course of business, and for no other purpose without first obtaining the written consent of the Landlord. Tenant shall not use or knowingly permit any part of the premises to be used unlawful purposes.
3. **TERM.** The term of this lease shall be One (1) Year, commencing on the 1st day of August, 2020 and terminating on the 31st day of July, 2021. The Tenant has an option for an additional 6 year lease to be negotiated prior to the end of the current lease.
4. **DELAY IN DELIVERY OF PREMISES.** If Landlord, for any reason whatsoever, cannot deliver possession of the Premises to Tenant at the commencement of the Lease term, Landlord shall not be liable to Tenant for any resulting loss or damage. In such event, Landlord shall give Tenant at least seven (7) days notice of the date on which the Premises will be available for possession and Tenant's rental obligations under this Lease shall not commence until the date that Landlord notifies Tenant that the premises are available for possession. Tenant's remedies for delay in delivery of possession shall be limited to rent abatement.
5. **Base Rent.** Tenant shall pay to Landlord in advance as base rent for the office Unit, without deduction, setoff, prior notice or demand, the sum of One Thousand Eight Hundred Dollars and No Cents (\$1,800.00) per month for one (1) year.
6. **Additional Rent.** In addition to Base Rent, all other payments provided for in this lease, to be made by Tenant to Landlord, if any, shall be deemed to be and shall become "Additional Rent", whether or not designated as such, and

Initialed (Tenant ) (Landlord )

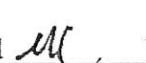
shall be included in the terms "rent" or "rents" where used in this Lease (notwithstanding that the words 'Additional Rent' are used in specific cases, but not used in other cases); and shall unless otherwise specifically provided, be due and payable on demand or together with the next succeeding installment of Base Rent, which ever shall occur first, and Landlord shall have the same remedies for failure to pay the same as for a nonpayment of Base Rent.

7. *Security Deposit.* With this Lease, Tenant pays a security deposit in the amount of N/A no/100 Dollars (\$ 0.00). Landlord acknowledges receipt of this deposit. Landlord may apply this security to any and all obligations of Tenant in default, whereupon Tenant will promptly repay the security deposit or be in default under the same terms in failure to pay rent. Landlord is not acting as a fiduciary in relation to the security deposit and may commingle the security deposit with its own funds. Tenant shall not be entitled to interest on this deposit. This security deposit shall be returned to Tenant after the expiration of this Lease if Tenant is not in default, Tenant shall have the right to apply the amount of the Security Deposit against its last month's rent.
8. *Acceptance of Premises.* Tenant's taking possession of the premises on commencement of the term of this Lease shall constitute Tenant's acknowledgment that the Premises are in good condition, unless exception are noted in writing. Tenant acknowledges that Landlord does not warrant the exact square footage and tenant agrees to pay the rent set forth in this lease, regardless of the exact square footage of the premises.
9. *Taxes.* Tenant shall pay all real and personal property taxes and assessments levied or assessed against its fixtures or personal property, including inventory and equipment. Tenant shall also pay any applicable retail sales tax incurred in the course of its business. Landlord shall pay all real property taxes and general and special assessments levied or assessed on the premises.
10. *Utilities.* Tenant shall arrange for all telephone and special required utilities. Tenant pays for heat and electricity. Tenant agrees to clean up own debris from the parking lot, as well as keep common areas such as sidewalk and parking lot areas in clean and good condition. Tenant also agrees to help maintain a clean restroom.
11. *Maintenance and Repairs by Tenant.* Tenant shall maintain the premises in good repair and make repairs (a) to correct damage caused by its use of Premises excluding normal wear and tear or depreciation, regardless of the cost; (b) minor repairs, which shall include any single item of repair or non-routine maintenance which costs less than \$250.00 and repairs which do not require expertise, such as unplugging toilets, replace light switches, etc.; and (c) replace any plate glass broken regardless of the cause.

Initialed (Tenant ) (Landlord )

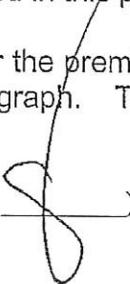
Distain for rent due; (b) exercise lawful self-help; (c) Re-enter the premises and take possession thereof and remove all personal property of Tenant from the premises at Tenant's cost, with or without terminating the Lease. Such personal property may be removed and stored in a public warehouse or elsewhere at the cost of Tenant and may be deemed abandoned and sold by landlord without further notice to Tenant if not redeemed by Tenant within thirty (30) days; (d) Declare the term of this Lease terminated, (e) Cure the breach on account and at the expense of Tenant, in which case all sums paid by Landlord, including reasonable attorney's fees, shall be deemed Additional Rent and shall be immediately due and payable; (f) Re-let the premises in whole or in part for any period equal to or greater or less than the remainder of the term of this Lease, for any sum which Landlord may deem reasonable; (g) Collect any and all rents due or to become due from subtenants or other occupants of the premises; and (b) Upon default by Tenant, all costs and rents shall be immediately due, subject only to set-off from any re-Lease of the premises. Re-entry or re-lease of part or all of the Premises is not to be deemed a termination of this lease unless expressly declared to do so by the Landlord. If this Lease is deemed terminated, Tenant's liability for damages, as set forth in this Lease, including damages for the remainder of the term following the termination date, shall survive. Further, Tenant shall be responsible, without limitation, for all costs of re-leasing the premises, or if Landlord elects to reoccupy, the costs of moving and returning the premises to a condition wherein Landlord can use them. Tenant shall be responsible for all court costs, and reasonable attorney's fees incurred by Landlord in pursuing these remedies. Landlord may exercise any of its right and remedies individually or in combination with any of its other rights and remedies.

21. *Landlord Breach.* If Landlord should be in default in the performance of any of its obligations under this Lease, which default continues for a period of more than thirty (30) days after receipt of written notice from Tenant specifying such default or if such default is of a nature, to require more than thirty (30) days for remedy and continues beyond the time reasonable necessary to cure (and Landlord has not undertaken procedures to cure the default within such thirty (30) days period and diligently pursue such efforts to cure to completion), Tenant may, at its option, upon written notice, terminate this Lease, or may incur any expense necessary to perform the obligation of Landlord specified in such notice and deduct such expense from the rents or other charges next becoming due. Tenant waiver its right to seek consequential and individual damages that may arise as a result of Landlord's breach.
22. *Signs.* Tenant shall not place any sign, advertisement, awning, banner, or exterior decoration on the building or the Premises without Landlord's prior written consent.

Initialed (Tenant ) (Landlord )

23. *Subordination.* Upon written request of landlord, or any mortgage, Tenant will in writing, subordinate its right hereunder to the interest of any party directed by Landlord or beneficiary of Landlord, or the Owner of the underlying real property, and the lien of any mortgage or deed of Trust, now or hereafter in force against the land and building and to all advances made or hereafter to be made upon the security thereof.
24. *Landlord's Entry on Premises.* Landlord or its agents shall be permitted to enter the premises at all reasonable times for the purpose of inspecting the premises and making any necessary repairs, and showing premises to prospective buyers, tenants, and brokers.
25. *Notices.* Any notices which may be required to be given under this agreement shall be personally delivered or mailed by certified mail, return receipt requested, to the parties at the mailing addresses set forth in this agreement. Either party may change its address for notice by written notice to the other party.
26. *No Waiver.* No delay or omission in the exercise of any right or remedy of Landlord and any default by Tenant shall impair such a right or remedy or be construed as a waiver. Regardless of any such delay or omission, Landlord shall have the right to insist on strict compliance with the terms and conditions of this Lease at any time.
27. *Rules and regulations.* Tenant shall faithfully observe and comply with the rules and regulations that Landlord shall from time to time promulgate and/or modify. The rules and regulations shall be binding upon Tenant upon delivery of a copy of them to Tenant. Landlord shall not be responsible to Tenant for the nonperformance of any of the rules and regulations by any other tenants or occupants.
28. *Surrender of Premises.* On expiration of the term of this Lease or of Tenant's right to possession of the Premises, whichever first occurs, Tenant shall surrender to Landlord the premises in good condition except only for ordinary wear and tear, Tenant shall be required to restore the premises to their condition before any Tenant alterations. Tenant shall remove all its personal property above-state time. Any personal property left in the Premises may be stored by Landlord at Tenant's expense, and will be deemed abandoned if not redeemed within thirty (30) days. Tenant shall perform all restoration made necessary by the removal of any alterations or Tenant's personal property within the time period stated in this paragraph.

If Tenant fails to surrender the premises to Landlord on expiration of this Lease as required by this paragraph. Tenant shall hold Landlord harmless from

Initialed (Tenant ) (Landlord )

damages resulting from Tenant's Failure to surrender the premises, including, without limitation, claims made by a succeeding Tenant.

29. *Holding Over.* If Tenant, with Landlord's consent, remains in possession of the premises after expiration or termination of this Lease, such possession by Tenant shall be deemed to be a month-to-month tenancy Terminable without Thirty (30) days notice given at any time by either party. All provisions of this Lease except those pertaining to term and option to extend shall apply to the month-to-month tenancy. Base Rent during a holdover period with consent will be 125% of the last applicable monthly Base Rent during the term of the Lease, as adjusted, if Tenant, without Landlord's consent, remains in possession of the premises after expiration or termination of this Lease, Tenant shall be deemed to be a Tenant at sufferance and may be removed through forcible entry and detained proceedings immediately without service on Tenant of a Notice to Quit.
30. *Limitations on Landlord's Liability.* Notwithstanding anything to the contrary contained in this Lease, in the event of any default or breach by Landlord with respect to any of the terms, covenants and conditions of this Lease to be observed, honored or performed by Landlord, Tenant shall look solely to the estate and property of Landlord in the land and building owned by Landlord comprising the Lease property for the collection of any judgment (or any other judicial procedures requiring the payment of money by Landlord), and no other property or assets of Landlord shall be subject to levy, execution or other procedures for the satisfaction of Tenant's remedies.
31. *Hazardous Materials.* Tenant shall not cause or permit any hazardous material to be brought upon, kept, or stored on or about the premises. If tenant breaches this obligation, or if the presence of hazardous material on the premises caused or permitted by Tenant results in contamination of the premises, then Tenant shall indemnify, defend and hold landlord harmless from any and all claims, judgments, damages, penalties, fines, costs, liabilities, or losses, including without limitation, diminution in value of the premises, damages for the loss of restriction on use of the premises, damages arising from any adverse impact on marketing of either the premises or any other properties owned or leased by Landlord and sums paid in settlement of claims, attorney's fees, consultant fees, and expert fees with arise at any time as a result of such contamination.

This indemnification of Landlord by tenant includes, without limitation cost incurred in connection with any investigation of site conditions or any cleanup, remedial, removal, or restoration work required by any federal, state or local governmental agency, or political subdivision because of hazardous or other materials present in the soil or ground water on or restoration work required by any federal, state or local government agency, or political subdivision because

Initialed (Tenant JS) (Landlord MC)

of hazardous or other material present in the soil or ground water on or under the sites.

Without limiting the foregoing, Tenant shall promptly take all actions at its sole expense as to the condition existing prior to the introduction of any are necessary to return the premise prohibited and/or hazardous materials provided that Landlord's approval of such actions shall first be obtained.

"Hazardous material," as used in this section means any hazardous or toxic substances material, or waste which is or becomes regulated by any local governmental authority, State of Alaska, or the United States Government, including, but no limited to, petroleum products, refined or otherwise.

32. *Americans with Disabilities Act.* Tenant will be responsible for payment of any and all Tenant improvements to the leased space required to comply with the Americans with Disabilities Act (ADA). Tenant agrees to save, defend, and hold Landlord harmless from any failure to make repairs or alterations required by the ADA but not undertaken in a timely fashion. If Landlord is required to undertake improvements to common areas to comply with the ADA because of activities created by Tenant's use of the leased space, Landlord may, at its sole election, either undertake the modifications or terminate the lease.

33. *Broker's Warranty.* The parties warrant that N/A is the only Broker they dealt with on this Lease. The party who breaches this warranty shall defend hold harmless, and indemnify the non-breaching party from any claims or liability arising from the breach. Landlord is solely responsible for paying the commission of \$ N/A.

34. *General Provisions.* The following general provisions shall apply to this Lease:

Time is of the essence of each provision of this Lease;

- a. Whenever consent or approval of either party is required, that party shall not unreasonably withhold such consent or approval;
- b. This lease shall be binding upon and insure to the benefit of the parties and their successors;
- c. This Lease shall be construed and interpreted in accordance with the laws of the State of Alaska.
- d. This Lease is integrated and contains all of the agreements of the parties and may not be amended or modified except by a written agreement signed by both parties;
- e. The general rule of contract interpretation of construing ambiguities, if any, in a writing against a drafter shall not apply;
- f. A provisions, on the part of Tenant shall be deemed to be both covenants and conditions;
- g. The titles to the sections of this Lease are not a part of this Lease and shall have no effect upon the construction or interpretation of any part hereof;

Initialed (Tenant [Signature]) (Landlord [Signature])

- h. Unless the context of this Lease clearly requires a different interpretation or construction, all references to the masculine, feminine, or neuter genders shall be construed to refer to all such genders; and all references to the singular shall include the plural and vice versa;
- i. The unenforceability, invalidity, or illegality of any provision of this Lease shall not render the other provisions of the Lease unenforceable, invalid, or illegal;
- j. At any time and from time, either party, upon request of the other party, will execute, acknowledge and deliver an instrument, stating, if the same be true, that this Lease is a true and exact copy of the Lease between the parties hereto, that there are no amendments hereof (or stating what amendments there may be), that the same is then in full force and effect and that, to the best of its knowledge, there are no offsets, defenses or counterclaims with respect to the payment of rent reserved hereunder or in the performance of the other terms, covenants and conditions hereof on the part of Tenant or Landlord, as the case may be performed, and that as of such date, no default has been declared hereunder by either party hereto. Such instrument will be executed by the other party and delivered to the requesting party within fifteen (15) days of receipt or else the statements made in the proposed estoppel shall be deemed to be correct.
- k. Tenant shall not record this Lease. The parties shall join in the execution of a memorandum or so-called "short-form" of this Lease for the purposes of recordation. Said memorandum or short form of this Lease shall describe the parties, the premises and the term of this Lease and shall incorporate this Lease by reference. Any recording costs associated with the memorandum or short form of this Lease shall be borne by the party requesting recordation.
- l. In the event that either party hereto shall be delayed or hindered in or prevented from the performance of any act required hereunder except payment of rent by reasons of strikes, lockouts, labor troubles, failure of power, riots, insurrection, war or other reason of like nature not the fault of the party delayed in performing work or doing acts, such party shall be excluded for the period of delay. The period for the performance of any such act shall then be extended for the period of such delay.
- m. The submission of this Lease for examination by Tenant does not constitute an offer or an option to Lease the Premises, nor is it intended as a reservation of the Premises for the benefit of Tenant. On the contrary, it is expressly understood that this Lease shall not be effective or binding upon the parties until it is fully and properly executed by both Tenant and Landlord.

Initialed (Tenant ) (Landlord )

IN WITNESS WHEREOF, Landlord and Tenant have signed this Lease the day and year first above written.

Landlord:

Address:

Michelle Clapp
RI Corporation
Michelle Clapp

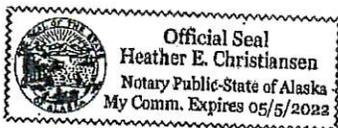
3201 Tamarak Dr.
Wasilla, Alaska 99654
Phone: (907) 355-1464
Fax: (907) 373-6504

6.12.20
Execution Date

STATE OF ALAKSA)
Matanuska-Susitna Borough) SS.
Third Judicial District)

On this day personally appeared before me Michelle Clapp to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that he/she signed the same as his/hers free and voluntary act and deed, for the uses and purposed therein mentioned.

GIVEN Under My Hand and Official Seal this 12th day of June, 2020.



[Signature]
Notary Public in and for the State of Alaska
Residing at Wasilla, Alaska
My Commission Expires: 05/05/22

Initialed (Tenant [Signature]) (Landlord MC)

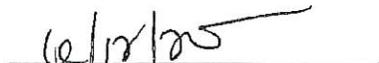
Tenant:



**18-1, LLC
Ashley Stetson**

Address:

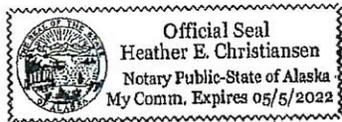
101 N Ashlee Cir
Wasilla, AK 99654
Phone: (907) 232-1304

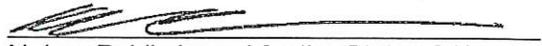

Execution Date

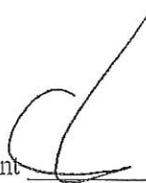
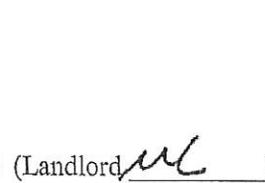
STATE OF ALASKA)
Matanuska-Susitna Borough) SS.
Third Judicial District)

On this day personally appeared before me Ashley Stetson to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that he/she signed the same, as his/hers free and voluntary act and deed, for the uses and purposed therein mentioned.

GIVEN Under My Hand and Official Seal this 18th day of June, 2020.




Notary Public in and for the State of Alaska
Residing at: Wasilla AK
My Commission Expires: 05/05/22

Initialed (Tenant ) (Landlord )



MATANUSKA-SUSITNA BOROUGH
Planning and Land Use Department
Development Services Division
350 East Dahlia Avenue • Palmer, AK 99645
Phone (907) 861-7822 • Fax (907) 861-8158
www.permitcenter@matsugov.us

July 28, 2020

18-1, LLC (dba The Office)
C/O Amanda Shawcross (Sherman Ernouf)
PO Box 212314
Anchorage, AK 99521

Subject: Conditional Use Permit Application for Regulation of Alcoholic Beverage Uses –
Request for Additional Information
Location: 1987 E. Bogard Road; Parcel Account # 9057000L002

Dear Ms. Shawcross:

Borough staff has reviewed the application material submitted on July 7, 2020 for a Conditional Use Permit to operate a Beverage Dispensary under MSB 17.70 on the above referenced property. It has been determined that the following information needs to be provided and/or clarified in order to process this request.

1. Some of answers provided in the application narrative are vague. For instance, the first four answers provided in the application material narrative lack specific details as to how the code will be satisfied. Please submit a detailed narrative that addresses the requirements contained on page one and page two of the application.
2. The application material indicates the maximum occupancy of the facility is 54. Provide documentation from the Fire Marshal indicating the maximum occupancy of the facility.
3. Please detail all the current land uses associated with the subject parcel.
4. Do you have a State of Alaska Driveway Permit for access to E. Bogard Road? If so, please provide a copy to staff, if not, you should obtain a driveway permit for the use.

Once the items above have been addressed and we have determined the application to be complete, staff will begin the public notice process. Should you have any questions or require additional information, please feel free to contact me at the above mailing address, phone: 861-7862, or email: joseph.metzger@matsugov.us. Thank you for your time and consideration on this matter.

Respectfully,



Joseph Metzger, Planner II
Development Services Division
Matanuska-Susitna Borough



MATANUSKA-SUSITNA BOROUGH
Planning and Land Use Department
Development Services Division
350 East Dahlia Avenue • Palmer, AK 99645
Phone (907) 861-7822 • Fax (907) 861-8158
www.permitcenter@matsugov.us

August 17, 2020

18-1, LLC (dba The Office)
C/O Amanda Shawcross (Sherman Ernouf)
PO Box 212314
Anchorage, AK 99521

Subject: Conditional Use Permit Application for Regulation of Alcoholic Beverage Uses –
Request for Additional Information
Location: 1987 E. Bogard Road; Parcel Account # 9057000L002

Dear Ms. Shawcross:

Borough staff has reviewed the additional application material that was submitted on August 12, 2020 for a Conditional Use Permit to operate a Beverage Dispensary under MSB 17.70 on the above referenced property. It has been determined that the following information needs to be provided and/or clarified in order to process this request.

1. The additional information received on August 12, 2020 contains architectural drawings that indicate the occupancy capacity for the structure. At the time these drawings were produced, May 2008, the use of the structure did not include a beverage dispensary. Staff consulted with the MSB Fire Marshall and was advised that a change in the use of the structure would require a change in the occupancy of the structure. Please consult Don Cuthbert, MSB Fire Marshall, to determine the building occupancy and if there are any additional fire code requirements that must be satisfied. Mr. Cuthbert can be reached at 907-861-8031.

Once the items above have been addressed and we have determined the application to be complete, staff will begin the public notice process. Should you have any questions or require additional information, please feel free to contact me at the above mailing address, phone: 861-7862, or email: joseph.metzger@matsugov.us. Thank you for your time and consideration on this matter.

Respectfully,

Joseph Metzger, Planner II
Development Services Division
Matanuska-Susitna Borough

MSB • Department of Emergency Services • Central Mat-Su Fire Department

Fire & Life Safety Division

Physical: Station 51 – 1911 S Terrace Court, Palmer

Mailing: 101 W Swanson Avenue • Wasilla, AK 99654

Office (907) 861-8030 • Fax (907) 861-8157 • E-mail: FireCode@matsugov.us



September 21, 2020

Ashlee Stetson
18-1 LLC
101 N Ashlee Cir
Wasilla AK 99654
907-232-1304
ashlee@wsiak.com



SUBJECT: RI Corp-Bogard Building
FIRE SERVICE AREA: Central Mat-Su FSA
PLAN REVIEW: 2021-021
TYPE OF CONSTRUCTION: VB
OCCUPANCY TYPE: A
2012 INTERNATIONAL BUILDING AND FIRE CODE

Dear Ashlee Stetson:

Plans for remodeling the subject facility have been reviewed by this office for conformity with the State Fire Safety Regulations and are hereby approved as submitted. Enclosed is a certificate of approval that must be posted on the premises until completion of the remodel work. Any changes to the approved plans must be submitted to this office for review and approval. **You are prohibited to occupy this building until construction is completed for which plans have been examined and approved.** After completion of the construction, you must schedule a certificate of occupancy inspection prior to opening.

It must be understood that the inclusion of and compliance with State Fire Safety Regulations does not preclude the necessity of compliance with the requirements of local codes and ordinances. Also understand that approval of submitted plans is not approval of omissions or oversights by this office or noncompliance with any applicable regulations. The plans have not been reviewed for compliance with the Federal Americans with Disabilities Act or structural requirements.

If we can be of further assistance in this matter, please contact us at the address above.

Sincerely,

A handwritten signature in black ink that reads "Josh Henson".

Joshua P. Henson
Fire Code Official

Fire and Life Safety Division

Central Mat-Su Fire Service Area No. 130 - District 1
Department of Emergency Services, Matanuska-Susitna Borough



Plan Review #2021-021 RI Corp-Bogard Building Tenant Improvement Approval

This is to certify that the plans for this building were reviewed by CMSFD's Fire & Life Safety Division on 9/21/2020, for conformance with AS 18.70.010-100; 13 AAC 50.027. This certificate becomes invalid 180 days after the work on the site is commenced within 180 days after issuance, or if the work authorized is suspended or abandoned for a period of 180 days after the time work is commenced. An extension may be requested at the above mentioned address.

This certificate shall be posted in a conspicuous place on the premises listed above and shall remain posted until construction is completed. **Notice:** *Any changes or modifications to the approved plans must be resubmitted for review by the Central Mat-Su Fire Department.*

Josh Henson

Authority: AS 18.70.080, 13 AAC 50.075 & MSB RS 06-054

by Joshua P. Henson, Fire Code Official



MATANUSKA-SUSITNA BOROUGH

Real Property Detail for Account: 9057000L002

Site Information

Account Number	9057000L002	Subdivision	BRU-NETTE COMM PK CONDOS
Parcel ID	9257	City	None
TRS	S17N01W02	Map WA11	Tax Map
Abbreviated Description (Not for Conveyance)	BRU-NETTE COMM PK CONDO LOT 2		

Site Address

1987 E BOGARD RD

Ownership

Owners	RI CORPORATION	Buyers	
Primary Owner's Address	3201 TAMARACK DR WASILLA AK 99654	Primary Buyer's Address	

Appraisal Information

Year	Land Appraised	Bldg. Appraised	Total Appraised	Assessment Year	Land Assessed	Bldg. Assessed	Total Assessed ¹
2020	\$122,800.00	\$1,391,100.00	\$1,513,900.00	2020	\$122,800.00	\$1,391,100.00	\$1,513,900.00
2019	\$122,800.00	\$1,386,500.00	\$1,509,300.00	2019	\$122,800.00	\$1,386,500.00	\$1,509,300.00
2018	\$122,800.00	\$1,346,000.00	\$1,468,800.00	2018	\$122,800.00	\$1,346,000.00	\$1,468,800.00

Building Information

Structure 0 of 2

Residential Units	0	Use	Retail Bldg Material
Condition	Standard	Design	Commercial
Basement	None	Construction Type	Frame
Year Built		2008 Grade	None
Foundation	Slab on Grade	Building Appraisal	\$305400
Well		Septic	

Structure 1 of 2

Residential Units	0	Use	Retail Bldg Material
Condition	Standard	Design	Commercial
Basement	None	Construction Type	Metal
Year Built		2001 Grade	None
Foundation	Slab on Grade	Building Appraisal	\$1076200
Well		Septic	

Building Item Details

Building Number	Description	Recorded Documents	Area	Percent Complete
Tax/Billing Information				
Year	Certified	Zone	Mill	Tax Billed
2020	Yes	0007	14.713	\$22274.02
2019	Yes	0007	14.839	\$22396.51
2018	Yes	0007	14.759	\$21678.01
Recorded Documents				
Date	Type			Recording Info (offsite link to DNR)
10/25/2007	WARRANTY DEED (ALL TYPES)			Palmer 2007-027471-0
11/2/2006	WARRANTY DEED (ALL TYPES)			Palmer 2006-031544-0

Tax Account Status ²

Status	Tax Balance	Farm	Disabled Veteran	Senior	Total	LID Exists
Current	\$22,274.02		\$0.00	\$0.00	\$0.00	No

Land and Miscellaneous

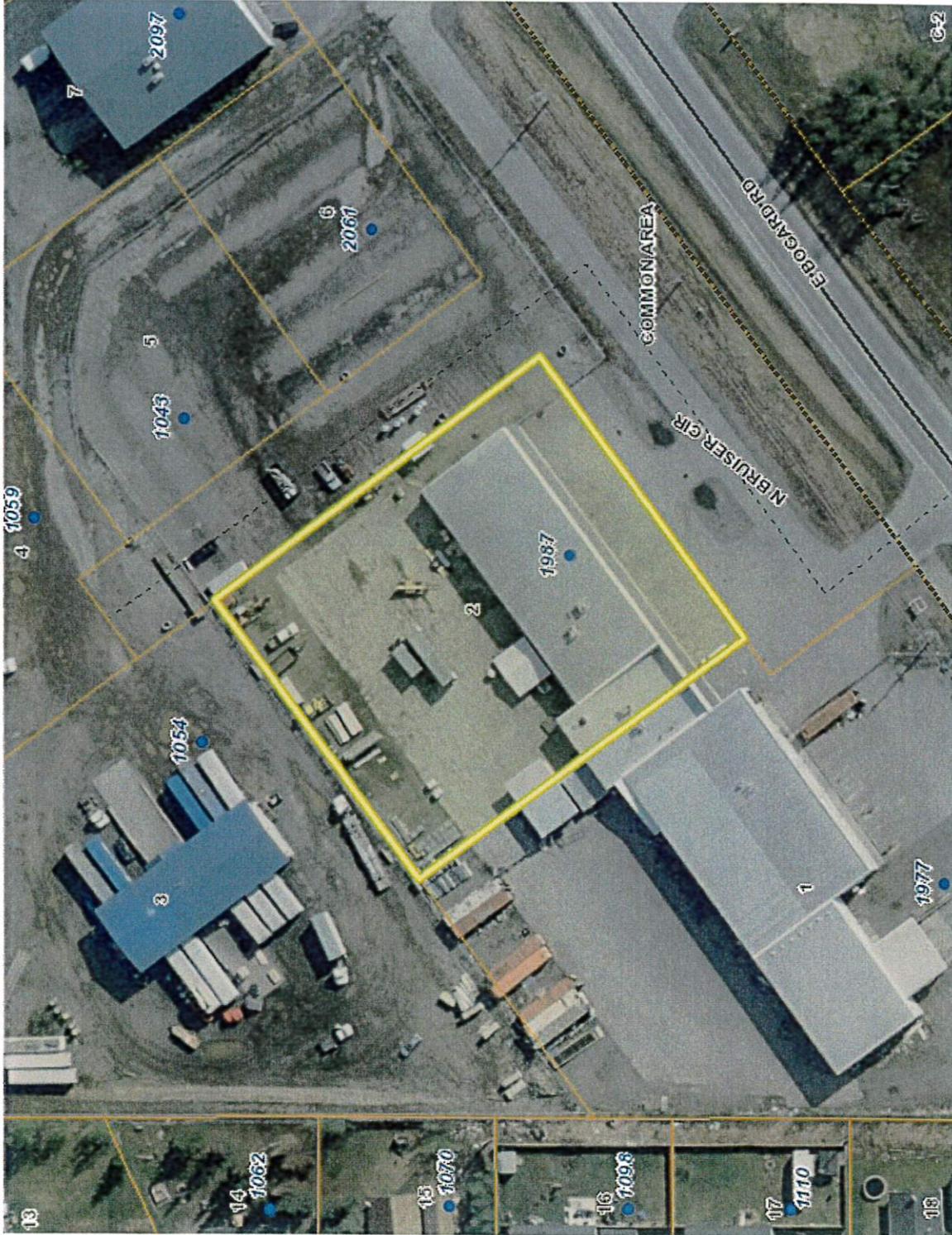
Gross Acreage	Taxable Acreage	Assembly District	Precinct	Fire Service Area	Road Service Area
1.20	1.20	Assembly District 004	07-115	130 Central Mat-Su	025 Bogard RSA

¹ Total Assessed is net of exemptions and deferrals, rest, penalties, and other charges posted after Last Update Date are not reflected in balances.

Last Updated: 7/14/2020 12:00:26 AM

² If account is in foreclosure, payment must be in certified funds.

Matanuska-Susitna Borough



Legend

- Road Mileposts
- Roads**
 - Highway
 - Major Road
 - Medium Road
 - Minor Road
 - Ramp
 - Primitve Road
 - Private Road
- Alaska Railroad
- Mat-Su Borough Boundary
- Incorporated Cities
- Address Numbers
- Parcels
- Government Lot Lines
- ROW and Easements
 - ROW Road
 - ROW RR
 - ROW Easement
 - Section line easement
- Lakes and Rivers
- Streams
- 100 year Flood Zone
- Section Lines

1:2,257



Notes

This map was automatically generated using Geocortex Essentials.

Miles



THIS MAP IS NOT TO BE USED FOR NAVIGATION

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WGS, 1984, Web_Mercator_Auxiliary_Sphere
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Reported on 07/14/2020 11:33 AM

Matanuska-Susitna Borough



- Legend**
- Road Mileposts
 - Roads**
 - Highway
 - Major Road
 - Medium Road
 - Minor Road
 - Ramp
 - - Primitive Road
 - - Private Road
 - + Alaska Railroad
 - ▭ Mat-Su Borough Boundary
 - ▭ Incorporated Cities
 - Address Numbers
 - ▭ Parcels
 - ▭ Government Lot Lines
 - ▭ Lakes and Rivers
 - ▭ Streams
 - ▭ 100 year Flood Zone
 - ▭ Section Lines

1:9,028



Notes

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0.3 Miles

0.14 Miles

0.28 Miles

0 Miles

PERMIT CENTER – FEE RECEIPT FORM

Property Location: 9057000 L002

Applicant: RI Corp / 18-1, LLC

USE PERMITS {100.000.000.341.300}		Fee
<input type="checkbox"/>	8.35 Public Display of Fireworks	\$25.00
<input type="checkbox"/>	8.40.010 Liquor License - Alcohol & Marijuana Control Office (AMCO) Referrals for Matanuska Susitna Borough Review of Issuance, renewal or transfer (location, owner)	\$100.00
<input type="checkbox"/>	8.41.010 Marijuana License - Alcohol & Marijuana Control Office (AMCO) Referrals for Matanuska Susitna Borough Review of Issuance, renewal or transfer (location, owner)	\$100.00
<input type="checkbox"/>	8.52 Temporary Noise Permit	\$500.00
<input type="checkbox"/>	8.55 Special Events Permit 500 – 1000 Attendees	\$500.00
<input type="checkbox"/>	1000+ Attendees	\$1,000.00
<input type="checkbox"/>	8.55 Special Events Permit Site Monitor Fee / Per Day	\$300.00
<input type="checkbox"/>	17.02 Mandatory Land Use Permits- Residential Non-habitable	\$25.00
<input type="checkbox"/>	[REDACTED]	\$150.00
<input type="checkbox"/>	17.0 [REDACTED]	\$1,000.00
<input type="checkbox"/>	17.0 [REDACTED]	\$500.00
<input type="checkbox"/>	17.0 [REDACTED]	\$1000.00
<input type="checkbox"/>	17.1 [REDACTED]	\$1000.00
<input type="checkbox"/>	17.1 [REDACTED]	\$1000.00
<input type="checkbox"/>	17.1 [REDACTED]	\$1000.00
<input type="checkbox"/>	17.2 [REDACTED]	\$1000.00
<input type="checkbox"/>	17.2 [REDACTED]	\$1000.00
<input type="checkbox"/>	17.2 [REDACTED]	\$1000.00
<input type="checkbox"/>	17.2 [REDACTED]	\$1000.00
<input type="checkbox"/>	17.27 [REDACTED] Special Land Use District CUP	\$1000.00
<input type="checkbox"/>	17.29 Flood Damage Prevention Development Permit	\$100.00
<input type="checkbox"/>	17.29 Flood Damage Prevention Development Permit –Variance	\$500.00
<input type="checkbox"/>	17.30.040 Earth Materials Extraction Admin. Permit	\$500.00
<input type="checkbox"/>	17.30.050 Earth Materials Extraction CUP	\$1000.00
<input type="checkbox"/>	17.36 Residential Planned Unit Development Application – Concept Plan – up to 50 Lots	\$500.00
<input type="checkbox"/>	Additional Lots or tracts being created – Per Lot	\$100.00
<input type="checkbox"/>	17.48 Mobile Home Park Permit Application	\$500.00
<input type="checkbox"/>	17.52 Residential Land Use District App (Rezone)	\$1,000.00
<input type="checkbox"/>	17.52 Conditional Use Permit Application CUP	\$1,000.00
<input type="checkbox"/>	17.55 Shoreline Setback Exception Application	\$300.00
<input type="checkbox"/>	17.60 Conditional Use Permit Application	\$1000.00

Matanuska Susitna Borough
 Payment Date Wednesday, July 15, 2020
 Deposit Number 41239
 Operator hoff0401
 2020 (Total) \$0.00
 (Planning/Platting) \$1,000.00
 Rec
 Map # 1MISC
 Paid \$1,000.00
 k \$1,000.00
 ge \$0.00
 Ipt Number MSB91413419
 2020 11:24:39 AM
 By STETSON ASHLEY
 er Id. hoff0401