

CLERK'S OFFICE
AMENDED AND APPROVED
Date: 4-23-02

Submitted by: Chair of the Assembly at the
Request of the Mayor
Prepared by: Planning Department
For reading: APRIL 23, 2002

Anchorage, Alaska
AR 2002- 124

1 A RESOLUTION OF THE ANCHORAGE MUNICIPAL ASSEMBLY APPROVING A
2 CONDITIONAL USE FOR AN ALCOHOLIC BEVERAGES CONDITIONAL USE IN
3 THE B-2B DISTRICT FOR A BEVERAGE DISPENSARY USE PER AMC
4 21.40.160D.13, FOR SORAYA'S LATIN DANCE CLUB, LOCATED ON
5 ANCHORAGE ORIGINAL TOWNSITE, BLOCK 24A, LOT 5; GENERALLY
6 LOCATED ON THE NORTHWEST CORNER OF WEST 4TH AVENUE AND C
7 STREET.

8
9 (Downtown Community Council) (Case 2002-080)

10
11 THE ANCHORAGE ASSEMBLY RESOLVES:

12
13 Section 1. The conditional use permit for an Alcoholic Beverages Conditional Use in the
14 B-2B District for a Beverage Dispensary Use per AMC 21.40.160D.13, for Soraya's
15 Latin Dance Club, located on Anchorage Original Townsite, Block 24A, Lot 5, meets the
16 applicable provisions of AMC 21.50.020 and AMC 21.50.160.

17
18 Section 2. The conditional use permit for an Alcoholic Beverages Conditional Use for a
19 Beverage Dispensary Use is for 4,548 square feet of a 7,105 square foot leased defined as
20 suite #207 located on Anchorage Original Townsite, Block 24A, Lot 5.

21
22 Section 3. The conditional use permit is approved subject to the following conditions:

- 23
24 1 A notice of Zoning Action shall be filed with the District Records Office within
25 120 days of the Assembly's approval of a final conditional use approval for a
26 beverage dispensary use in the B-2B District.
27
28 2. All uses shall conform to the plans and narrative submitted with this conditional
29 use application.
30
31 3. This conditional use approval is for an Alcoholic Beverages Conditional Use in
32 the B-2B District for a Beverage Dispensary Use per AMC 21.40.160D.13 for
33 4,548 SF within 7,015 SF lease area (Suite 207) of a 88,384 SF building, for
34 Soraya's Latin Dance Club located on Lot 5, Block 24A, Anchorage Original
35 Townsite. The dance club and bar area proposes combined non-fixed seating of
36 422 including 30 non-fixed bar stools at the bar. Prior to this conditional use
37 becoming effective, resolve maximum allowable seating occupancy with Land
38 Use Enforcement. Provide proof of compliance with the Department of Planning
39 and the Municipal Clerk's Office.
40

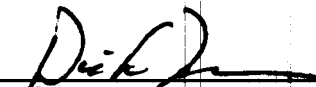
- 2 4. Subject to further restrictions for hours of operation in Alaska Statutes and
3 Municipal Code; on-premise sale of alcohol beverages is limited to the period
4 between 5 PM. Tuesdays through 2 AM on Sundays. Liquor sales shall constitute
5 no more than 90% of total gross receipts.
6
- 7 5. Upon demand the applicant shall demonstrate compliance with a liquor "Server
8 Awareness Training Program approved by the State of Alaska alcoholic Beverage
9 Control Board, such as or similar to the program for techniques in alcohol
10 management (T.A.M.).
11
- 12 6. The use of the property by any person for the permitted purposes shall comply
13 with all current and future federal, state and local laws and regulations including
14 but not limited to laws and regulations pertaining to the sale, dispensing, service
15 and consumption of alcoholic beverages and the storage, preparation, sale, service
16 and consumption of food. The owner of the property, the licensee under the
17 Alcoholic Beverage Control license and their officers, agents and employees shall
18 not knowingly permit or negligently fail to prevent the occurrence of illegal
19 activity on the property
20
- 21 7. A copy of the conditions imposed by the Assembly in connection with this
22 conditional use approval shall be maintained on the premise at a location visible
23 to the public.
24
- 25 8. This conditional use runs with the land in accordance with municipal code. Any
26 future written notice concerning problems, issues or concerns regarding this
27 conditional use shall be issued to the land owner and said notice shall constitute
28 sufficient notice to all lessees, tenants and alcohol beverage licensee's.
29

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

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

36 PASSED AND APPROVED by the Anchorage Assembly this 23rd
37 day of April, 2002.

ATTEST:


Chair


Municipal Clerk

(2002-080)
(002-104-15)

Amendment to AR 2002-124

Add a new #9 under Section 3, as follows:

9. Those conditions approved by the Downtown Community Council as set forth in Mr. Coffey's memorandum of 4/22/02 to the Anchorage Assembly. SEE ATTACHED



**MUNICIPALITY OF ANCHORAGE
ASSEMBLY MEMORANDUM**

No. AM 383-2002

Meeting Date: April 23, 2002

From: Mayor

Subject: AR 2002- 124 Alcoholic Beverages Conditional Use for a
Beverage Dispensary Use in the B-2B
District for Soraya's Latin Dance Club per
AMC 21.40.160D.13

1
2 Soraya's Latin Dance Club has made application for a new conditional use
3 permit for an alcoholic beverages conditional use in the B-2B District for a
4 Beverage Dispensary Use per AMC 21.40.160D.13 and an alcoholic beverages
5 Beverage Dispensary license. The club will occupy a suite containing 7,105
6 square feet of an 88,384 square foot retail-office mall building located at 333
7 West 4th Avenue.

8
9 For the past fourteen (14) months Soraya's has offered Latin dance classes to
10 the public, and entertainment consisting of recorded music, live music, floor
11 shows and patron dancing. The club operates six days a week, Tuesday thru
12 Sunday from 5:00 PM to 2:00 AM. During this fourteen (14) month period,
13 the ABC Board, with the written approval of the Anchorage Police
14 Department, issued approximately one hundred eleven (111) Caterer's Permit
15 as provided under Alaska Statutes 04.11.230, which permits the holder of a
16 beverage dispensary license to sell or dispense alcoholic beverage at "social
17 gatherings" "or similar affairs held off the holder's licensed premises." At
18 present, there are no authorized Caterer's Permits for Soraya's.

19
20 On February 25, 2002 the Municipal Clerk's Office received an application for
21 the transfer of ownership, transfer of location and name change for an
22 existing beverage dispensary liquor license to Soraya's Inc dba as Soraya's at
23 333 W. 4th Avenue. The existing license #431 is owned by Han Mi, Inc. and
24 had been located at 3230 Seward Highway, operating as Top of the Moment.
25 License #431 is not in operation at this time. On March 19, 2002 the
26 Municipal Assembly protested the transfer to the ABC Board until there is a
27 conditional use permit in place.

28
29 No comments were received from the Downtown Community Council. Out of
30 106 public hearing notices, one public hearing notice in opposition was
31 received at the time the Assembly packet was prepared.

32
33 The Department of Health and Human Services commented that the dance
34 club would not have an impact upon day care, and saw no reason to deny the
35 conditional use permit from a sanitation enforcement position. However, they
36 note a new alcoholic beverage conditional use for a full beverage dispensary
37 license is not compatible with the health and safety of this area of downtown

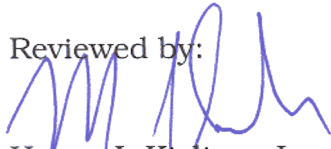
as it will increase the number and location of alcohol outlets in the downtown area. The downtown has a high number of CSP calls and transport.

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 churches or schools within 200 feet of 333 West 4th Avenue. The nearest church or school is located six blocks away.

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 ten (10) restaurant/eating place licenses, seventeen (17) beverage dispensary licenses, one theater license and one package store/tourist license within 1,000-feet of the Soraya's Latin Dance Club. Approving this beverage dispensary use and license would add one more beverage dispensary license within this 1,000-foot radius, relocate an existing license from the Spenard area to the Downtown area, but will not alter the existing number of licenses in Anchorage.

Because there are no specific regulations or ordinances governing the concentration of licenses, this conditional use for alcoholic beverages in the B-2B District for a beverage dispensary use and license generally meets the required standards of AMC Title 10 and Title 21, and Alaska State Statute 04.11.480 and 15 AAC 104.145.

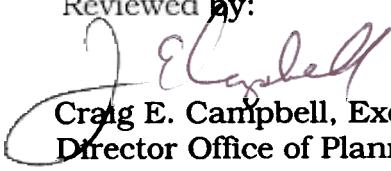
Reviewed by:


Harry J. Kieling, Jr.
Municipal Manager

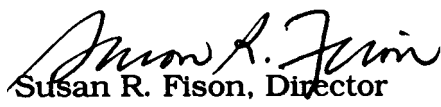
Respectfully submitted


George P. Wuerch
Mayor

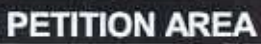
Reviewed by:


Craig E. Campbell, Executive
Director Office of Planning,
Development and Public Works

Prepared by:


Susan R. Fison, Director
Department of Planning

2002-080



Flood Limits

-  100 Year Floodplain
 500 Year Floodplain
 Floodway



0 500 1000 Feet



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

DATE: April 23, 2002

CASE NO.: 2002-080

APPLICANT: Soraya's Latin Dance Club
Owners: Francisco J. Barajas Mesia and Hector Ortiz

REPRESENTATIVE: Dan K. Coffey Law Firm

REQUEST: Conditional Use for an Alcoholic Beverages Conditional Use in the B-2B District for a Beverage Dispensary Use/License per AMC 21.40.160.D.13

LOCATION: Anchorage Original Townsite, Block 24A, Lot 5; generally located at the northwest corner of West 4th Avenue and "C" Street

STREET ADDRESS: 333 West 4th Avenue, Suite 207

COMMUNITY COUNCIL: Downtown

TAX PARCEL: 002-104-15/ Grid 1230

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: 37,910 SF; Suite 207 contains approximately 7,105 SF

Vegetation: none

Zoning: B-2B

Topography: Sloping

Existing Use: Sunshine Retail Mall

Soils: Public Sewer & Water

COMPREHENSIVE PLAN

Classification: Commercial; Major Employment Center
Density: N/A

SURROUNDING AREA

	NORTH	EAST	SOUTH	WEST
Zoning:	PLI	B-2B	B-2A	B-2B
Land Use:	Parking Lot	Holiday Inn	Retail	Retail

SITE DESCRIPTION AND PROPOSAL:

The petition property contains the Ship Creek Center Mall (formerly the Sunshine Mall, also known as the Post Office Mall) owned by Windward Town and Country Plaza Inc. and Hale Mahai. The mall contains 88,384 square feet and has leased space to the State of Alaska Library, Department of Early Education, and Ombudsman; Russian Village, Shipperside Photo, U. S. Post Office, Betty's Jewelry, Inlet View Espresso, Loose Change, and Blondie's Restaurant.

The dance club has leased 7,105 square feet of space in the mall, Suite 207. A floor plan depicts a dance floor area, a bar with 30 non-fixed barstools, and 98 tables having 4 non-fixed chairs per table. The lease and business license is in the name of Hector Ortiz.

The conditional use petitioner, Francisco J. Barajas Mesia, also applied to the Alcoholic Beverage Control Board as Casa Grande Inc. for a transfer beverage dispensary license, ownership and location to the petition site. This license has not been operated in over one year. It was previously operated at *Top of the Moment*, and previously located at 3230 Seward Highway in Anchorage.

The second story of the two-storey mall fronts onto West 4th Avenue at street level, as well as street level pedestrian access to "C" Street. Pedestrian access to the ground floor or first floor is from the public parking lot to the north side of the building, and takes its driveway access from West 3rd Avenue. In the B-2B District, no off-street parking is required. Parking is available in public parking structures or off-street surface parking lots. Public transit is available along West 4th Avenue and "C" Street.

The petitioner is seeking final conditional use approval for an alcoholic beverages conditional use in the B-2B District for a Beverage Dispensary Use per AMC 21.40.160D.13 for Soraya's Latin Dance Club. The club occupies

suite 207 consisting of 7,105 SF of the 88,384 SF building. The dance area, bar and seating area will have a combined non-fixed seating total of 422.

The sale of alcoholic beverage represents 90 % of the business, and will be served in just 4,548 square feet of the club or 64 % of the 7,105 square foot leased suite. The dance club operates Tuesday thru Sunday from 5:00 PM to 2:00 AM. A variety of entertainments are available: recorded music, live music floor shows and patron dancing. Fifteen (15) employees are in direct contact with alcohol and trained in accordance with the Alcoholic Beverage Control Board's Liquor Server Awareness Training Program. Non-alcoholic beverages will be available, notices of penalties for driving intoxicated will be posted, and patrons will have access and assistance to public transportation. There will be no entertainment defined as "indecent material" or "adult entertainment," no happy hours, games or contests that include consumption of alcoholic beverages, and no solicitation or encouragement of alcoholic beverage consumption. Sales to persons who are inebriated or underage are prohibited. There will be four security officers (active military) inside the facility and a security camera outside the facility to help maintain order to prevent unlawful conduct. There is no required parking in the B-2B District.

BACKGROUND

Caterer's Permit History

For the past fourteen (14) months Soraya's has provided two types of businesses at the petition site. Instructional Latin dance classes are available to the public, and live cultural entertainment, dancing. In addition Soraya's is available for social gatherings. During this fourteen (14) month period, the ABC Board, with the written approval of the Anchorage Police Department, issued approximately one hundred eleven (111) Caterer's Permit as provided under Alaska Statutes 04.11.230, which permits the holder of a beverage dispensary license to sell or dispense alcoholic beverage at "social gatherings" "or similar affairs held off the holder's licensed premises." At present, there are no authorized Caterer's Permits for Soraya's. The Downtown Community Council, Anchorage Cabaret, Hotel, Restaurant & Retailers Association, and the Alaska Restaurant & Beverage Association objected to the Municipal Assembly and the ABC Board insisting they stop issuing any more Caterer's Permit's for Soraya's. They believe this to be unfair treatment to businesses that have gone through the conditional use public process for alcoholic beverages.

Application of Transfer of Ownership, Transfer of Location & Name Change to Soraya's For A Beverage Dispensary Liquor License History

On February 25, 2002 the Municipal Clerk's Office received from the Alcoholic Beverage Control Board an application for the transfer of ownership, transfer of location and name change for a beverage dispensary liquor license for the following establishments:

	Han Mi, Inc.		Soraya's Inc.
From dba:	Top of the Moment	To dba:	Soraya's
	(#431)		(#4182)
	3230 Seward Highway		333 W. 4 th Avenue
	(not operating)		

On March 19, 2002, the Municipal Assembly protested the transfer described above until there is an approved conditional use permit in place for Soraya's.¹

PUBLIC COMMENTS:

One hundred six (106) public hearing notices (PHNs) were mailed. At the time this report was written 0 returned PHNs in support and 1 PHN in opposition of the conditional use was received from the public: no written comment has been received from the Downtown Community Council.

FINDINGS

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

This site is located in an area designed in *Anchorage 2020 Plan* as a Major Employment Center and Redevelopment/Mixed Use Area. The *Anchorage 2020 Comprehensive Plan* does not specifically address the sale of alcoholic beverages in the community. A strategy of the adopted *Anchorage 2020 Plan*, however, does call for the development of locational standards and criteria for retail sales/service of alcoholic beverages.

Several goals of the *Anchorage 2020 Plan* do address related issues such as recreational and economic opportunities. The proposed dance club is located in an area with concentrations of office and commercial development. It will employ between 15 and 18 Anchorage residents: these are new jobs that did not exist prior to the existence of the dance club. It is within walking distance of tourist related uses such as hotels, restaurants, and the Egan Convention Center. The sales of alcoholic beverages are part of the social, recreational and economic environment of the community. The plan emphasizes the need for centrally locating the commercial uses, and the need for small-scale, local

¹ AM 287-2002

entrepreneurship. The dance club use is a legal use within an existing commercial retail mall in the B-2B District and complies with the plan.

The *Anchorage 2020 Plan* (ref. P.40) contains a generalized community vision that advocates "an active learning community with abundant cultural amenities." The plan also advocates the Downtown/Midtown areas "should evolve (to become) more intensive urban centers, with core office, business, arts and cultural facilities and activities (ref. P. 48)."

The *Anchorage 2020 Plan* incorporates community issues associated with social well being as provided in the *Housing and Community Development Consolidated Plan*. These goals provide that Anchorage should create an atmosphere of "a welcoming, culturally diverse community with opportunities for all residents to be responsible and active participants in a caring community."

As a Latin dance club, Soraya's provides Latin dance instruction as well as weekend cultural events aimed at the Anchorage Latino community while educating the general public interested in Latin culture. It should be noted that preliminary 2000 Census Population data indicate an increase of the Hispanic/Latino population in Anchorage from 1990 to 2000. In 1990 this population represented 4% of the population 9,258/226,338 compared to 5.7% of the 2000 figures, 14,799/260,283.²

Department of Health and Human Services commented that "a full beverage (dispensary) license is not an integral part of *developing cultural amenities, long term economic vitality, or evolution of urban centers*. Alcohol is not a *necessary prerequisite for a culturally diverse community with opportunities for all residents to be responsible and active*."

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

This standard is met.

The B-2B Central Business District zoning regulations allow alcoholic beverage sales through the conditional use permit process: AMC 21.40.160D.13. *Liquor stores, private clubs or lodges, and other places serving food or beverages*

² Profiles of General Demographic Characteristics, 2000 Census of Population and Housing Alaska, issued May 2001, prepared by U.S. Census Bureau.

involving the retail sale, dispensing or service of alcoholic beverages in accordance with section 21.50.160.

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

This standard is met.

The location of the dance club within an existing retail mall is in the heart of the downtown Anchorage, the same location of other restaurant uses and/or nightclubs that in the past served alcohol with similar hours of operation. Currently this area of downtown is replete with tourist serving restaurants, nightclubs, retail establishments, hotels, as well as government offices, and other non-residential uses. The dance club is compatible with these existing uses in the downtown central business district now and for the foreseeable future.

There is one package store/tourist license within 1,000 feet of the petition site, located in the Hilton Hotel at 500 West 3rd Avenue. There are several beverage dispensary licenses in the area, the closest of which is the license located at Blondie's Restaurant within the same retail mall as Soraya. Another is located at the Holiday Inn across "C" Street. Three licenses are located across West 4th Avenue.

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 Soraya's. The nearest church, Holy Family Cathedral, is located six blocks away at the corner of West 5th Avenue and "H" Street. Denali Elementary is located eight blocks away at West 9th Avenue and Cordova Street, and also houses the Denali Camp Fire program. There is a childcare center, Easter Seals/Tundra Tykes, at 545 East 5th Avenue. DHHS Childcare Enforcement advises that neither day care center perceive any negligible impact from Soraya's Latin Dance Club.

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 ten (10) restaurant/eating place licenses and seventeen (17) beverage dispensary license within 1,000-feet of the dance club. In addition, there is one theater license and one package store/tourist license. Approving this beverage dispensary license will add one more beverage dispensary license to this 1000-foot radius.

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

1. Pedestrian and vehicular traffic circulation and safety.

This standard is met.

The B-2B District does not have a parking requirement for on site parking. In the downtown central business district area parking is provided through public parking garages, such as the one at the southeast corner of "C" Street and West 4th Avenue, or off-street public parking lots, such as the parking lot on the northwest corner of West 3rd Avenue and "C" Street and on the lot immediately to the north of the building. Street parking is also available. The downtown area also has a well-connected pattern of sidewalks on both sides of a street. There is sufficient public parking available in proximity to this retail mall. Public transit is available along West 4th Avenue and "C" Street. The bus depot is located six blocks away at the corner of West 6th Avenue and "G" Street.

DHHS finds this location is one of the busiest transportation corridors in the city and is associated with an increase number of injuries to pedestrian from motor vehicle traffic. In their opinion any addition to alcohol availability increases this risk.

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

This standard is met.

The addition of a dance club 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 downtown 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 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.**

Within 1,000 feet of this application, there are twenty-nine (29) other alcohol licenses: ten (10) restaurant/eating places and seventeen (17) beverage dispensary license, one (1) package store/tourist and one (1) theater license. There are no schools or churches within 1,000-feet of the petition site. Approving this beverage dispensary license will add one more beverage dispensary license within a 1,000-foot radius of the petition site.

Restaurant/Eating Place	Cyrano's	413 "D" Street
Restaurant/Eating Place	D Street Cafe	427 "D" Street
Restaurant/Eating Place	Alaska Salmon Chowder House	443 W. 4 th Avenue
Restaurant/Eating Place	Sweet Basil Cafe	335 "E" Street
Restaurant/Eating Place	Phyllis' Café	436 "D" Street
Restaurant/Eating Place	China Express	425 W. 5 th Avenue
Restaurant/Eating Place	Downtown Deli	525 W. 4 th Avenue
Restaurant/Eating Place	Kumagoro	533 W. 4 th Avenue
Restaurant/Eating Place	Marx Brothers Café	627 W. 3 rd Avenue
Restaurant/Eating Place	Marx Brothers @ the Museum	121 West 7 th Avenue
Beverage Dispensary/ Tourism	Coach House/Westmark	115 E. 3 rd Avenue
Beverage Dispensary	Sullivan's	320 W. 5 th Avenue
Beverage Dispensary	The Avenue Bar	338 W. 4 th Avenue
Beverage Dispensary	Panhandle Bar	312 W. 4 th Avenue
Beverage Dispensary	Blondie's Alaska Steak & Sea	333 W. 4 th Avenue #228

Beverage Dispensary	Holiday Inn/Conversations	239 W. 4 th Avenue
Beverage Dispensary	Club Paris	417 W. 5 th Avenue
Beverage Dispensary	Wm. Egan Civic/Convention Center	555 W. 5 th Avenue
Beverage Dispensary	Rumrunners Old Towne Bar	415 E Street
Beverage Dispensary	Hotel 4 th Avenue	630 W. 4 th Avenue
Beverage Dispensary	515 Club	515 W. 4 th Avenue
Beverage Dispensary	F Street Station	325 F Street
Beverage Dispensary	Bruins/Hilton Hotel	500 W. 3 rd Avenue
Beverage Dispensary	The Chartroom/ Hilton Hotel	500 W. 3 rd Avenue
Beverage Dispensary	Top Of the World/Hilton	500 W. 3 rd Avenue
Beverage Dispensary	The Woodshed	535 W. 3 rd Avenue
Beverage Dispensary	The Bungalow	626 D Street
Theater License (PAC)	Glacial Reflections Fine Cater	621 W. 6 th Avenue
Package Store/Tourist	Bootleggers Cove/Hilton Hotel	500 W. 3 rd Avenue

Soraya is not applying for a new beverage dispensary license. Soraya's has applied to the ABC Board to transfer an existing beverage dispensary license (license number 431) previously operated at Top of the Moment/3230 Seward Highway, to this location and to also transfer ownership of the license from Han Mi Incorporated to the petitioner, Francisco J. Barajas Mesia.

The ABC Board may prohibit a new license or relocation of a license for more than one beverage dispensary license for each 3,000 population within a unified Municipality (meaning the entire population of the Municipality of Anchorage minus military and inmates) for each type of license. The ABC Board uses the figure 242,659 that was effective as of December 31, 2000.³ The 3,000/242,659 ratio equals a maximum of 81 beverage dispensary licenses allowed citywide (Alaska Statue Section 04.11.400.2.B). Municipal wide there are a total of 149 beverage dispensary licenses (includes 19 beverage dispensary duplicate licenses, and an unspecified number of excess licenses due to legal nonconforming rights ("Grandfather rights") when population ratios were reduced by the State Legislature). Transfer of license number 431 to this location does not alter the existing number of licenses in Anchorage, but does redistribute the license from the Spenard Community Council to the Downtown Community Council area.

The 1996 population estimate of the Downtown Community Council area is 938 and 47,677 for the Northwest Anchorage Planning Area. Based on 1996 demographic statistics, the Downtown Community Council population was 938, representing 0.4 % of the municipal wide population

³ The 2002 population figure for Anchorage (minus military and correctional populations) will not be available until May 2002.

figure 242,659 used by the ABC Board for purposes of determining concentration.

- 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 (15-18) involved in the dispensing of alcoholic beverages will be trained in accordance with the T.A.M. training and hold the appropriate certificates.

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

This standard is met.

This conditional use application is for an alcoholic beverages conditional use in the B-2B District for a beverage dispensary use for 4,548 square feet of the 7,105 square foot lease space within the 88,384 square foot retail mall.

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

- D. Public safety. When application is made for the renewal or transfer of location or transfer of ownership of a beverage dispensary license restaurant or eating place license, or package store license, the**

Assembly shall consider whether the operator can demonstrate the ability to maintain order and prevent unlawful conduct in 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.

This standard appears to be met.

According to the application the petitioner will have four security officers that we assume are active military personnel during the hours/days of operation that alcohol beverage are available to the public. In addition there will be a camera located outside the facility. It is not clear whether this means a video security camera located inside the mall building in the hallway or located on the exterior of the building. Soraya's has operated an existing Latin Dance Club at this location for the past fourteen (14) months under a caterer's permit in accordance with Title 4 Section 04.11.230 with a pattern of practice not injurious to the public health or safety. According to the petitioner's representative there is a record of no police calls to Soraya for any reason or for traffic related incidents. At the time this report was prepared, no comments were received from the Anchorage Police Department

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

This standard is met.

There are no delinquent Personal Property Taxes, Real Property Taxes or Downtown Improvement Special Tax Assessments owing at this time according to the Treasury Division. Treasury could find no record of a State of Alaska Business license for Soraya's, or for Francisco Barajas Mesia.

However, Treasury notes conflicting information concerning who the business owner is, and asks this to be clarified. They note the following information: Soraya's, Inc was incorporated on January 29, 2002. There is a business license for Hector Oritz in the name of the Latin Connection Entertainment. The original issue date was April 10, 1996; license expired on December 31, 2001. The ABC Liquor License Application lists Francisco J. Barajas Mesia as 100% shareholder under the corporation information. The lease agreement has the lessee listed as Soraya's Latin Dance Club with Hector Ortiz as the owner.

- 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.**

After review of this proposal, the Department of Health and Human Services provide the following comments:

Safe City Program: the downtown "core area" which includes this location is the highest area for CSP calls and transports. The majority of CSP clients do not utilize on-sale liquor establishment, however it should be understood this area accounts for the majority of CSP demand. More drinkers from the dance club will potentially be drinking and driving in an area where drinking pedestrians frequently walk.

DHHS Childcare Enforcement: Soraya's location is eight blocks away from two different child care centers (Denali Camp Fire in Denali Elementary and Easter Seals/Tundra Tykes at 545 E. 5th). The licensing

specialists for these two centers do not perceive any negligible impact at this time.

DHHS Enforcement officer: There appears to be no reason to deny the conditional use permit from a sanitation enforcement position, but wonders whether a system is in place that provides not only communication between law enforcement and the agencies issuing the licenses and the conditional use permit that tracks the problems to the establishment and an action is taken to alleviate the problem or resolve the infraction.

DHHS Community Health Promotion, Injury Prevention: A new alcoholic beverages conditional use for a full beverage dispensary license is not compatible with the health and safety of this area of downtown. The CUP regulatory process goes beyond economic considerations. Alcohol is not an integral to "cultural amenities" or a "necessary prerequisite for a culturally diverse community." An additional full dispensary license will increase the number and location of alcohol outlets in the downtown area. Downtown community council has the highest number of alcohol outlets in the city and respectively a high number of Calls for Service from the Anchorage Police Department.

At the time this report was prepared no comments had been received from Building Plan Review concerning the proposed number of tables and non-fixed seating. A floor plan diagram shows a dance floor area, a bar with 30 non-fixed barstools, and 98 tables having 4-non fixed chairs per table. This equals 422 non-fixed seating, which appears to be high. A condition of approval requires the maximum seating occupancy be resolved with Building Plan Review and Land Use Enforcement.

- G. Municipality of Anchorage Alcoholic Beverage Licensee Compliance Form. In order to determine whether applicants seeking issue, renewal or transfer of alcoholic beverage licenses have complied with the provisions of this chapter, applicants shall, at the request of the Assembly, submit to the municipal clerk such information as is required on a municipal form prepared by the municipal clerk known as the Municipality of Anchorage Alcoholic Beverage Licensee Compliance Form. Upon request, operators shall also provide the municipal clerk with certificates from all current employees demonstrating that those employees have successfully completed a "Liquor Service Awareness Training Program" such as the program for techniques in alcohol management (T.A.M.) as approved by the State of Alaska Alcoholic Beverage Control Board. This form was not requested of this applicant.**

RECOMMENDATION:

This application for a final conditional use for alcoholic beverages in the B-2B District for a beverage dispensary use generally meets the required standards of AMC Title 10 and Title 21, and State Statute 04.11.480 and 15 AAC 104.145.

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

1. A notice of Zoning Action shall be filed with the District Records Office within 120 days of the Assembly's approval of a final conditional use approval for a beverage dispensary use in the B-2B 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 B-2B District for a Beverage Dispensary Use per AMC 21.40.160D.13 for 4,548 SF within 7,015 SF lease area (Suite 207) of a 88,384 SF building, for Soraya's Latin Dance Club located on Lot 5, Block 24A, Anchorage Original Townsite. The dance club and bar area proposes combined non-fixed seating of 422 including 30 non-fixed bar stools at the bar. Prior to this conditional use becoming effective, resolve maximum allowable seating occupancy with Land Use Enforcement. Provide proof of compliance with the Department of Planning and the Municipal Clerk's Office.
4. On-premise sale of alcohol beverages is limited to 6-days a week, Tuesday thru Sunday, 5:00 PM to 2:00 AM. Liquor sales shall constitute no more than 90% of total gross receipts.
5. Upon demand the applicant shall demonstrate compliance with a liquor "Server Awareness Training Program approved by the State of Alaska alcoholic Beverage Control Board, such as or similar to the program for techniques in alcohol management (T.A.M.).
6. The use of the property by any person for the permitted purposes shall comply with all current and future federal, state and local laws and regulations including but not limited to laws and regulations pertaining to the sale, dispensing, service and consumption of alcoholic beverages and the storage, preparation, sale, service and consumption of food. The owner of the property, the licensee under the Alcoholic Beverage Control license and their officers, agents and employees shall not knowingly

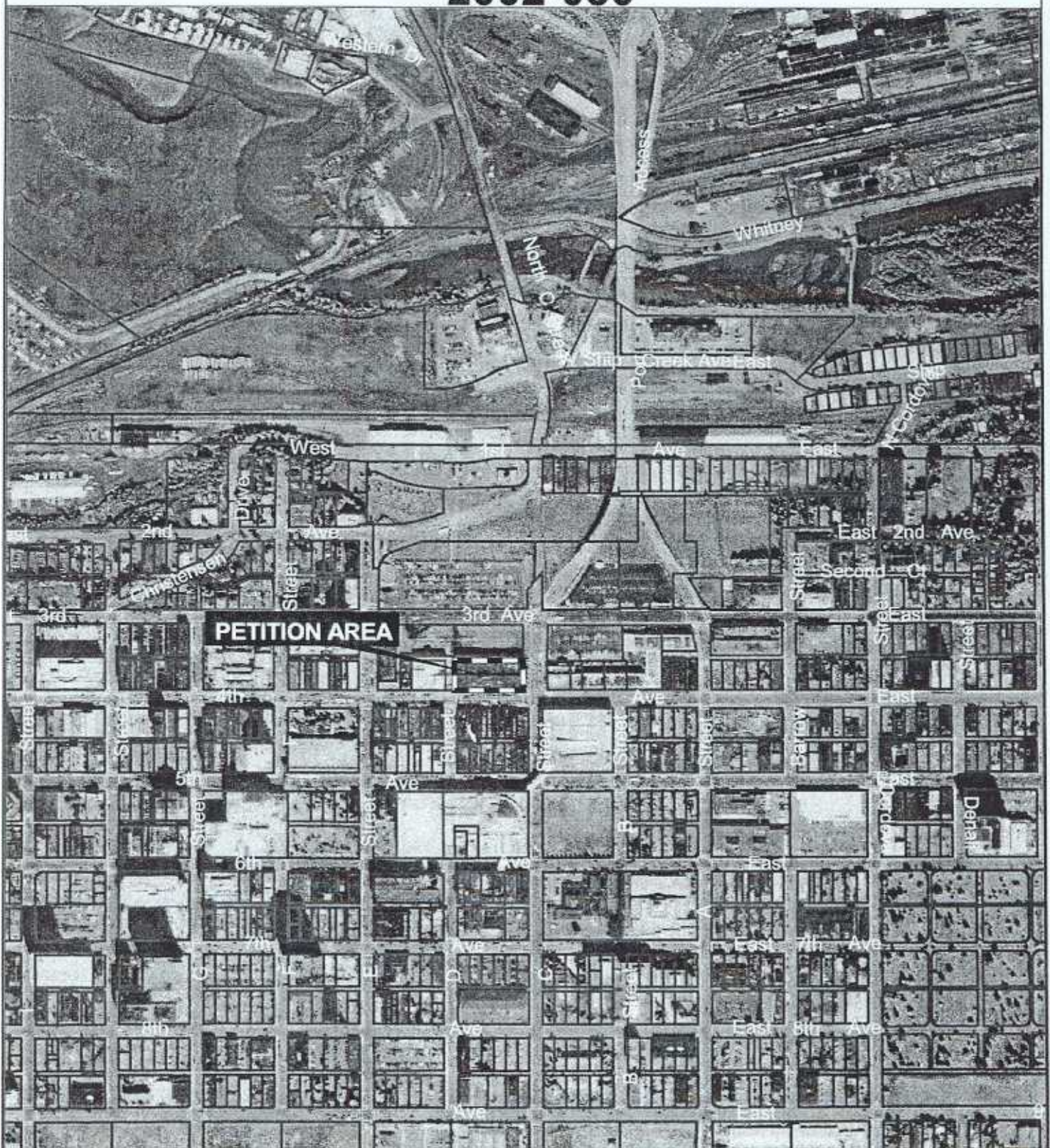
permit or negligently fail to prevent the occurrence of illegal activity on the property

- 7 A copy of the conditions imposed by the Assembly in connection with this conditional use approval shall be maintained on the premise at a location visible to the public.**
- 8. This conditional use runs with the land in accordance with municipal code. Any future written notice concerning problems, issues or concerns regarding this conditional use shall be issued to the land owner and shall constitute sufficient notice to all lessees, tenants and alcohol beverage licensee's.**

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CONDITIONAL USE - LIQUOR

2002-080



Municipality of Anchorage
Planning Department



Date: FEBRUARY 26, 2002



0 500 1000 Feet

Date of Aerial Photography: 1996

016

DOWNTOWN COMMUNITY COUNCIL

Liquor Licenses sorted by License Type and Number

Council	DBA Name	DBA Street	DBA City	DBA Zip	License Type	Lic Num
Downtown	Club Paris	417 W. 5th Ave.	Anchorage	99501-	Beverage Dispensary	258
Downtown	Crow's Nest/Captian Cook H	939 W. 5th Ave.	Anchorage	99501-	Beverage Dispensary	290
Downtown	515 Club	515 W. 4th Ave.	Anchorage	99501-	Beverage Dispensary	398
Downtown	Gaslight Lounge	721 W. 4th Ave.	Anchorage	99501-	Beverage Dispensary	437
Downtown	Holiday Inn/Conversations	239 W. 4th Ave.	Anchorage	99501-	Beverage Dispensary	519
Downtown	La Mex Too	900 W. 6th Ave.	Anchorage	99501-	Beverage Dispensary	636
Downtown	F Street Station	325 F St.	Anchorage	99501-	Beverage Dispensary	762
Downtown	Panhandle Bar	312 W. 4th Ave.	Anchorage	99501-	Beverage Dispensary	825
Downtown	Soltice Café	720 W. 5th Ave.	Anchorage	99501-	Beverage Dispensary	847
Downtown	Pioneer Club	739 W. 4th Ave.	Anchorage	99501-	Beverage Dispensary	866
Downtown	Quarterdeck/Captain Cook H	939 W. 5th Ave.-Tower 1	Anchorage	99501-	Beverage Dispensary	932
Downtown	Darwin's Theory	426 G St.	Anchorage	99501-	Beverage Dispensary	987
Downtown	Bruins	500 W. 3rd Ave.	Anchorage	99501-	Beverage Dispensary	1043
Downtown	Simon & Seafort's	420 L St.	Anchorage	99501-	Beverage Dispensary	1050
Downtown	Avenue Bar, The	338 W. 4th Ave.	Anchorage	99501-	Beverage Dispensary	1184
Downtown	Whale's Tail/Captain Cook H	939 W. 5th Ave.-Tower	Anchorage	99501-	Beverage Dispensary	1224
Downtown	Woodshed, The	535 W. 3rd Ave.	Anchorage	99501-	Beverage Dispensary	1244
Downtown	Fletcher's/Captain Cook Hote	939 W. 5th Ave.-Tower 3	Anchorage	99501-	Beverage Dispensary	2290
Downtown	Rumrunners Old Towne Bar	415 E St.	Anchorage	99501-	Beverage Dispensary	3189
Downtown	William A. Egan Civic & Co	555 W. 5th Ave.	Anchorage	99501-	Beverage Dispensary	3234

Liquor Licenses sorted by License Type and Number

Council	DBA Name	DBA Street	DBA City	DBA Zip	License Type	Lic Num
Downtown	Sullivan's	320 W. 5th Ave.	Anchorage	99501-	Beverage Dispensary	3412
Downtown	Humpy's Great Alaskan Aleh	610 W. 6th Ave.	Anchorage	99501-	Beverage Dispensary	3427
Downtown	Hotel 4th Avenue	630 W. 4th Ave.	Anchorage	99501-	Beverage Dispensary	3518
Downtown	Ginza Restaurant	712 W. 4th Ave.	Anchorage	99501-	Beverage Dispensary	3607
Downtown	Blondie's Alaska Steak & Se	333 W. 4th Ave., #228	Anchorage	99501-	Beverage Dispensary	3670
Downtown	Bungalow Lounge, The	626 D St.	Anchorage	99501-	Beverage Dispensary	3781
Downtown	Glacier Brew House	737 W. 5th Ave. #110	Anchorage	99501-	Beverage Dispensary	3978
Downtown	Snow Goose Restaurant & Br	717 W. 3rd. Ave.	Anchorage	99501-	Beverage Dispensary	4058
Downtown	Alley, The	900 W. 5th Ave. #102	Anchorage	99501-	Beverage Dispensary	4163
Downtown	Top Of The World	500 W. 3rd Ave.	Anchorage	99501-	Beverage Dispensary Dup	1157
Downtown	Chartroom, The	500 W. 3rd Ave.	Anchorage	99501-	Beverage Dispensary Dup	1414
Downtown	La Mex Too Upstairs	900 W. 6th Ave.	Anchorage	99501-	Beverage Dispensary Dup	2009
Downtown	Restaurante' Orso	737 W. 5th Ave.	Anchorage	99501-	Beverage Dispensary Dup	4012
Downtown	Voyager Lounge, The	501 K St.	Anchorage	99501-	Beverage Dispensary Tour	307
Downtown	Corsair Restaurant	944 W. 5th Ave.	Anchorage	99501-	Beverage Dispensary Tour	742
Downtown	Coach House, The (seasonal)	115 E. 3rd Ave.	Anchorage	99501-	Beverage Dispensary Tour	1036
Downtown	Clarion Suites Hotel/Choice	325 W. 8th Ave.	Anchorage	99501-	Beverage Dispensary Tour	3851
Downtown	Anchorage Marriott Hotel	820 W. 7th Ave.	Anchorage	99501-	Beverage Dispensary Tour	3945
Downtown	Borealis Brewery, The	349 Ship Creek Ave.	Anchorage	99501-	Brewery	3592
Downtown	Glacier Brew House, The	737 W. 5th Ave. #110	Anchorage	99501-	Brewpub	3985

Liquor Licenses sorted by License Type and Number

Council	DBA Name	DBA Street	DBA City	DBA Zip	License Type	Lic Num
Downtown	Snow Goose Restaurant & Br	717 W. 3rd Ave.	Anchorage	99501-	Brewpub	4059
Downtown	BPO Elks Lodge #1351	717 W. 3rd Ave.	Anchorage	99501-	Club	358
Downtown	Downtown Wine & Spirits	930 W. 5th Ave.	Anchorage	99501-	Package Store	3322
Downtown	Bootleggers Cove	500 W. 3rd Ave.	Anchorage	99501-	Package Store Tourist	152
Downtown	Downtown Deli	525 W. 4th Ave.	Anchorage	99501-	Restaurant/Eating Place	327
Downtown	Marx Bros Cafe	627 W. 3rd Ave.	Anchorage	99501-	Restaurant/Eating Place	1422
Downtown	EXP Yakitori Restaurant	EXP 2/28/00 120 E. 6th	Anchorage	99501-	Restaurant/Eating Place	1906
Downtown	Wing's 'n Things	529 I St.	Anchorage	99501-	Restaurant/Eating Place	2046
Downtown	Kumagoro	533 W. 4th Ave.	Anchorage	99501.	Restaurant/Eating Place	2276
Downtown	Kaze	930 W. 5th Ave.	Anchorage	99501.	Restaurant/Eating Place	2296
Downtown	EXP Manor House	EXP 2/28/00 720 W. 5th	Anchorage	99501-	Restaurant/Eating Place	2640
Downtown	Cyrano's Crepes & Books	413 D St.	Anchorage	99501-	Restaurant/Eating Place	2724
Downtown	China Express	425 W. 5th Ave.	Anchorage	99501-	Restaurant/Eating Place	2925
Downtown	Phyllis' Cafe	436 D St.	Anchorage	99501.	Restaurant/Eating Place	3266
Downtown	Jass Alley (CLOSED)	900 W. 5th Ave. #102	Anchorage	99501-	Restaurant/Eating Place	3269
Downtown	Alaska Salmon Chowder Hou	443 W. 4th Ave.	Anchorage	99501-	Restaurant/Eating Place	3434
Downtown	EXP Snow Goose Restaurant	EXP 2/28 717 W. 3rd Av	Anchorage	99501-	Restaurant/Eating Place	3470
Downtown	RQ Snow Goose Restaurant	RQ 717 W. 3rd Ave.	Anchorage	99501-	Restaurant/Eating Place	3622
Downtown	Kodiak Kafe	225 E. 5th Ave.	Anchorage	99501.	Restaurant/Eating Place	3679
Downtown	Yamaya Restaurant	825 W. 6th Ave.	Anchorage	99501.	Restaurant/Eating Place	3728

Liquor Licenses sorted by License Type and Number

Council	DBA Name	DBA Street	DBA City	DBA Zip	License Type	Lic Num
Downtown	Snow City Café	1034 W. 4th Ave.	Anchorage	99501-	Restaurant/Eating Place	3831
Downtown	Uncle Joe's Pizzeria	428 G St., #D	Anchorage	99501-	Restaurant/Eating Place	3847
Downtown	Sweet Basil Café	335 E St.	Anchorage	99501-	Restaurant/Eating Place	3897
Downtown	Cilantro's	611 W. 9th Ave.	Anchorage	99501-	Restaurant/Eating Place	3908
Downtown	D Street Café	427 D St.	Anchorage	99501-	Restaurant/Eating Place	3976
Downtown	Sacks Café & Restaurant	328 G St.	Anchorage	99501-	Restaurant/Eating Place	3977
Downtown	Marx Bros. Café at the Muse	121 W. 7th Ave.	Anchorage	99501-	Restaurant/Eating Place	4008
Downtown	Tito's Gyros	120 E. 6th Ave.	Anchorage	99501-	Restaurant/Eating Place	4062
Downtown	Glacial Reflections Fine Cate	621 W. 6th Ave.	Anchorage	99501-	Theater License (PAC)	3852
Downtown	West Coast Distributors	240 W. 1st Ave.	Anchorage	99501-	Wholesale/General	1548
Downtown	Anchorage Cold Storage	1800 Ship Ave.	Anchorage	99501-	Wholesale/General	3996

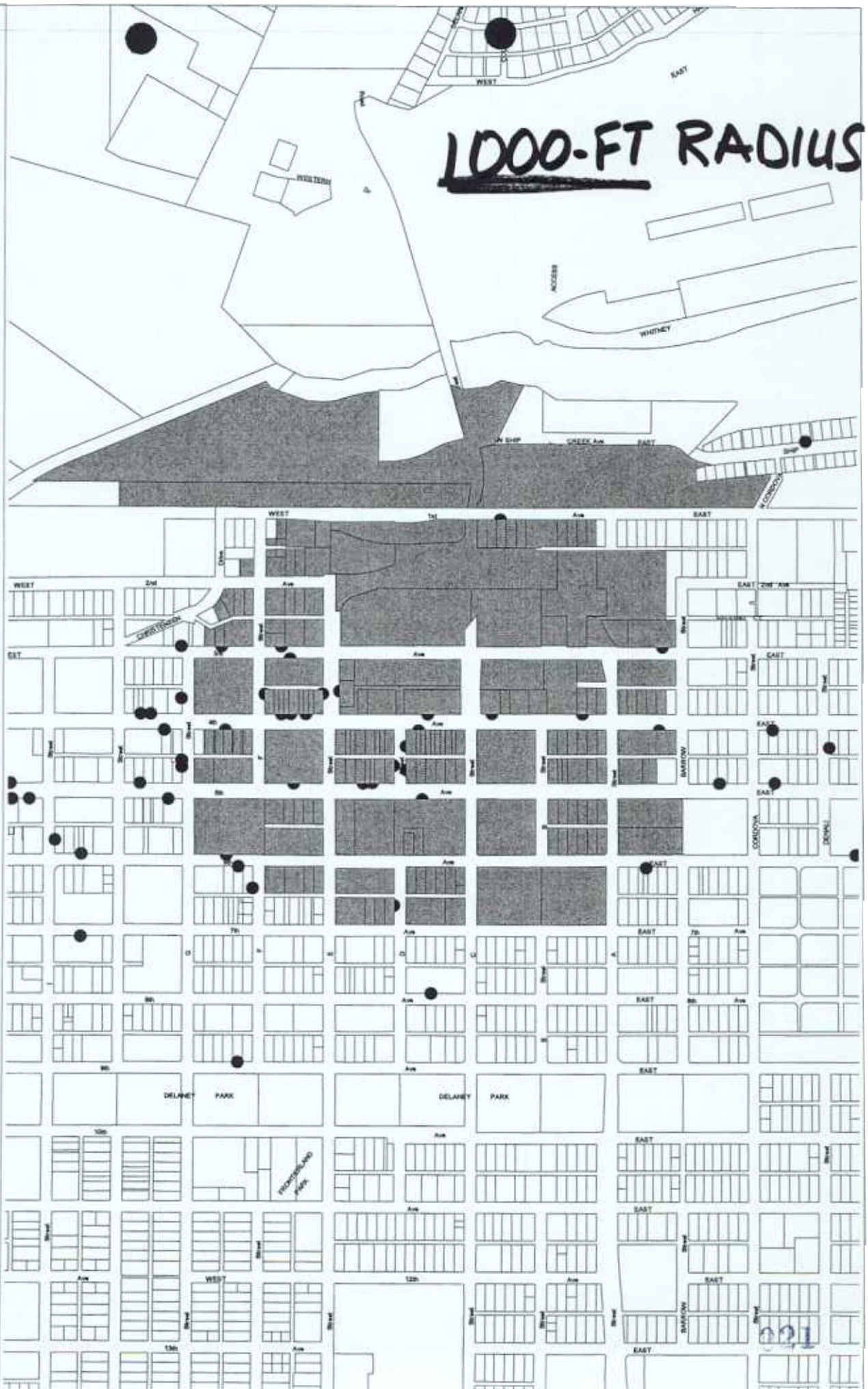
Map: Parcels



Scale 1:8000

Legend:

- alcohol
- Txt streetsano: Text
- parcels



Alcohol Extract from List Report

Case Number: 2002-080

Description: 1000' Liquor Licenses

<u>Parcel</u> <u>Business Name</u>	<u>Parcel Owner Name</u> Applicant Name	<u>Parcel Owner Address</u> Business Address	<u>City</u> <u>Lic. Number</u>	<u>State</u> <u>Lic. Zone</u>	<u>Zip</u> <u>Lic. Type</u>
00208453000 Coach House, The (seasonal)	WESTMARK THIRD AVENUE INC Westmark Hotels, Inc.	300 ELLIOTT AVENUE W 115 E. 3rd Ave.	SEATTLE 1036	WA B2C	98119 Beverage Dispensary Tour
00210136000 Glacial Reflections Fine Cater	MOA Hotel 4th Ave, The	PO BOX 196650 621 W. 6th Ave.	ANCHORAGE 3852	AK B2A	99519 Theater License (PAC)
00210242000 Sullivan's	NORTHWESTERN SIMON INC PKG, Inc./Sullivans of Alaska	PO BOX 6120 320 W. 5th Ave.	INDIANAPOLIS 3412	IN B2A	46206 Beverage Dispensary
00210321000 Cyrano's Crepes & Books	LOUSSAC BUILDING JOINT VENTURE Jerry Harper	413 D STREET 413 D St.	ANCHORAGE 2724	AK B2A	99501 Restaurant/Eating Place
00210322000 Avenue Bar, The	PATTEE JOHN J.G. Pattee, Inc.	338 W 4TH AVENUE 338 W. 4th Ave.	ANCHORAGE 1184	AK B2A	99501 Beverage Dispensary
00210329000 Panhandle Bar	TURF NEWS-LUNCH INC Panhandle, Inc.	PO BOX 521424 312 W. 4th Ave.	BIG LAKE 825	AK B2A	99652 Beverage Dispensary
00210350000 D Street Café	LOUSSAC-SOGN LTD PARTNERSHIP Misallati, Norie	480 W TUDOR ROAD 427 D St.	ANCHORAGE 3976	AK B2A	99503 Restaurant/Eating Place
00210415000 Blondie's Alaska Steak & Sea	JRW VENTURES 76.82% & WINDWAR Blondie's Ltd.	411 W 4TH AVENUE #200 333 W. 4th Ave., #228	ANCHORAGE 3670	AK B2B	99501 Beverage Dispensary
00210419000 Alaska Salmon Chowder House	BUZZ ROHLFING INC Choi, Wae	315 E STREET 443 W. 4th Ave.	ANCHORAGE 3434	AK B2B	99501 Restaurant/Eating Place
00210419000 Sweet Basil Café	BUZZ ROHLFING INC Buba, Inc.	315 E STREET 335 E St.	ANCHORAGE 3897	AK B2B	99501 Restaurant/Eating Place
00210446000 Holiday Inn/Conversations	WB SUNSTONE-ANCHORAGE LLC Sunstone Hotel Properties, Inc	903 CALLE AMANECER 239 W. 4th Ave.	SAN CLEMENT 519	CA B2B	92673 Beverage Dispensary
00210501000 Phyllis' Cafe	TSAKRES JOHN/TRUST Letourneau, R.E. & P.E.	101 W 36TH AVENUE #419 436 D St.	ANCHORAGE 3266	AK B2A	99503 Restaurant/Eating Place

<u>Parcel</u> <u>Business Name</u>	<u>Parcel Owner Name</u> <u>Applicant Name</u>	<u>Parcel Owner Address</u> <u>Business Address</u>	<u>City</u> <u>Lic. Number</u>	<u>State</u> <u>Lic. Zone</u>	<u>Zip</u> <u>Lic. Type</u>
00210504000 Club Paris	SELMAN CHARLES H REV TRUST H & T, Inc.	417 W 5TH AVENUE 417 W. 5th Ave.	ANCHORAGE 258	AK B2A	99501 Beverage Dispensary
00210506000 China Express	LUPINE COMMERCIAL COMPANY & Lee, Jong Hee	1403 P STREET 425 W. 5th Ave.	ANCHORAGE 2925	AK B2A	99501 Restaurant/Eating Place
00210509000 William A. Egan Civic & Conven	MOA SMG of Alaska, Inc.	PO BOX 196650 555 W. 5th Ave.	ANCHORAGE 3234	AK B2A	99519 Beverage Dispensary
00210540000 Rumrunners Old Towne Bar	NEUMANN ROBERT G & CAROLYN F Grizzly's, Inc.	1433 W 13TH AVENUE 415 E St.	ANCHORAGE 3189	AK B2A	99501 Beverage Dispensary
00210554000 Hotel 4th Avenue	IDITAROD PROPERTIES INC Hotel Fourth Ave, Inc.	630 W 4TH AVENUE #300 630 W. 4th Ave.	ANCHORAGE 3518	AK B2A	99501 Beverage Dispensary
00210602000 515 Club	DOWNTOWN INVESTMENTS CO Clark & Eddy, Inc.	525 W 4TH AVENUE 515 W. 4th Ave.	ANCHORAGE 398	AK B2B	99501 Beverage Dispensary
00210605000 Downtown Deli	DOWNTOWN INVESTMENTS CO Downtown Deli, Inc.	525 W 4TH AVENUE 525 W. 4th Ave.	ANCHORAGE 327	AK B2B	99501 Restaurant/Eating Place
00210607000 Kumagoro	TAMAKI ITSURO Tamaki, Inc.	2900 PELICAN DR 533 W. 4th Ave.	ANCHORAGE 2276	AK B2B	99515 Restaurant/Eating Place
00210609000 F Street Station	CROSSROADS LTD PARTNERSHIP Station, Inc.	1041 W 25TH AVENUE 325 F St.	ANCHORAGE 762	AK B2B	99503 Beverage Dispensary
00210625000 Bootleggers Cove	HILTON MD FINANCE COMPANY Hilton Hotels, Corp.	500 W 3RD AVENUE 500 W. 3rd Ave.	ANCHORAGE 152	AK B2B	99501 Package Store Tourist
00210625000 Bruins	HILTON MD FINANCE COMPANY Hilton Hotels, Corp.	500 W 3RD AVENUE 500 W. 3rd Ave.	ANCHORAGE 1043	AK B2B	99501 Beverage Dispensary
00210625000 Chartroom, The	HILTON MD FINANCE COMPANY Hilton Hotels, Corp.	500 W 3RD AVENUE 500 W. 3rd Ave.	ANCHORAGE 1414	AK B2B	99501 Beverage Dispensary Dup
00210625000 Top Of The World	HILTON MD FINANCE COMPANY Hilton Hotels, Corp.	500 W 3RD AVENUE 500 W. 3rd Ave.	ANCHORAGE 1157	AK B2B	99501 Beverage Dispensary Dup
00210708000 Woodshed, The	CORDOVA DEVELOPMENT CO INC Woodshed, Inc.	PO BOX 101039 535 W. 3rd Ave.	ANCHORAGE 1244	AK B2C	99510 Beverage Dispensary

<u>Parcel</u> <u>Business Name</u>	<u>Parcel Owner Name</u> <u>Applicant Name</u>	<u>Parcel Owner Address</u> <u>Business Address</u>	<u>City</u> <u>Lic. Number</u>	<u>State</u> <u>Lic. Zone</u>	<u>Zip</u> <u>Lic. Type</u>
00210712000 Marx Bros Cafe	BAND OF RENOWN ENTERPRISES IN Band of Renown Ent. Inc.	627 W 3RD AVE 627 W. 3rd Ave.	ANCHORAGE 1422	AK B2C	99501 Restaurant/Eating Place
00211156000 Marx Bros. Café at the Museum	MOA Gourmet Asso., LLC	PO BOX 196850 121 W. 7th Ave.	ANCHORAGE 4008	AK B2B	99519 Restaurant/Eating Place
00211253000 Bungalow Lounge, The	SOUPHANAVONG BERNARD Souphanavong, Bernard I.	626 D STEET 626 D St.	ANCHORAGE 3781	AK B2B	99501 Beverage Dispensary

<u>Parcel</u> <u>Business Name</u>	<u>Parcel Owner Name</u> <u>Applicant Name</u>	<u>Parcel Owner Address</u> <u>Business Address</u>	<u>City</u> <u>Lic. Number</u>	<u>State</u> <u>Lic. Zone</u>	<u>Zip</u> <u>Lic. Type</u>
00210509000 William A. Egan Civic & Conven	MOA SMG of Alaska, Inc.	PO BOX 196650 555 W. 5th Ave.	ANCHORAGE 3234	AK B2A	99519 Beverage Dispensary
00210519000 Glacier Brew House	ACREE ROBERT B Brews Brothers, LLC, The	903 W NORTHERN LIGHTS #210 737 W. 5th Ave. #110	ANCHORAGE 3978	AK B2B	99503 Beverage Dispensary
00210520000 Glacier Brew House, The	ACREE ROBERT B Brews Brothers, The LLC	903 W NORTHERN LIGHTS #210 737 W. 5th Ave. #110	ANCHORAGE 3985	AK B2B	99503 Brewpub
00210521000 Restaurante' Orso	ACREE ROBERT B The Brews Brothers, LLC	903 W NORTHERN LIGHTS #210 737 W. 5th Ave.	ANCHORAGE 4012	AK B2B	99503 Beverage Dispensary Dup
00210526000 Ginza Restaurant	CHEN TOM & MING TZE Chen, Tom & Ming Tze	712 W 4TH AVENUE 712 W. 4th Ave.	ANCHORAGE 3607	AK B2B	99501 Beverage Dispensary
00210540000 Rumrunners Old Towne Bar	NEUMANN ROBERT G & CAROLYN F Grizzly's, Inc.	1433 W 13TH AVENUE 415 E St.	ANCHORAGE 3189	AK B2A	99501 Beverage Dispensary
00210550000 Darwin's Theory	BIWER DARWIN A JR Darwin's Theory, Inc.	426 G STREET 426 G St.	ANCHORAGE 987	AK B2B	99501 Beverage Dispensary
00210552000 Uncle Joe's Pizzeria	ACREE ROBERT B U.J. Alaska, Inc.	903 W NORTHERN LIGHTS #210 428 G St., #D	ANCHORAGE 3847	AK B2B	99503 Restaurant/Eating Place
00210554000 Hotel 4th Avenue	IDITAROD PROPERTIES INC Hotel Fourth Ave, Inc.	630 W 4TH AVENUE #300 630 W. 4th Ave.	ANCHORAGE 3518	AK B2A	99501 Beverage Dispensary
00210602000 515 Club	DOWNTOWN INVESTMENTS CO Clark & Eddy, Inc.	525 W 4TH AVENUE 515 W. 4th Ave.	ANCHORAGE 398	AK B2B	99501 Beverage Dispensary
00210605000 Downtown Deli	DOWNTOWN INVESTMENTS CO Downtown Deli, Inc.	525 W 4TH AVENUE 525 W. 4th Ave.	ANCHORAGE 327	AK B2B	99501 Restaurant/Eating Place
00210607000 Kumagoro	TAMAKI ITSURO Tamaki, Inc.	2900 PELICAN DR 533 W. 4th Ave.	ANCHORAGE 2276	AK B2B	99515 Restaurant/Eating Place
00210609000 F Street Station	CROSSROADS LTD PARTNERSHIP Station, Inc.	1041 W 25TH AVENUE 325 F St.	ANCHORAGE 762	AK B2B	99503 Beverage Dispensary
00210617000 Pioneer Club	OLDTIMERS INC Old Times, Inc.	739 W 4TH AVE 739 W. 4th Ave.	ANCHORAGE 866	AK B2B	99501 Beverage Dispensary

<u>Parcel</u> <u>Business Name</u>	<u>Parcel Owner Name</u> <u>Applicant Name</u>	<u>Parcel Owner Address</u> <u>Business Address</u>	<u>City</u> <u>Lic. Number</u>	<u>State</u> <u>Lic. Zone</u>	<u>Zip</u> <u>Lic. Type</u>
00210625000 Bootleggers Cove	HILTON MD FINANCE COMPANY Hilton Hotels, Corp.	500 W 3RD AVENUE 500 W. 3rd Ave.	ANCHORAGE 152	AK B2B	99501 Package Store Tourist
00210625000 Bruins	HILTON MD FINANCE COMPANY Hilton Hotels, Corp.	500 W 3RD AVENUE 500 W. 3rd Ave.	ANCHORAGE 1043	AK B2B	99501 Beverage Dispensary
00210625000 Chartroom, The	HILTON MD FINANCE COMPANY Hilton Hotels, Corp.	500 W 3RD AVENUE 500 W. 3rd Ave.	ANCHORAGE 1414	AK B2B	99501 Beverage Dispensary Dup
00210625000 Top Of The World	HILTON MD FINANCE COMPANY Hilton Hotels, Corp.	500 W 3RD AVENUE 500 W. 3rd Ave.	ANCHORAGE 1157	AK B2B	99501 Beverage Dispensary Dup
00210626000 Gaslight Lounge	MAC'S INC Gaslight Lounge, Inc.	3209 DENALI STREET 2ND FLOO 721 W. 4th Ave.	ANCHORAGE 437	AK B2B	99503 Beverage Dispensary
00210627000 Sacks Café & Restaurant	3 D INVESTMENTS INC Sacks Restaurant, LLC	340 G STREET #201 328 G St.	ANCHORAGE 3977	AK B2B	99501 Restaurant/Eating Place
00210708000 Woodshed, The	CORDOVA DEVELOPMENT CO INC Woodshed, Inc.	PO BOX 101039 535 W. 3rd Ave.	ANCHORAGE 1244	AK B2C	99510 Beverage Dispensary
00210712000 Marx Bros Café	BAND OF RENOWN ENTERPRISES IN Band of Renown Ent. Inc.	627 W 3RD AVE 627 W. 3rd Ave.	ANCHORAGE 1422	AK B2C	99501 Restaurant/Eating Place
00211156000 Marx Bros. Café at the Museum	MOA Gourmet Asso., LLC	PO BOX 196650 121 W. 7th Ave.	ANCHORAGE 4008	AK B2B	99519 Restaurant/Eating Place
00211253000 Bungalow Lounge, The	SOUPHANAVONG BERNARD Souphanavong, Bernard I.	626 D STEET 626 D St.	ANCHORAGE 3781	AK B2B	99501 Beverage Dispensary
00211268000 Clarion Suites Hotel/Choice	CHENEGA LODGING LLC Chenega Hotel Management, LLC	PO BOX 81290 325 W. 8th Ave.	CHICAGO 3851	IL B2C	60681 Beverage Dispensary Tour
00211309000 Cilantro's	JONES KIM & Escalante, Jorge A.	PO BOX 112994 611 W. 9th Ave.	ANCHORAGE 3908	AK B2C	99511 Restaurant/Eating Place
00211375000 Humpy's Great Alaskan Alehouse	PASSERINE L A & Hook, Line & Sinkers, Inc.	520 W 6TH AVENUE 610 W. 6th Ave.	ANCHORAGE 3427	AK B2A	99501 Beverage Dispensary
00212207000 Alaskan Samovar Inn, The	HONG & LEES INC Yoo Jin Management Co	720 GAMBELL STREET 720 Gambell St.	ANCHORAGE 598	AK B3	99501 Beverage Dispensary

<u>Parcel</u> <u> </u> <u> </u> <u> </u>	<u>Parcel Owner Name</u>	<u>Parcel Owner Address</u>	<u>City</u> <u> </u> <u> </u>	<u>State</u> <u> </u>	<u>Zip</u> <u> </u> <u> </u>
Business Name	Applicant Name	Business Address	Lic. Number	Lic. Zone	Lic. Type
00212513000	ROMO HECTOR	120 E 6TH AVEUNE	ANCHORAGE	AK	99501
Tito's Gyros	Romo, Hector	120 E. 6th Ave.	4062	B2B	Restaurant/Eating Place

Legend:

● alcohol
Text streetsano: Text
□ parcels

3000 FT RADIUS

Alcohol Extract from List Report

Case Number: 2002-080

Description: 3000' Liquor Licenses

<u>Parcel</u> <u>Business Name</u>	<u>Parcel Owner Name</u> <u>Applicant Name</u>	<u>Parcel Owner Address</u> <u>Business Address</u>	<u>City</u> <u>Lic. Number</u>	<u>State</u> <u>Lic. Zone</u>	<u>Zip</u> <u>Lic. Type</u>
00103247000 Simon & Seafort's	L STREET INVESTMENTS RUI One, Inc.	420 L ST #500 420 L St.	ANCHORAGE 1050	AK B2C	99501 Beverage Dispensary
00103311000 Snow City Café	MICHAEL NAFLA A IRREVOC TRUST Let it Snow, LLC	2125 DAHL LANE #3 1034 W. 4th Ave.	ANCHORAGE 3831	AK B2C	99503 Restaurant/Eating Place
00103404000 Yamaya Restaurant	YAMADA MASAHIDE & KAZUKO Yamada, Masahide & Kazuko	4100 NORTH STAR STREET 825 W. 6th Ave.	ANCHORAGE 3728	AK B2B	99504 Restaurant/Eating Place
00103407000 Wing's 'n Things	CONNELLY JOSEPH M & TERESA Wings 'n Things, Inc.	529 I STREET 529 I St.	ANCHORAGE 2046	AK B2B	99501 Restaurant/Eating Place
00103421000 Corsair Restaurant	WILLIAMS STANLEY J Corsair, Inc.	1324 ZARVIS PL 944 W. 5th Ave.	ANCHORAGE 742	AK B2B	99508 Beverage Dispensary Tour
00103421000 Voyager Lounge, The	WILLIAMS STANLEY J Williams, Stanley	1324 ZARVIS PL 501 K St.	ANCHORAGE 307	AK B2B	99508 Beverage Dispensary Tour
00103462000 Alley, The	HICKEL INVESTMENT CO Wallace, Dale	PO BOX 101700 900 W. 5th Ave. #102	ANCHORAGE 4163	AK B2B	99510 Beverage Dispensary
00103462000 Jass Alley (CLOSED)	HICKEL INVESTMENT CO McLeod, Marilyn	PO BOX 101700 900 W. 5th Ave. #102	ANCHORAGE 3269	AK B2B	99510 Restaurant/Eating Place
00103463000 La Mex Too	LA MEXICANA INC La Mexicana, Inc.	PO BOX 9-2480 900 W. 6th Ave.	ANCHORAGE 636	AK B2B	99509 Beverage Dispensary
00103463000 La Mex Too Upstairs	LA MEXICANA INC La Mexicana, Inc.	PO BOX 9-2480 900 W. 6th Ave.	ANCHORAGE 2009	AK B2B	99509 Beverage Dispensary Dup
00103464000 Downtown Wine & Spirits	ALASKA LABORERS BLDG CORP Brown Jug, Inc.	2501 COMMERICAL DR 930 W. 5th Ave.	ANCHORAGE 3322	AK B2B	99501 Package Store
00103464000 Kaze	ALASKA LABORERS BLDG CORP Ohyama, Takaharu	2501 COMMERICAL DR 930 W. 5th Ave.	ANCHORAGE 2296	AK B2B	99501 Restaurant/Eating Place

<u>Business Name</u>	<u>Parcel Owner Name</u> Applicant Name	<u>Parcel Owner Address</u> Business Address	<u>City</u> Lic. Number	<u>State</u> Lic. Zone	<u>Zip</u> Lic. Type
00103466000 Crow's Nest/Captian Cook Hotel	HICKEL INVESTMENT CO Hickel Investment Co.	PO BOX 101700 939 W. 5th Ave.	ANCHORAGE 290	AK B2B	99510 Beverage Dispensary
00103466000 Fletcher's/Captain Cook Hotel	HICKEL INVESTMENT CO Hickel Investment Co	PO BOX 101700 939 W. 5th Ave.-Tower 3	ANCHORAGE 2290	AK B2B	99510 Beverage Dispensary
00103466000 Quarterdeck/Captain Cook Hotel	HICKEL INVESTMENT CO Hickel Investment Co.	PO BOX 101700 939 W. 5th Ave.-Tower 1	ANCHORAGE 932	AK B2B	99510 Beverage Dispensary
00103466000 Whale's Tail/Captain Cook Hote	HICKEL INVESTMENT CO Hickel Investment Co.	PO BOX 101700 939 W. 5th Ave.-Tower	ANCHORAGE 1224	AK B2B	99510 Beverage Dispensary
00105269000 Benihana	ALASKA TEPANYAKI LLC Alaska Tepanyaki, LLC	PO BOX 201908 1100 W. 8th Ave.	ANCHORAGE 4161	AK B2C	99520 Beverage Dispensary
00105455000 Anchorage Marriott Hotel	COLUMBIA PROPERTIES Columbia Properties Anchorage	PO BOX 81290 820 W. 7th Ave.	CHICAGO 3945	IL B2B	60681 Beverage Dispensary Tour
00208453000 Coach House, The (seasonal)	WESTMARK THIRD AVENUE INC Westmark Hotels, Inc.	300 ELLIOTT AVENUE W 115 E. 3rd Ave.	SEATTLE 1036	WA B2C	98119 Beverage Dispensary Tour
00209124000 Mad Myma's	CHINN DON M & F MAE Club Chinatown, Inc.	1103 BANNISTER DRIVE 530 E. 5th Ave.	ANCHORAGE 857	AK B2C	99508 Beverage Dispensary Dup
00209224000 Polar Bar	RAM Polar Bar, Inc.	520 E 4TH AVENUE #202 507 E. 5th Ave.	ANCHORAGE 901	AK B2C	99501 Beverage Dispensary
00209449000 Sheraton Anchorage Hotel	MIP ANCHORAGE LLC MIP Lesse, LP	1010 WISCONSIN AVENUE NW 401 E. 6th Ave.	WASHINGTON 1443	DC B2C	20007 Beverage Dispensary Tour
00209515000 Days Inn	ALESSI ROBIN LYNNE Plaza Inn Hotels, Inc.	225 E 5TH AVENUE 321 E. 5th Ave.	ANCHORAGE 2152	AK B2B	99501 Beverage Dispensary Tour
00209515000 Kodiak Kafe	ALESSI ROBIN LYNNE Kodiak Kafe	225 E 5TH AVENUE 225 E. 5th Ave.	ANCHORAGE 3679	AK B2B	99501 Restaurant/Eating Place
00209541000 La Cabana Mexican Restaurant	LA CABANA MEXICAN RESTAURANT La Cabana Mex. Restaurant, Inc	312 E 4TH AVENUE 312 E. 4th Ave.	ANCHORAGE 629	AK B2C	99501 Beverage Dispensary
00209547000 Thirty-Five Plus Singles	CARPENTERS UNION 35 Plus Singles Club, Inc	407 DENALI STREET STE 100 407 Denali St.	ANCHORAGE 1494	AK B2C	99501 Club

<u>Parcel</u> <u>Business Name</u>	<u>Parcel Owner Name</u> <u>Applicant Name</u>	<u>Parcel Owner Address</u> <u>Business Address</u>	<u>City</u> <u>Lic. Number</u>	<u>State</u> <u>Lic. Zone</u>	<u>Zip</u> <u>Lic. Type</u>
00210125000 Soltice Café	ANCHORAGE HOTEL ASSOCIATES Westmark Hotels, Inc.	300 ELLIOTT AVENUE W 720 W. 5th Ave.	SEATTLE 847	WA B2B	98119 Beverage Dispensary
00210136000 Glacial Reflections Fine Cater	MOA Hotel 4th Ave, The	PO BOX 196650 621 W. 6th Ave.	ANCHORAGE 3852	AK B2A	99519 Theater License (PAC)
00210242000 Sullivan's	NORTHWESTERN SIMON INC PKG, Inc./Sullivans of Alaska	PO BOX 6120 320 W. 5th Ave.	INDIANAPOLIS 3412	IN B2A	46206 Beverage Dispensary
00210321000 Cyrano's Crepes & Books	LOUSSAC BUILDING JOINT VENTURE Jerry Harper	413 D STREET 413 D St.	ANCHORAGE 2724	AK B2A	99501 Restaurant/Eating Place
00210322000 Avenue Bar, The	PATTEE JOHN J.G. Pattee, Inc.	338 W 4TH AVENUE 338 W. 4th Ave.	ANCHORAGE 1184	AK B2A	99501 Beverage Dispensary
00210329000 Panhandle Bar	TURF NEWS-LUNCH INC Panhandle, Inc.	PO BOX 521424 312 W. 4th Ave.	BIG LAKE 825	AK B2A	99652 Beverage Dispensary
00210350000 D Street Café	LOUSSAC-SOGLN LTD PARTNERSHIP Misallati, Norie	480 W TUDOR ROAD 427 D St.	ANCHORAGE 3976	AK B2A	99503 Restaurant/Eating Place
00210415000 Blondie's Alaska Steak & Sea	JRW VENTURES 76.82% & WINDWAR Blondie's Ltd.	411 W 4TH AVENUE #200 333 W. 4th Ave., #228	ANCHORAGE 3670	AK B2B	99501 Beverage Dispensary
00210419000 Alaska Salmon Chowder House	BUZZ ROHLFING INC Chol, Wae	315 E STREET 443 W. 4th Ave.	ANCHORAGE 3434	AK B2B	99501 Restaurant/Eating Place
00210419000 Sweet Basil Café	BUZZ ROHLFING INC Buba, Inc.	315 E STREET 335 E St.	ANCHORAGE 3897	AK B2B	99501 Restaurant/Eating Place
00210446000 Holiday Inn/Conversations	WB SUNSTONE-ANCHORAGE LLC Sunstone Hotel Properties, Inc	903 CALLE AMANECER 239 W. 4th Ave.	SAN CLEMENT 519	CA B2B	92673 Beverage Dispensary
00210501000 Phyllis' Cafe	TSAKRES JOHN/TRUST Letourneau, R.E. & P.E.	101 W 36TH AVENUE #419 436 D St.	ANCHORAGE 3266	AK B2A	99503 Restaurant/Eating Place
00210504000 Club Paris	SELMAN CHARLES H REV TRUST H & T, Inc.	417 W 5TH AVENUE 417 W. 5th Ave.	ANCHORAGE 258	AK B2A	99501 Beverage Dispensary
00210506000 China Express	LUPINE COMMERCIAL COMPANY & Lee, Jong Hee	1403 P STREET 425 W. 5th Ave.	ANCHORAGE 2925	AK B2A	99501 Restaurant/Eating Place

AR 2002-124

**Copy of this full document can be obtained from
the Planning Department.**

Municipality of Anchorage
MUNICIPAL CLERKS OFFICE
Agenda Document Control Sheet

AK 2002-024

1	SUBJECT OF AGENDA DOCUMENT Soraya's Latin Dance Club Conditional Use for an Alcoholic Beverage Conditional Use in the B-2B District for a Beverage Dispensary Use per AMC 21.40.160D.13; located on Anchorage Original Townsite, Block 24A, Lot 5; generally located on the northwest corner of West 4 th Avenue and C Street (Downtown Community Council) (Case 2002-080)	DATE PREPARED 04/23/02	INDICATE DOCUMENTS ATTACHED <input type="checkbox"/> AO <input checked="" type="checkbox"/> AR <input checked="" type="checkbox"/> AM <input type="checkbox"/> AIM
2	DEPARTMENT NAME Planning Department	DIRECTOR'S NAME Susan R. Fison, Director	
3	THE PERSON THE DOCUMENT WAS ACTUALLY PREPARED BY Jerry Weaver	HIS/HER PHONE NUMBER 343-4215	
4	COORDINATED WITH AND REVIEWED BY	INITIALS	DATE
5	Mayor		
	Heritage Land Bank		
	Merrill Field Airport		
	Municipal Light & Power		
	Port of Anchorage		
	Solid Waste Services		
	Water & Wastewater Utility		
4	Municipal Manager	<i>m</i>	(16)
	Cultural & Recreational Services		
	Employee Relations		
	Finance, Chief Fiscal Officer		
	Fire		
	Health & Human Services		
	Office of Management and Budget		
	Management Information Services		
	Police		
2	Office of Planning, Development, & Public Works	<i>cc</i>	3/28/02
	Development Services		
	Facility Management		
1	Planning	<i>snz</i>	3-28-02
	Project Management & Engineering		
	Street Maintenance		
	Traffic		
	Public Transportation Department		
	Purchasing		
3	Municipal Attorney <i>1129/A</i>	<i>MD</i>	4/12/02
	Municipal Clerk		
5	SPECIAL INSTRUCTIONS/COMMENT Pre-advertised for 04/23/02 Assembly Meeting <div style="text-align: right;"> <i>14. New Public Hearing</i> </div>		
6	ASSEMBLY MEETING DATE REQUESTED	7	PUBLIC HEARING DATE REQUESTED April 23, 2002

2002 APR 17 AM 10:43
 CLERK'S OFFICE
 M.O.A.