

CLERK'S OFFICE

APPROVED

Date: 6-25-02

Submitted by:

Chairman of the Assembly at
the Request of the Mayor

Prepared by:

Planning Department

For reading

June 25, 2002

Anchorage, Alaska

AR 2002- 181

1 A RESOLUTION OF THE ANCHORAGE MUNICIPAL ASSEMBLY APPROVING A
2 CONDITIONAL USE FOR AN ALCOHOLIC BEVERAGES CONDITIONAL USE IN THE B-3
3 DISTRICT FOR A RESTAURANT/EATING PLACE USE/LICENSE PER AMC 21.40.180D.8,
4 FOR JEWEL LAKE MONGOLIAN BBQ RESTAURANT, LOCATED ON THE SOUTH 1/2 OF
5 THE SOUTH 1/2 OF LOT 14, CHESTER H. LLOYD SUBDIVISION; GENERALLY LOCATED
6 ON THE EAST SIDE OF JEWEL LAKE ROAD, NORTH OF DIMOND BOULEVARD;
7 8901 JEWEL LAKE ROAD.
8 (Sand Lake Community Council) (Case 2002-115)

9
10 THE ANCHORAGE ASSEMBLY RESOLVES:

11
12 Section 1. The conditional use permit for an Alcoholic Beverages Conditional Use in the B-3
13 District for a Restaurant/Eating Place Use/License per AMC 21.40.180D.8, for Jewel Lake
14 Mongolian BBQ Restaurant, located on the South 1/2 of the South 1/2 of Lot 14, Chester H. Lloyd
15 Subdivision, meets the applicable provisions of AMC 21.50.020 and AMC 21.50.160.

16
17 Section 2. The conditional use permit is approved subject to the following conditions:

- 18
19 1. A Notice of Zoning Action shall be filed with the District Recorders Office within 120
20 days of the Assembly's approval of a final conditional use approval for an Alcoholic
21 Beverages Conditional Use in the B-3 District for a Restaurant/Eating Place.
22
23 2. All uses shall conform to the application, plans and narrative submitted.
24
25 3. This conditional use approval is for an Alcoholic Beverages Conditional Use in the B-3
26 District for a Restaurant/Eating Place Use/License per AMC 21.40.180D.8 is for 866
27 square feet of a 2,724 square foot building, for the Jewel Lake Mongolian BBQ Restaurant
28 located on the south 1/2 of the south 1/2 of Lot 14, Chester H. Lloyd Subdivision.
29
30 4. The applicant shall demonstrate compliance with a "Liquor Server Awareness Training
31 Program," approved by the State of Alaska Alcoholic Beverage Control Board, such as or
32 similar to the program for "Techniques in Alcohol Management" (T.A.M.).
33
34 5. The use of the property by any person for the permitted purposes shall comply with all
35 current and future federal, state and local laws and regulations, including but not limited to
36 laws and regulations pertaining to the sale, dispensing, service and consumption of
37 alcoholic beverages and the storage, preparation, sale, service and consumption of food.
38 The owner of the property, the licensee under the Alcoholic Beverage Control license and
39 their officers, agents and employees, shall not knowingly permit or negligently fail to
40 prevent the occurrence of illegal activity on the property.
41

6. 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.

7. The approved conditional use is reflected on the following plan:


1. Floor Plan for Jewel Lake Mongolian Restaurant at 8901 Jewel Lake Road, Anchorage Alaska 99502, identified as Exhibit A, noting 110 SF for the alcoholic beverages cooler, 36 SF alcoholic beverages dry storage area, 660 SF dining area where alcoholic beverages will be served and consumed, and 60 SF of buffet area where alcoholic beverages will be stored and displayed; scale: 1/8" = 1'-0"; dated: received May 3, 2002, Municipality of Anchorage, Planning Department, prepared by: unknown.

2. Site Plan for Jewel Lake Mongolian Restaurant at 8901 Jewel Lake Road, Anchorage Alaska 99502; scale: none; date: May 31, 2002; prepared by Cooper and Company, 4601 Northwood Drive, Anchorage, Alaska 99517; project number 02-05-15.


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

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

PASSED AND APPROVED by the Anchorage Assembly this 25th day of June 2002.


Chair

ATTEST:


Municipal Clerk

(2002-115)
(012-362-38)

(continued)



Flood Limits

-  100 Year Floodplain
 500 Year Floodplain
 Floodway



0

1000 Feet





**MUNICIPALITY OF ANCHORAGE
ASSEMBLY MEMORANDUM**

No. AM 499-2002

Meeting Date: June 25, 2002

From: Mayor

Subject: AR 2001-181

Alcoholic Beverages Conditional Use in the B-3
District for a Restaurant/Eating Place Use/License
per AMC 21.40.180.D.8 for the Jewel Lake
Mongolian BBQ Restaurant

2 The Jewel Lake Mongolian BBQ Restaurant has made application for a new conditional
3 use permit for an alcoholic beverages conditional use in the B-3 District for a
4 restaurant/eating place use/license per AMC 21.40.180.D.8. for its existing restaurant at
5 8901 Jewel Lake Road.

6 Fifty-six (56) public hearing notices were mailed. No returned notices from the public
7 were received. The Sand Lake Community Council voted 41-2 in support of this
8 conditional use and license.

9
10 The Department of Health and Human Services finds that the approval of this conditional
11 use would not significantly impact the number of requests received from this area for
12 Community Service Patrol services or increase the overall incidence of Domestic Violence.
13 The nearest currently licensed child care center is over a mile from the restaurant. The
14 Anchorage Police Department has had one burglary and two incidents of vandalism at this
15 location in the past two years, but no incidents involving liquor.

16
17 This conditional use for alcoholic beverages in the B-3 District for a restaurant/eating place
18 conditional use and license generally meets the required standards of Title 21 and Title 10.
19

Reviewed by:

Harry J. Kieling Jr.
Municipal Manager

Reviewed by:

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

Respectfully submitted,

George P. Wuerch
Mayor

Prepared by:

Susan R. Fison, Director
Department of Planning

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

DATE: June 25, 2002

CASE NO.: 2002-115

APPLICANT: Chong C. Cho d.b.a. Jewel Lake Mongolian BBQ

REQUEST: Conditional Use for an Alcoholic Beverages Conditional Use in the B-3 District for a Restaurant per AMC 21.40.180.D.8

LOCATION: Chester H. Lloyd Subdivision, Lot 14, S2 of the S2; generally located on the east side of Jewel Lake Road and north of Dimond Boulevard.

STREET ADDRESS: 8901 Jewel Lake Road

COMMUNITY COUNCIL: Sand Lake Community Council

TAX PARCEL: 012-362-38/ Grid 2326

ATTACHMENTS

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

RECOMMENDATION SUMMARY:

Approval

SITE:

Acres: 44,240 SF

Vegetation: Minimal commercial landscaping

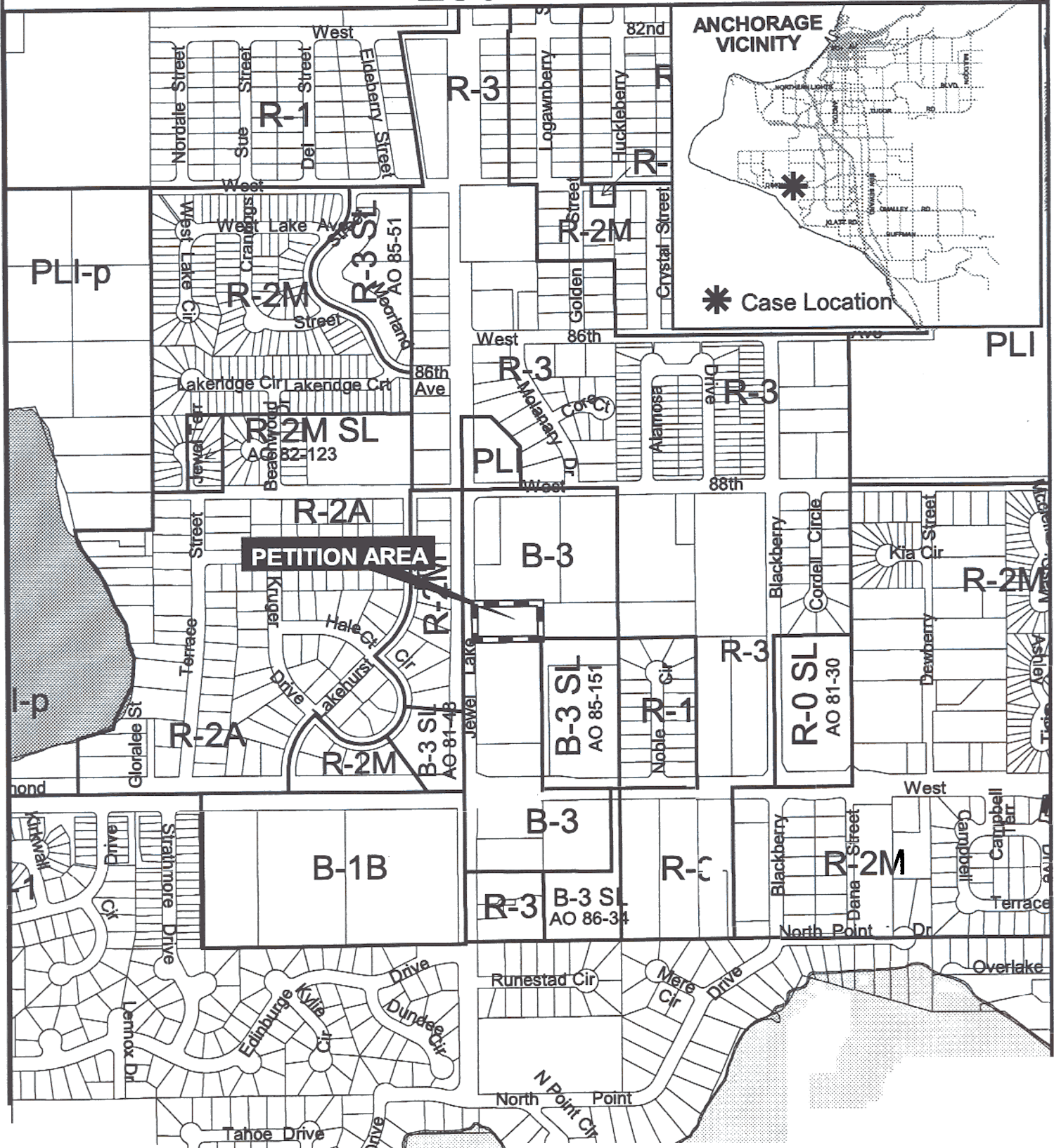
Zoning: B-3

Topography: Level

Existing Use: Restaurant

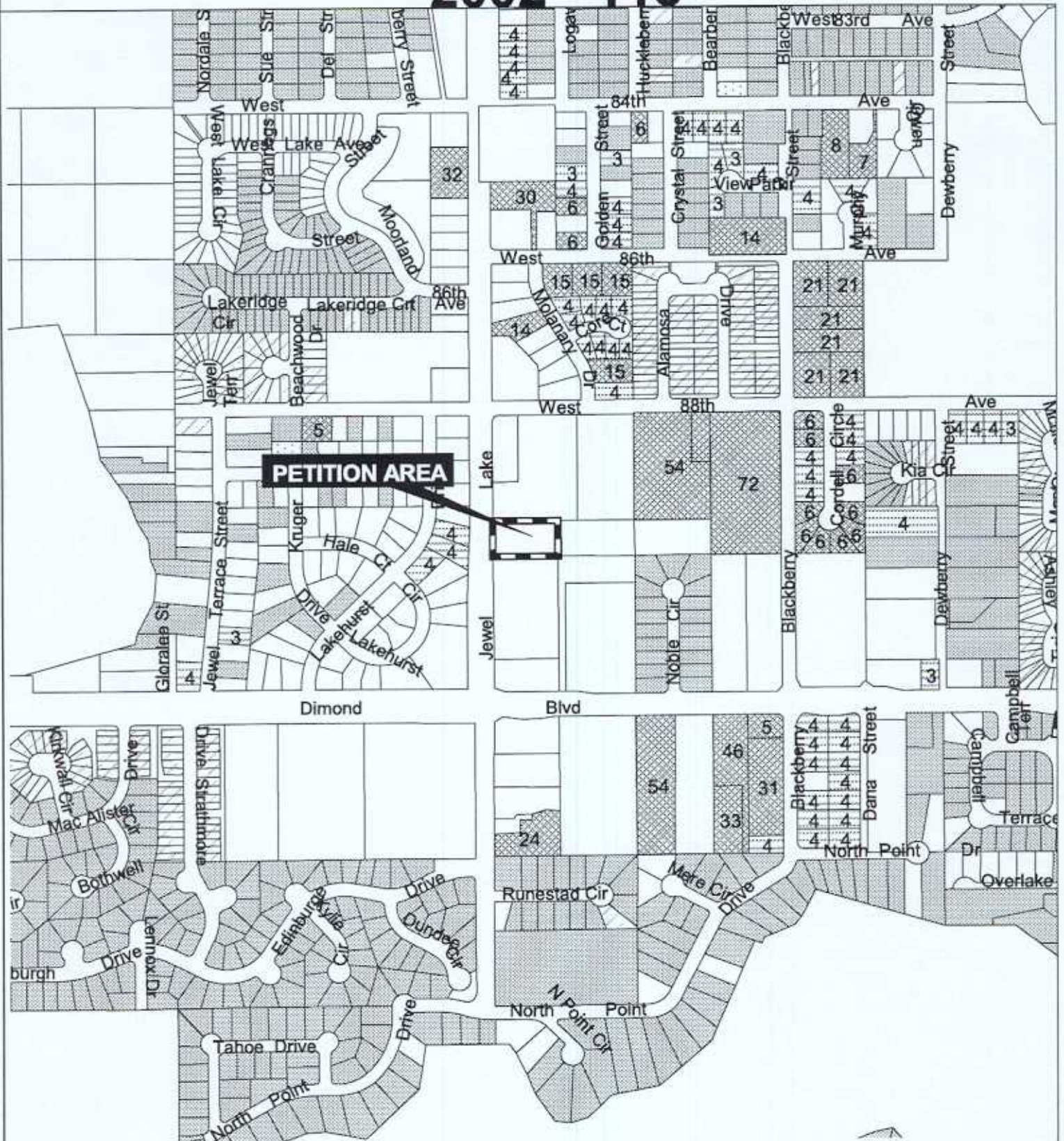
Soils: Public Water and Sewer onsite

2002 - 115



CONDITIONAL USE - LIQUOR

2002 - 115



Municipality of Anchorage
Planning Department



Date: MAY 2, 2002

- Single Family Detached
- Single Family Attached, Duplex
- Mobile home
- Multi - Family 3 & 4 Plex
- Multi - Family 5+



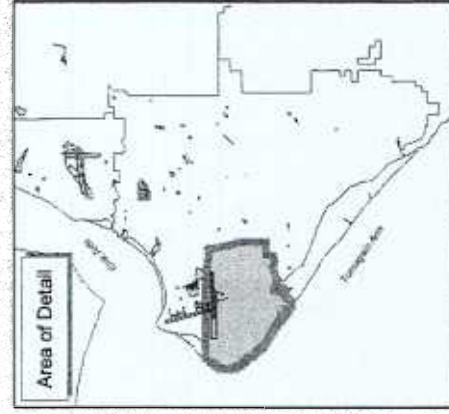
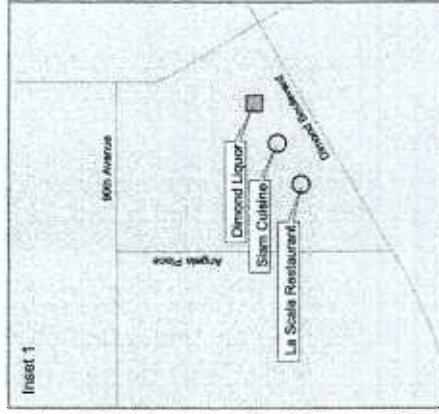
0 500 1000 Feet

Source: Housing Stock based on 1998 Land Use Inventory
Planning Department, MGA

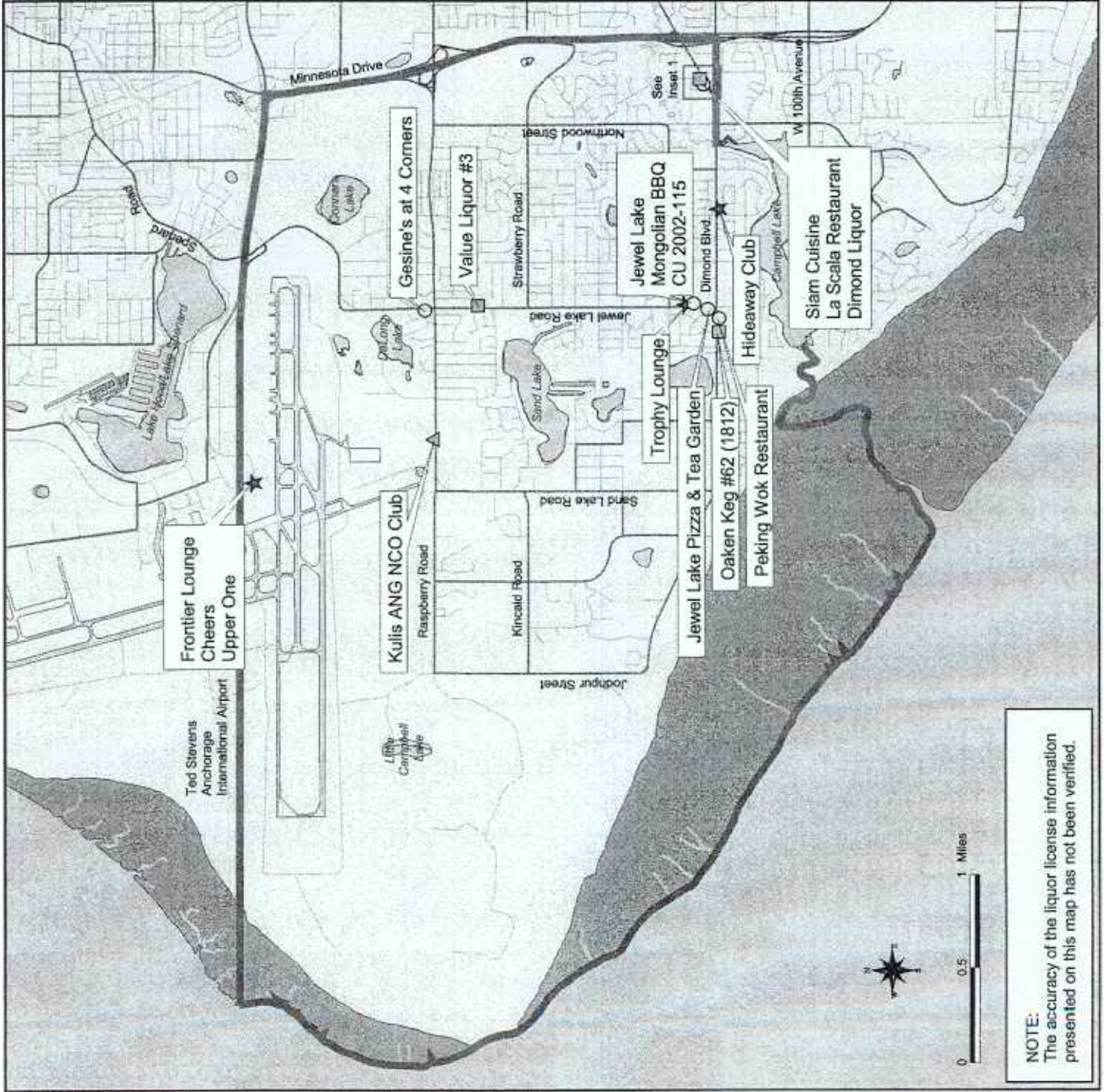
Liquor Licenses Within the Sand Lake Community Council Area CU 2002-115

Key to Features

- ▲ Club
- Package Store
- ★ Beverage Dispensary
- Restaurant/Eating Place
- Sand Lake Community Council Boundary



Municipality of Anchorage
Planning Department
May, 2002



COMPREHENSIVE PLAN

Classification: Commercial
Density: N/A

SURROUNDING AREA

	NORTH	EAST	SOUTH	WEST
Zoning:	B-3	B-3	B-3	R-2M
Land Use:	General Commercial Gas Station, Strip Mall Self Storage	Outdoor storage of RVs, Boats, Autos, U-haul Storage	General Commercial Strip Mall Retail	Residential

SITE DESCRIPTION AND PROPOSAL:

The petitioner is seeking a conditional use to serve beer and wine alcoholic beverages in the Jewel Lake Mongolian BBQ Restaurant, located on the S2 of the S2 of Lot 14, Chester H. Lloyd Subdivision. The building consists of 2,724 square feet.

Within 1,000 feet of this application, there is one restaurant license, one package store license, and one beverage dispensary license.

The proposed hours of operation are Monday through Sunday 10:00 a.m. to 10:00 p.m. weekly. Wine and beer will be available from 11:00 a.m. to 10:00 p.m. The petitioner estimates that 5 % of his total sales will be from alcoholic beverages. Three employees will be trained in accordance with the Alcoholic Beverage Control Board's Liquor Server Awareness Training Program. No special security precautions are planned for inside or outside of the facility.

On November 26, 2001 the Municipal Clerk's Office received an application for a new restaurant/eating place liquor license and restaurant designation permit for the Jewel Lake Mongolian BBQ Restaurant at 8901 Jewel Lake Road from the Alcoholic Beverage Control Board. The Anchorage Assembly passed AM 2002-15 on January 8, 2002 protesting the new restaurant/eating place liquor license at 8901 Jewel Lake Road for the Jewel Lake Mongolian BBQ until a conditional use permit is approved for this location.

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.***

The *Anchorage 2020 Comprehensive Plan* does not specifically address the sale of alcoholic beverages in the community. A strategy of the adopted *Anchorage 2020*, however, does call for the development of locational standards and criteria for retail sales/service of alcoholic beverages. Several goals of the *Anchorage 2020* do address related issues such as recreational and economic opportunities. 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 entrepreneurship. The use of this site as a restaurant is within a commercial zoned and developed retail area, and complies with the plan.

The petition property is located in an area identified as a Town Center, which are generally one-half to one mile in diameter. Their core is to be a mix of community-serving retail, public services and public/civic facilities including and/or surrounded by medium to high-density residential development. Prior to implementation of this goal *Anchorage 2020* strategies call for the development of specific area town center plans, and design standard ordinances such as signs, parking and the like. No time frame has been established for developing a Jewel Lake/Diamond Town Center Plan.

Additionally, the petition property is located within the outer edges of the West Anchorage Planning Area. No time frame has been established for developing this land use plan.

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

This standard is met.

The B-3 general business district area provides for alcoholic beverage sales through the conditional use permit process: AMC 21.40.180.D.8. *Liquor stores, restaurants, tearooms, cafes, private clubs or lodges, and other places serving food or beverages involving the retail sale, dispensing or service of alcoholic beverages in accordance with section 21.50.160.*

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

This standard appears to be met.

The Official Streets and Highways Plan classifies Jewel Lake Road as a Class III divided Major Arterial, between Diamond Boulevard to the south and Raspberry

Road to the north. Commercial retail development is concentrated south of West 88th Avenue to Dimond Boulevard, primarily on the east side of Jewel Lake Road. The petition site is located on the east side of Jewel Lake Road approximately midway between West 88th Avenue and Dimond Boulevard. This B-3, general commercial zoning district, is an area that is expected to remain in that land use category for the foreseeable future. The surrounding land uses to the northeast and south are general commercial and will not be negatively impacted by this restaurant serving beer and wine with its food menu. Land on the west side of Jewel Lake Road is primarily developed as residential, zoned R-2A and R-2M, except for a small parcel at the northwest corner of Dimond and Jewel Lake Road. There appears to be no day care service, church or school within 1,000-feet of the restaurant.

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.

There is paved on-site parking; there is one curb cut from Jewel Lake Road that allows direct access to the site. Parking spaces are striped. There are no internally striped pedestrian sidewalks. Pedestrians cross the parking lot to the front entry. The Traffic Department had no comment on this conditional use.

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

This standard is met.

The addition of a restaurant beer and wine license on the petition site will not impact public services. A restaurant use has existed at this site for some time. Water and sewer are available on site: water main is located within the Jewel Lake Road right-of-way and the sanitary sewer main ends near the northwest corner of the petition property. The 1997 Areawide Trails Plan identifies a future multi-use paved trail along the west side of Jewel Lake Road. There is an existing bike trail along the west side of Jewel Lake.

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

This standard is met.

The addition of a restaurant license will not cause any environmental pollution to this neighborhood.

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

This standard is met.

The zoning, land use and the general area land use will not change as a result of this conditional use permit for a restaurant beer and wine 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 three (3) alcoholic beverages licenses: one (1) restaurant licenses, one (1) package store license and one (1) beverage dispensary license. Approving this restaurant license would add a second restaurant license. This is not a concentration of licenses that would negatively impact the community. Assuming a 3000-foot radius adds one (1) more beverage dispensary license for the Hideaway Club.

Jewel Lake Pizza & Tea Garden	9150 Jewel Lake Road	Restaurant/Eating Place License #1805
Oaken Keg #62	4000 W. Dimond Boulevard	Package Store License # 1397
Trophy Lounge	8801 Jewel Lake Road	Beverage Dispensary License # 1607

There will be no entertainment provided on site. The gross leasable floor space in the structure is 2,724 square feet.

- 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 three (3) employees will be in direct contact with alcohol, and will be trained in accordance with the ABC Board's Liquor Server Awareness Training Program.

- 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 conditional use application is for a new restaurant license.

- 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.

The applicant proposes no internal or external special precautions. The Anchorage Police Department reports no incidents within the past two years involving liquor violations at this location, although they report one (1) burglary and two (2) vandalism incidents at this location.

- 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.

Donald W. Teekell owns this property. The business license # 418673 for Jewel Lake Mongolian BBQ is in the name of Chong C. Cho. Treasury reports no delinquent Business Personal Property Taxes & or Real Property Taxes owing at this time.

- 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.**

Parks and Beautification did not provide comments on this request.

After review of this proposal, the Department of Health and Human Services finds that the approval of this request would not significantly impact the number of requests received from this area for Community Service Patrol services or increase the overall incidence of Domestic Violence. They offer the following comments:

They note the application refers to both a *restaurant license* and an *alcohol beverage dispensary license*.

This is not a contradiction. The type of license the petitioner has applied to the Alaska Alcoholic Beverage Control Board is for a restaurant/eating place license.¹ All types of licenses are alcohol beverage dispensary licenses, which means the license authorizes the holder to sell or serve on the licensed premises alcoholic beverages for consumption on the licensed premises.² Note: a restaurant license only permits the sale of beer and wine, not hard liquor. The applicant is not intending to sell hard liquor nor have they applied for a beverage dispensary license that allows them to sell hard liquor. There is no bar.

The nearest currently licensed child care center is a Camp Fire before and after school program that is over a mile away at the Chinook Elementary School. The administrator of the program was notified of this pending conditional use. DHHS considers the impact of this conditional use will be minimal.

The Community Service Patrol does not include the Jewel Lake area. They are unaware of any homeless/Public Inebriate issues in this area.

The Jewel Lake Mongolian BBQ restaurant appears to be in compliance with the food and public nuisance code.

Discrepancy in the address. Is it 8801 or 8901 Jewel Lake Road?

The Jewel Lake Mongolian BBQ Restaurant is at 8901 Jewel Lake Road. The owner of the property, Donald W. Teekell, lists his address as 8801 Jewel Lake Road.

- 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**

¹ Alaska Statute Section 04.11.100

² Alaska Statute Section 04.11.090

the program for techniques in alcohol management (T.A.M.) as approved by the State of Alaska Alcoholic Beverage Control Board.

This form was not requested of this applicant.

RECOMMENDATION:

This application for a final conditional use for alcoholic beverages in the B-3 District for a restaurant generally meets the required standards of Title 21 and Title 10.

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 restaurant serving wine and beer in the B-3 District.
2. All uses shall conform to the plans and narrative submitted.
3. 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.).
4. 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.
5. This final conditional use approval is for an Alcoholic Beverages Conditional Use in the B-3 District for the Jewel Lake Mongolian BBQ Restaurant per AMC 21.40.180.D.8, located at 8901 Jewel Lake Road.
6. A copy of the conditions imposed by the Assembly in connection with this conditional use shall be maintained on the premise at a location visible to the public.
7. The conditional use is reflected on the following plan:

- a. Floor plan for Jewel Lake Mongolian Restaurant at 8901 Jewel Lake Road, Anchorage Alaska 99502, identified as Exhibit A, noting 110 SF for the alcoholic beverages cooler, 36 SF alcoholic beverages dry storage area, 660 SF dining area where alcoholic beverages will be served and consumed, and 60 SF of buffet area where alcoholic beverages will be stored and displayed; scale: 1/8" = 1'-0"; dated: received May 3, 2002 Municipality of Anchorage Community Planning & Development; prepared by: unknown.
- b. Site Plan for Jewel Lake Mongolian Restaurant at 8901 Jewel Lake Road, Anchorage Alaska 99502; scale: none; date: May 31, 2002; prepared by Cooper and Company, 4601 Northwood Drive, Anchorage, Alaska 99517; project number 02-05-15.

Alcohol Extract from List Report

Case Number: 2002-115

Description: 1000' Alcohol 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>
01121127000 Jewel Lake Pizza & Tea Garden	HEBERTSON SCOTT & THERESA Jade Dynasty, Inc.	9170 JEWEL LAKE ROAD #201 9150 Jewel Lake Rd	ANCHORAGE 1805	AK B3	99518 Restaurant/Eating Place
01138708000 Oaken Keg #62 (1812)	CGF PROPERTIES INC Oaken Keg Spirit Shops, Inc.	5918 STONERIDGE MALL ROAD 4000 W. Dimond Blvd	PLEASANTON 1397	CA B1B	94588 Package Store
01236238000 Jewel Lake Mongolian BBQ	TEEKELL DONALD W Cho, Chong C.	8801 JEWEL LAKE ROAD 8901 Jewel Lake Rd	ANCHORAGE 4166	AK B3	99502 Restaurant/Eating Place
01236304000 Trophy Lounge	TEEKELL COMPANY Teekell Company Alaska	8801 JEWEL LAKE ROAD 8801 Jewel Lake Rd	ANCHORAGE 1697	AK B3	99502 Beverage Dispensary

Map: Parcels



Scale 1:15000

Legend:

- alcohol
- Txt streetsano: Text
- parcels



Alcohol Extract from List Report

Case Number: 2002-115

Description: 3000 ft 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>
01121127000 Jewel Lake Pizza & Tea Garden	HEBERTSON SCOTT & THERESA Jade Dynasty, Inc.	9170 JEWEL LAKE ROAD #201 9150 Jewel Lake Rd	ANCHORAGE 1805	AK B3	99518 Restaurant/Eating Place
01138708000 Oaken Keg #62 (1812)	CGF PROPERTIES INC Oaken Keg Spirit Shops, Inc.	5918 STONERIDGE MALL ROAD 4000 W. Dimond Blvd	PLEASANTON 1397	CA B1B	94588 Package Store
01236238000 Jewel Lake Mongolian BBQ	TEEKELL DONALD W Cho, Chong C.	8801 JEWEL LAKE ROAD 8901 Jewel Lake Rd	ANCHORAGE 4166	AK B3	99502 Restaurant/Eating Place
01236304000 Trophy Lounge	TEEKELL COMPANY Teekell Company Alaska	8801 JEWEL LAKE ROAD 8801 Jewel Lake Rd	ANCHORAGE 1697	AK B3	99502 Beverage Dispensary
01238120000 Hideaway Club	ATSS INC A.T.S.S., Inc.	6206 PROSPERITY DRIVE 2828 W. Dimond Blvd	ANCHORAGE 512	AK B3	99504 Beverage Dispensary

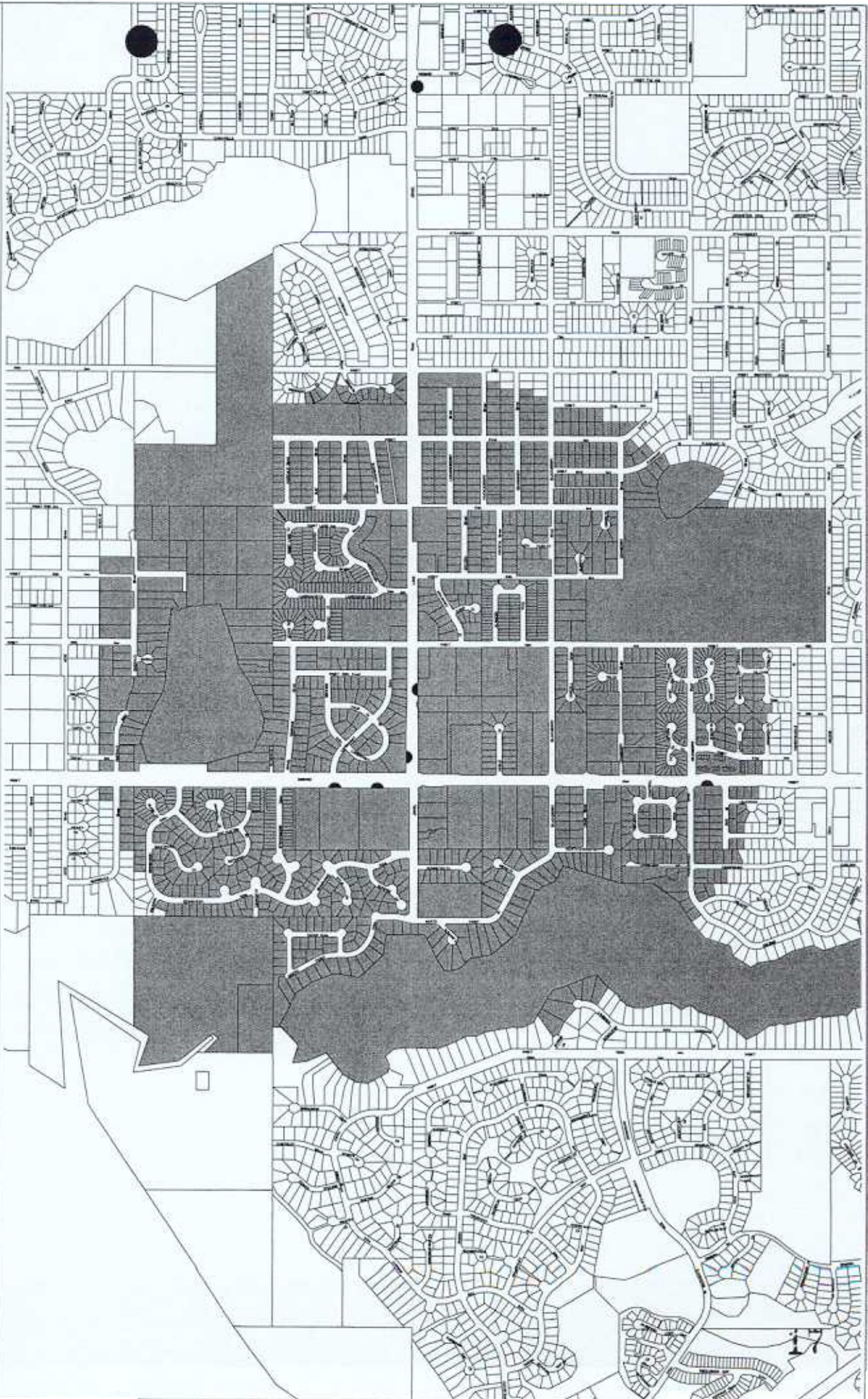
Map: Parcels



Scale 1:15000

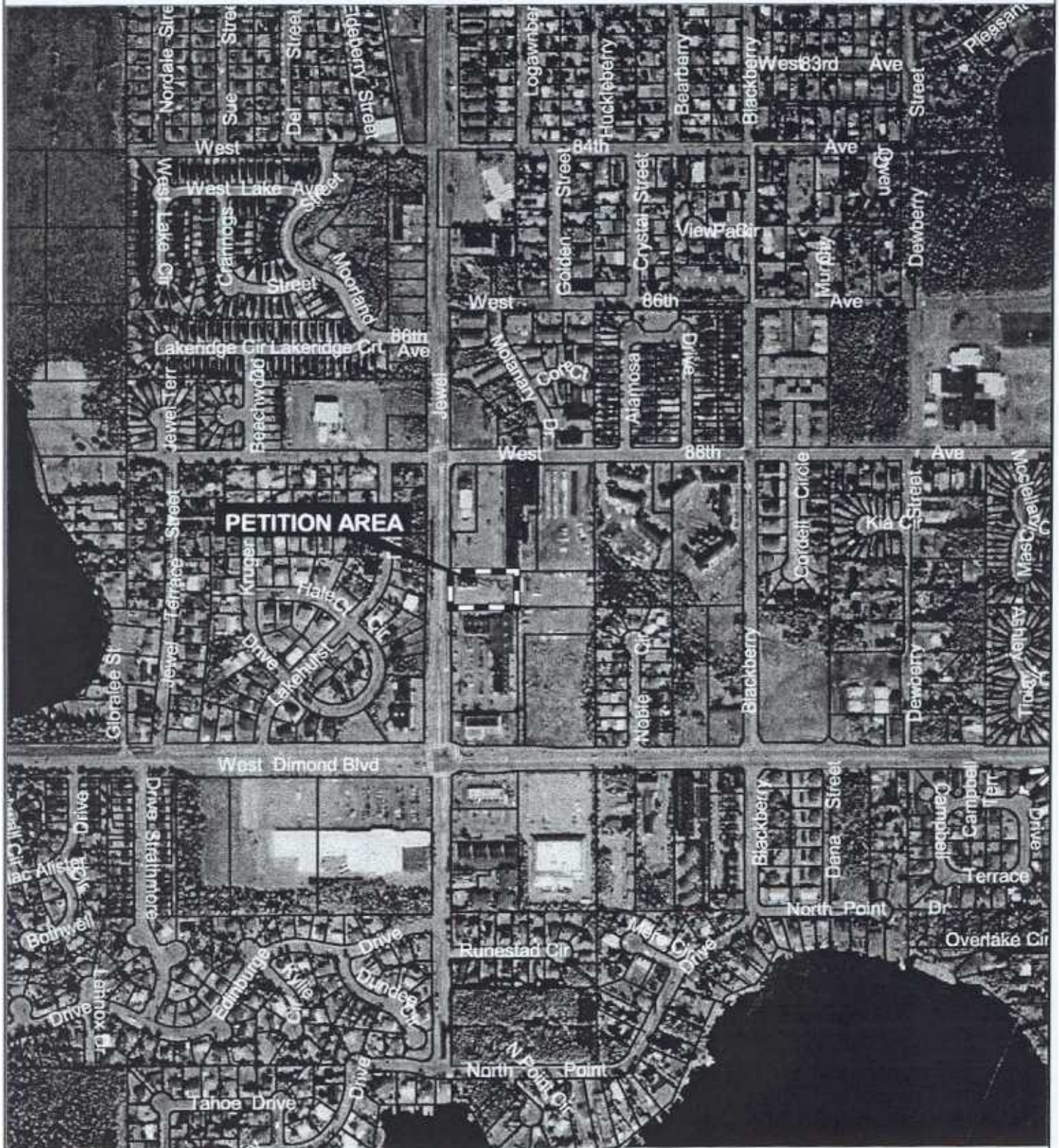
Legend:

- alcohol
- Txt streetsano: Text
- parcels



CONDITIONAL USE - LIQUOR

2002 - 115



Municipality of Anchorage
Planning Department



Date: MAY 2, 2002



0 500 1000 Feet

Date of Aerial Photography: 2000

DEPARTMENTAL COMMENTS

Reviewing Agency Comment Summary Case No.: 2002-115

Agency	Comments Included in Packet	No Comments and/or Objections	No Response
Air Pollution Control			X
Alaska DEC			X
Alaska Division of Parks			X
Alaska DOT/PF		X	
Anchorage Police Department	X		
AWWU	X		
Development Services			X
DHHS Environmental			X
DHHS Social Services	X		
Fire Prevention		X	
ML&P		X	
Parks and Recreation			X
Physical Planning			X
Sand Lake Community Council	X		
School District			X
Transit			X
Traffic/ Transportation Planning		X	
Treasury	X		

1. Significant Criminal History in Local Police Files? **YES** NO UNK
{Circle which applies}

2. Incidents occurring within two years prior to the date of the liquor license application.

Jewel Lake Mongolian BBQ

8901 Jewel Lake Road

There is no summary report for the following calls for service because they are not Liquor Violations. However, they have occurred on the Liquor License premises.

Date	Police Report Number	Type of Call
01.07.01	01-1224	Burglary
07.27.01	01-38423	Vandalism
11.13.01	01-58826	Vandalism



George P. Wuerch
Mayor

Municipality of Anchorage

Department of Health and Human Services

825 "L" Street
P.O. Box 196650 Anchorage, Alaska 99519-6650
<http://www.ci.anchorage.ak.us>



RECEIVED
MAY 22 2002
MUNICIPALITY OF ANCHORAGE
PLANNING & ZONING DIVISION

Date: May 20, 2002

To: Mark Lessard, Safe City Program
Mary Ann Mosely, Principal Enforcement Code Officer
Dott Watts, Program Manager, Child and Adult Care

From: Joan Diamond, Community Health Promotion, Injury Prevention

Case No. 2002-115 Enclosed is a Conditional Use Permit application from Cho Chong , for a **restaurant license** to sell beer and wine at the **Mongolian Bar-B Que Restaurant, 8801 Jewel Lake Road, Sand Lake Community Council**. Please evaluate this application for compatibility with surrounding uses. DHHS evaluates for the public health and safety of a license location as it regards public health and safety; including sanitation, traffic, childcare, neighborhood tranquility and family protection.

Anchorage continues to have a high incidence of drinking and driving fatalities. Although, this application is for a restaurant license, this area has shown an increase in crime with every additional liquor store opened. We do not know what social problems are related to a restaurant license. We do know that controlling access to alcohol, penalties for violations of liquor laws, stricter licensure requirements, and random sobriety checkpoints are four of the most important ways by which states and cities might be able to lower alcohol related traffic injuries.

The Municipality approves the conditional use permits for the location of all alcohol outlets. Once approved, alcohol sales are allowed at a location for as long as there is ANY liquor establishment operating without interruption for more than 60 days. Research states that neighborhoods that control for the number and location of alcohol outlets can reduce the number of traffic crashes and neighborhood violence. The opportunity to approve new or continuing operations of an alcohol outlet and to take action if necessary, is an important feature of public health. This regulatory provision goes beyond economic considerations

Evaluation: PLEASE READ

Joan Diamond: An application for a restaurant license is within the state statute for population limits however this application refers to both a "restaurant license" and "alcohol beverage dispensary license". Which is the owner applying for? They draw different crowds to the establishment and should be evaluated for compatibility differently. A full beverage dispensary license is for a full bar and a restaurant license sells beer and wine with 95% of the sales from food.

Dot Watts: We have reviewed this proposal for conditional use. Our nearest currently licensed child care center is a Camp Fire before and after school program, which is over a mile away at the Chinook



George P. Wuerch
Mayor

Municipality of Anchorage

Department of Health and Human Services

825 "L" Street
P.O. Box 196650 Anchorage, Alaska 99519-6650
<http://www.ci.anchorage.ak.us>



Elementary School. The administrator of the program has been notified. We consider impact to be minimal at this time.

Mark Lessard: The CSP Service Area does not include the Jewel Lake area and I am not aware of any homeless/Public Inebriate issues in this area.

Section D. PUBLIC SAFETY

Applicant marked this section **not applicable**, The operator is **required** to demonstrate the ability to maintain order and prevent unlawful conduct on the premises. Both inside and outside the facility. The applicant has not demonstrated ability nor supplied a proposed plan for PUBLIC SAFETY in this application.

Mary Ann Moseley: In the packet I just received I noticed a discrepancy in name and location of the restaurant.

The MOA letter dated 5/14/2002 to respond by May 22, 2002 with comments on case # 2002-115 CUP to sell beer and wine is for the Mongolian Bar-B Que Restaurant located of 8801 Jewel Lake Rd. Are they planning to move to this location and change the name of the restaurant? because....

In the CUP application, page 5, and in the letter from William D. Artus, Attorney at Law, to MOA dated April 24th, 2002, both refer to an existing restaurant called Jewel Lake Mongolian BBQ, 8901 Jewel Lake Road. This restaurant opened and was approved by DHHS sanitation plan reviewer Jennifer Harris in Sept. of 2001.

DHHS has not received a plan review for a bar at the Mongolian Bar-B Que Restaurant, 8801 Jewel Lake Rd. We have no record of a restaurant approved and called Mongolian Bar-B Que Restaurant at 8801 Jewel Lake Road.

Note: Jewel Lake Mongolian BBQ restaurant at 8901 Jewel Lake Rd. appears to be in compliance with the food and public nuisance code.

Municipality Of Anchorage
ANCHORAGE WATER & WASTEWATER UTILITY

MEMORANDUM

RECEIVED
MAY 07 2002
MUNICIPALITY OF ANCHORAGE
PLANNING & ZONING DIVISION

DATE: May 7, 2002
TO: Zoning and Platting Division, OPDPW
FROM: Hallie Stewart, Engineering Technician
SUBJECT: Municipal Assembly Hearing of June 25, 2002
AGENCY COMMENTS DUE May 28, 2002

AWWU has reviewed the case material received on May 7, 2002, and has the following comments.

02-115 Chester H. Lloyd, Lot 14 (conditional use) Grid 2326

1. An AWWU water main is located within the Jewel Lake Road right-of-way.
2. An AWWU sanitary sewer main ends near the northwest corner of the referenced lot.
3. AWWU has no objection to the proposed conditional use to allow a restaurant serving alcohol.

If you have any questions, please call me at 343-8009 or the AWWU Planning Section at 564-2739.

William D. Artus
Attorney at Law
1338 W.15th Avenue
Anchorage, Alaska 99501
Telephone: 907-277-9918
Telefax: 907-277-7718

RECEIVED

MAY 14 2002

**MUNICIPALITY OF ANCHORAGE
PLANNING & ZONING DIVISION**

May 2, 2002

Rich Cartier
Planning Technician
Municipality of Anchorage
Planning Department
P.O. Box 196650
Anchorage, AK 99519-6650

Re: Jewel Lake Mongolian B-B-Q Restaurant
Case No. 2002-115

Dear Rich:

At its meeting on May 13, 2002 the Sand Lake Community Council passed a resolution in support of the application for a new restaurant/eating place license for the Jewel Lake Mongolian B-B-Q Restaurant. The vote was 41 - 2 in favor of the resolution.

Very truly yours,



William D. Artus

RESOLUTION 02-06
SAND LAKE COMMUNITY COUNCIL

SUBJECT: BEER AND WINE LICENCE FOR
JEWEL LAKE MONGOLIAN RESTAURANT

At the regularly scheduled meeting of the Sand Lake Community Council, the Sand Lake Community Council voted to support Jewel Lake Mongolian Restaurants' application for a beer and wine license.

Adopted this 13 day of May, 2002, at Anchorage,
Alaska, by the Sand Lake Community Council.

Sand Lake Community Council

Sherri R Jackson


Sherri Jackson
President

Municipality of Anchorage
Treasury Division
Memorandum

RECEIVED
MAY 09 2002
MUNICIPALITY OF ANCHORAGE
PLANNING & ZONING DIVISION

May 7, 2002

Rich Cartier, Planning Dept.

From: Susan Aikins, Revenue Officer 
Subject: Liquor License Conditional Use Comments

Chong C. Cho DBA Jewel lake Mongolian B.B.Q. Liquor License Conditional Use Application
Case # 2002-115.

Real Property Account #'s 012-362-38, Chester H Lloyd LT 14 S2 S2 /Business Personal
Property Tax account # N/A. Address: 8901 Jewel Lake Road

There are no delinquent Real Property taxes owing at this time. There are no Business Personal
Property taxes owing at this time.

Business license # 418673 Jewell Lake Mongolian B.B.Q. Sole Proprietor Chong C. Cho
address: 5731 Jennifer Circle Anchorage AK 99504

**License Detail**

LicNum: 418673

Business Name: JEWELL LAKE MONGOLIAN B.B.Q.

Address: 5731 Jennifer Circle
ANCHORAGE, AK 99504

Original Issue: 06/26/2001

Current Issue: 06/26/2001

Expiration: 12/31/2002

Business Type: Sole Proprietor

Tobacco Sales: No

Export: No

Line Of Business: Accommodation and Food Services

Primary Activity: Full-Service Restaurants

Secondary Activity: Not Specified

Owners: Chong C Cho

ACCT: 012 362 38 00018
NAME: TEEKELL DONALD WROLL: 1 STATUS: ACTIVE
TAX DIST: 003
LEGAL: CHESTER H LLOYD
LT 14 S2 S28801 JEWEL LAKE ROAD
ANCHORAGE AK 99502-5352 UNIT

SITE: 008901 JEWEL LAKE RD

TAXABLE VALUE:	395,900		
CURRENT TAX:	0.00	ORIGINAL TAX:	0.00
STATE CREDIT:	0.00		

	PRINCIPAL	INTEREST	PENALTY	COST	TOTAL
ADVANCE:	0.00				0.00
CURR YEAR:	0.00	0.00	0.00	0.00	0.00
PRIOR YEAR:	0.00	0.00	0.00	0.00	0.00
BALANCE DUE:	0.00	0.00	0.00	0.00	0.00

YR	DIST	PRINCIPAL	INTEREST	PENALTY	COST	TOTAL
BAL DUE		0.00	0.00	0.00	0.00	0.00

STATE OF ALASKA

DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES

CENTRAL REGION - PLANNING

TONY KNOWLES, GOVERNOR

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

May 20, 2002

RE: MOA Zone Requests

RECEIVED
MAY 22 2002
MUNICIPALITY OF ANCHORAGE
PLANNING & ZONING DIVISION

Mr. Jerry Weaver, Platting Officer
Department of Development & Planning
Municipality of Anchorage
P.O. Box 196650
Anchorage, Alaska 99519-6650

Dear Mr. Weaver:

The Department of Transportation and Public Facilities (ADOT&PF) has reviewed the following zoning cases and has no comment.

2002-115 Conditional use: restaurant serving alcohol Chester H. Lloyd Subdivision
2002-117 Site Plan: a storage facility
2002-118 Rezoning: PLI to RO2M Multiple-family residential district

Thank you for the opportunity to comment on these zoning cases. If you have any questions, please contact me at 269-0522.

Sincerely,



Sandra L. Cook
Anchorage Area Planner

/lm

RETURN COMMENTS TO:

DEPARTMENT OF PLANNING
Zoning and Platting Division
P.O. Box 196650
Anchorage, Alaska 99519-6650
Phone 343-4215

FAX 343-4226

Case No. 2002-115

A request concept/final approval of a conditional use to permit:

a restaurant serving alcohol

in the B-3 General business district

RECEIVED
MAY 08 2002
MUNICIPALITY OF ANCHORAGE
PLANNING & ZONING DIVISION

COMMENTS AND MEETING SCHEDULE:

Municipal Assembly Public hearing

Assembly Hearing Date: Tuesday, June 25, 2002

Agency Comments Due: Tuesday, May 28, 2002

Council Comments Due: Friday, June 07, 2002

DISTRIBUTION: STANDARD DISTRIBUTION

Sand Lake Community Council

*FIRE Comments:
NO OBJECTION
Frank E. Carpenter
FIRE Plan Revised 267-4935*

Attention: Rich Cartier

MUNICIPAL ASSEMBLY Assembly Hall, Z. J. Loussac Library 3600 Denali Street, Anchorage, Alaska Thursday, May 02, 2002 6:30 p.m.



MUNICIPALITY OF ANCHORAGE
Traffic Department



MEMORANDUM RECEIVED

DATE: May 14, 2002

MAY 14 2002

TO: Jerry T. Weaver, Platting Supervisor, Planning **MUNICIPALITY OF ANCHORAGE
PLANNING & ZONING DIVISION**

THROUGH: Leland R. Coop, Acting Associate Traffic Engineer

FROM: Mada Hansen, Traffic Engineering Technician

SUBJECT: Comments, Assembly Hearing, June 25, 2002

02-115

**Chester H. Lloyd, Lot 14; Conditional Use, restaurant serving alcohol;
Grid 2326**

Traffic has no comment.



MUNICIPAL LIGHT & POWER
ENGINEERING
MEMORANDUM

RECEIVED
MAY 20 2002
MUNICIPALITY OF ANCHORAGE
PLANNING & ZONING

DATE: May 17, 2002
TO: Eileen Pierce, Planning Department
FROM: Kim Irwin, Acting Assistant to the Chief Engineer *Kim Irwin*
SUBJECT: Cases 2002-083, 2002-084, 2002-085, 2002-087 2002-088, 2002-112
2002-112, 2002-115, 2002-117 2002-118

ML&P has reviewed the following cases and has no comments.

Case #	Description
2002-083	Rezoning to B-3 General business district
2002-084	Zoning conditional use for an amendment to a PUD
2002-085	Zoning conditional use for regarding sign usage
2002-087	Ordinance mending Title 21
2002-88	Rezoning to B-3SL
2002-112	Conditional use permit restaurant serving alcohol
2002-115	Conditional use permit restaurant-serving alcohol
2002-116	Site plan review for a storage facility
2002-118	Rezoning to R-2M Multiple-family residential district

FILE COPY




Municipality of Anchorage
Development Services Department
Building Safety Division

MEMORANDUM



MAY 21 2002

DATE: May 17, 2002
TO: Jerry T. Weaver, Jr., Platting Officer, CPD
FROM:  James Cross, PE, Program Manager, On-Site Water & Wastewater
SUBJECT: Comments on Cases due May 28, 2002

**MUNICIPALITY OF ANCHORAGE
PLANNING & ZONING DIVISION**

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

2002 – 115 A request concept/final approval of a conditional approval of a conditional use to permit a restaurant serving alcohol.

No objections.

APPLICATION

C. Please check or fill in the following

1. Comprehensive Plan -- Land Use Classification

<input type="checkbox"/> Alpine/Slope Affected	<input type="checkbox"/> Marginal Land	<input type="checkbox"/> Residential
<input checked="" type="checkbox"/> Commercial	<input type="checkbox"/> Parks/Open Space	<input type="checkbox"/> Special Study
<input type="checkbox"/> Commercial/Industrial	<input type="checkbox"/> Public Lands Institutions	<input type="checkbox"/> Transportation Related
<input type="checkbox"/> Industrial		

2. Comprehensive Plan Residential Land Use Intensity

<input type="checkbox"/> Dwelling units per acre	<input type="checkbox"/> Alpine/Slope Affected	<input type="checkbox"/> Special Study
--	--	--

D. The full legal description for legal advertisement (use separate paper if necessary)

A portion of Lot 14, Chester H. Lloyd Subdivision, Anchorage Recording
District, Third Judicial District, State of Alaska.

STANDARDS FOR CONDITIONAL USE APPROVAL

The petitioner should respond to the best of his/her ability to the following general standards for a conditional use. (See AMC 21.50.020). The Assembly may approve the conditional use application only if it finds that the application:

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

The restaurant is in an area that is substantially developed for commercial
purposes Issuance of an alcoholic beverage dispensary license is compatible with
the Comprehensive Plan.

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

The area is expected to remain dedicated to commercial use for the duration of the
Comprehensive Plan.

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

The restaurant on Jewel Lake Road is and will be compatible with existing and planned
land uses in the surrounding neighborhood and with the intent of its use district.

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

1. Pedestrian and vehicular traffic circulation and safety.

The business is currently operating as a restaurant. There will not be any negative impact on pedestrian and vehicular traffic circulation and safety.

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

No negative impact or effect if the restaurant obtains an alcoholic beverage dispensary license.

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

No negative impact or effect if the restaurant obtains an alcoholic beverage dispensary license.

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

The most efficient use of the site is a restaurant or other commercial business. Issuance of the alcoholic beverage dispensary license will contribute to compatible and efficient development patterns and land use intensities.

STANDARDS CHAPTER 10.50 ALCOHOLIC BEVERAGES

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

- 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 your site are how many active liquor licenses? See attached

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

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

No.

3
12345

- 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.

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

3

- 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.

Happy hours?

Games or contests that include consumption of alcoholic beverages?

Patron access and assistance to public transportation?

Notice of penalties for driving while intoxicated posted or will be posted?

Non-alcoholic drinks available to patrons?

Solicitation or encouragement of alcoholic beverage consumption?

Yes	No
	X
	X
X	
X	
X	
	X

- 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.

What are the proposed precautions to maintain order and prevent unlawful conduct at the licensed premises?

inside facility:

Not applicable

outside facility:

- 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

Are real estate and business taxes current?

Are there any other debts owed to the Municipality of Anchorage?

Yes	No
X	
	X

- 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.

As the applicant and operator can you comply? If no explain

Yes	No
X	

FACILITY OPERATIONAL INFORMATION

What is the proposed or existing business name:

Jewel Lake Mongolian BBQ

2. The facility occupant capacity?

Gross leaseable floor space in square feet:	3,000
Number of fixed seats(booth and non movable seats):	10
Number non-fixed seats(movable chairs, stools, etc.):	42

3. What will be the hours of operation?

Normal business hours will be from:	10	to:	10
Alcoholic beverages will be available from:	11	to:	10

4. An estimated ratio of food sales to alcohol beverage sales.

Alcoholic beverage sales in percentage	5	%
Food sales in percentage	95	%
Other	0	%

5. Type of entertainment proposed:

	Check all that apply
Recorded music	
Live music	
Floor shows	
Patron dancing	
Sporting events	
Other	Radio
None	

6. Does the operator propose entertainment or environmental conditions in the facility that will meet the definition of "indecent material" or "adult entertainment" as set forth by AMC 8.05.420 Minors-Disseminating indecent material or AMC 10.40.050 Adult oriented establishment?

Yes	No
	X

7. If the application is for a package store, the projected percentage of alcoholic product inventory of the store where the retail unit price is:

Not applicable

	Percentage
less than \$5.00	%
\$5.00 to \$10.00	%
\$10.00 to \$25.00	%
greater than \$25.00	%

8. Site plans and other drawings depicting the following:
 (single copy if copy is 8½x11 or 8½x14 of each, otherwise 21 copies of each)
 site plan with building footprint, parking space layout and vehicle access points drawn to scale
 location of conditional use area if less than whole building
 identification of alcoholic beverage sales or service areas
 building elevations(photograph is acceptable)
 building floor plans drawn to scale

PROPERTY OWNER AUTHORIZATION and ACKNOWLEDGMENT of APPLICATION

(I)(WE) hereby grant permission to and acknowledge that
Chong C. Cho, dba Jewel Lake Mongolian Bar-B-Que Restaurant is
 applying for a conditional use permit for the retail sales of alcoholic beverages
 on a property under (MY)(OUR) ownership and that as part of the conditional
 use permit process the Assembly may apply conditions which will be the
 responsibility of the property owner to satisfy.

(I)(WE) hereby assign _____ to act
 as (MY)(OUR) agent in this conditional use permit application.

(I)(WE) will represent (MYSELF)(OURSELVES).

Signed this 29th of March 1999 2002

Donald W. Tubell
 Signature
General Partner
 Title

8801 Jewel Lake Road
 Anchorage, AK 99502

William D. Artus
Attorney at Law
1338 W. 15th Avenue
Anchorage, Alaska 99501
Telephone: 907-277-9918
Telefax: 907-277-7718

RECEIVED
APR 25 2002
MUNICIPALITY OF ANCHORAGE
PLANNING & ZONING DIVISION

April 24, 2002

Municipality of Anchorage
Planning Department
P.O. Box 196650
Anchorage, AK 99519-6650

RE: Liquor License Application for Restaurant/Eating Place

Dear Planning Department:

I represent Chong C. Cho, the owner of the Mongolian B-B-Q Restaurant. The restaurant is located at 8901 Jewel Lake Road in Anchorage. Enclosed is a completed application for a new liquor license for the restaurant and a check for the \$500 fee. The application package includes a letter from Mrs. Cho that designates me as her representative for purposes of the application and the liquor license. Please contact me if anything further is needed for the application. All notices to Mrs. Chong about the application and the liquor license should come to my attention.

Thank you for your consideration.



William D. Artus

William D. Artus
Attorney at Law
1338 W. 15th Avenue
Anchorage, Alaska 99501
Telephone: 907-277-9918
Telefax: 907-277-7718

May 2, 2002

Rich Cartier
Planning Technician
Municipality of Anchorage
Planning Department
P.O. Box 196650
Anchorage, AK 99519-6650

Re: Jewel Lake Mongolian B-B-Q Restaurant

Dear Rich:

My e-mail address is: billspt@gci.net. My cellular number is 223-9085 and my evening telephone number is 276-7556.

A copy of the application filed with the ABC Board is enclosed. Also enclosed is a copy of the floor plan of the Restaurant with the size of the dining area, buffet area and storage areas.

I will pick up the Public Hearing Poster and I have placed a call to the Sand Lake Community Council to get on the agenda.

Thanks for your help. Mrs. Cho authorized me to make the check payable to the Municipality of Anchorage. Please let me know when the hearing on the application will be held.

Very truly yours,


William D. Artus

William D. Artus
Attorney at Law
1338 W. 15th Avenue
Anchorage, Alaska 99501
Telephone: 907-277-9918
Telefax: 907-277-7718

RECEIVED
MAY 23 2002
MUNICIPALITY OF ANCHORAGE
PLANNING & ZONING DIVISION

May 22, 2002

Rich Cartier
Municipality of Anchorage
Planning Department
P.O. Box 196650
Anchorage, AK 99519-6650

Re: Jewel Lake Mongolian B-B-Q Restaurant
Case No. 2002-115

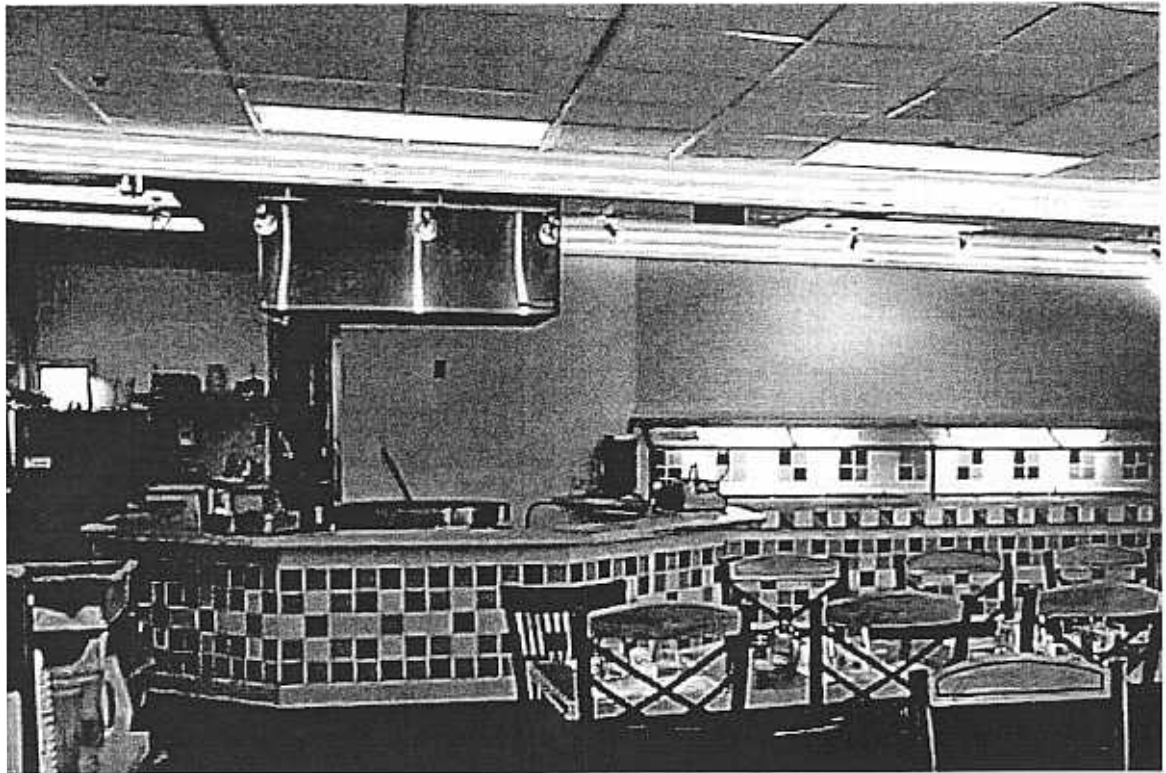
Dear Rich:

Enclosed is a copy of the Sand Lake Community Council in favor of the liquor license for the Jewel Lake Mongolian B-B-Q Restaurant.

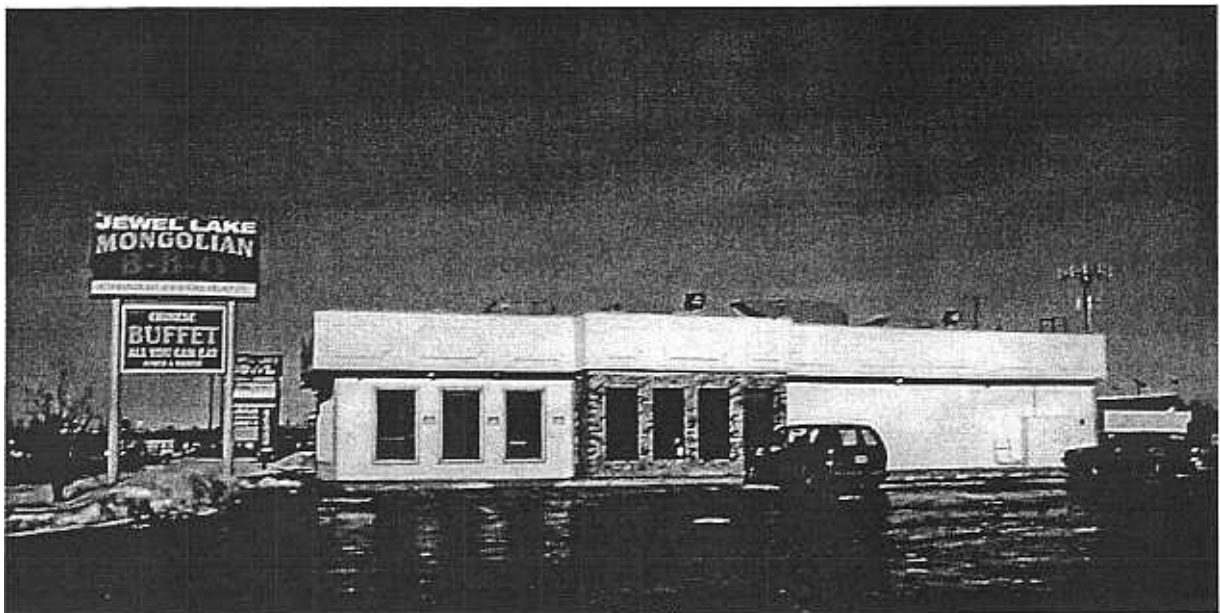
Thanks for your help.



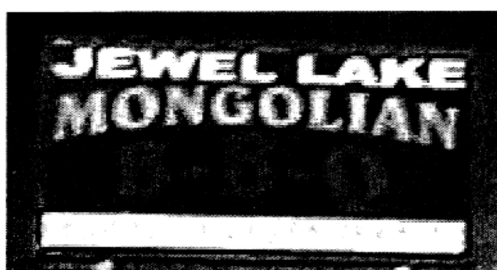
William D. Artus



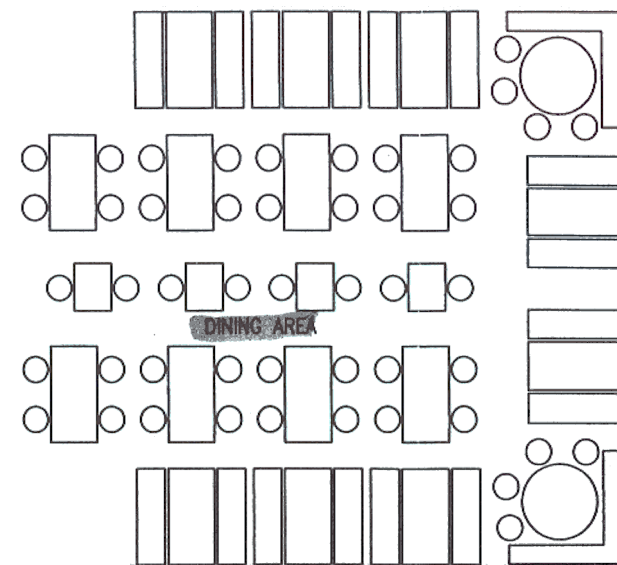
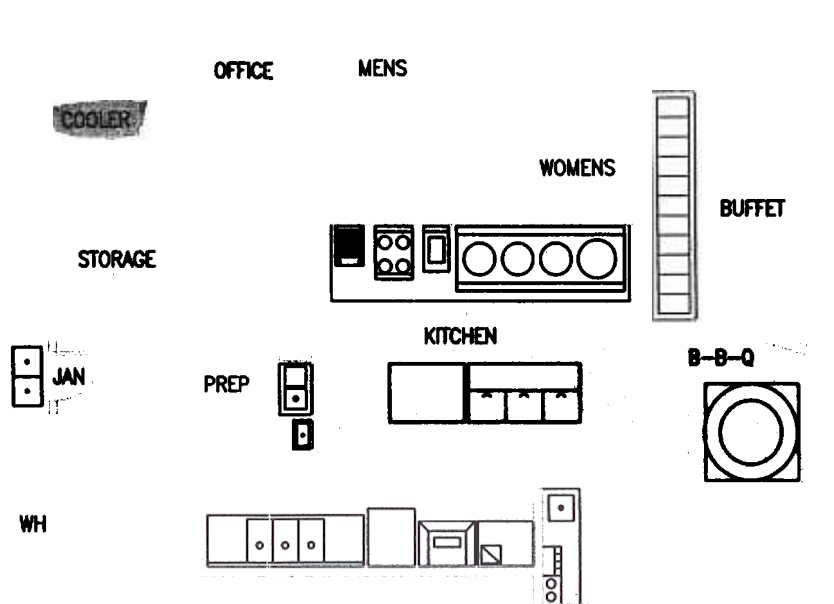
MX-70 Mogolian BBQ/Inside



MX-70 Mogolian BBQ/Outside



MX-70 Mogolian BBQ/sign



Cooler where chilled alcoholic beverages will be stored

110 s.ft.

Dry storage area where other alcoholic beverages will be stored

36 s.ft.



FLOOR PLAN

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

JEWEL LAKE MONGOLIAN REST.

8901 JEWEL LAKE RD.
ANCHORAGE, AK 99502

LOT 14 CHESTER LLOYD SUBDIVISION

Dining area where alcoholic beverages will be served and consumed

660 s.ft.

Buffet area where alcoholic beverages will be stored and displayed

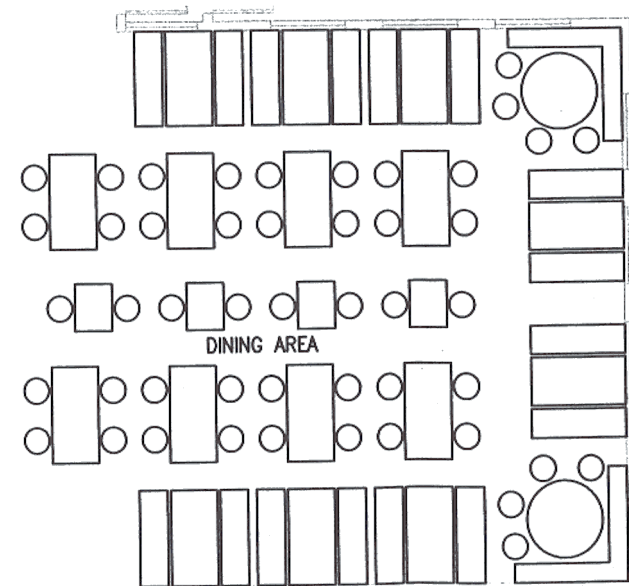
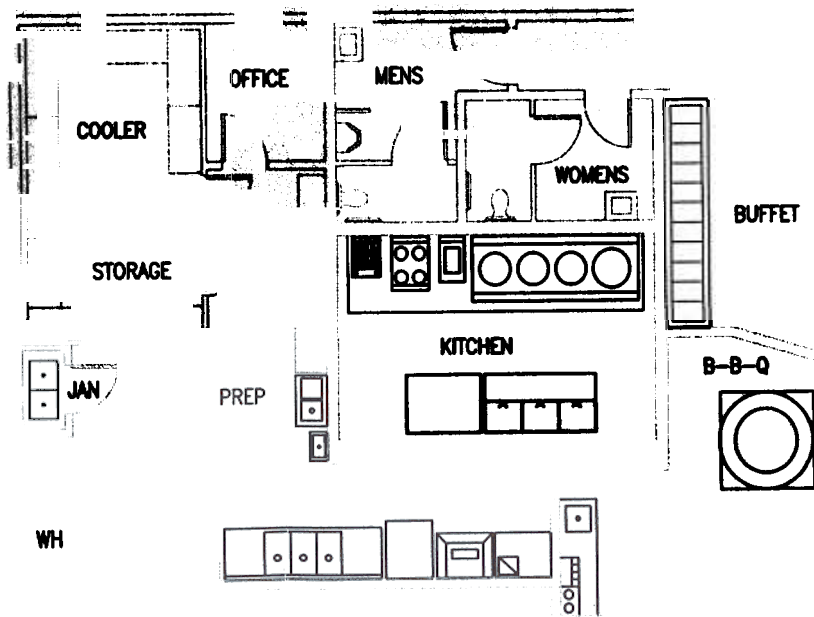
60 s.ft.

RECEIVED

MAY - 3 2002

MUNICIPALITY OF ANCHORAGE
COMMUNITY PLANNING & DEVELOPMENT

CASE 2002- 15
EXHIBIT A



Alcoholic Beverages will
be sold in the Dining Area



FLOOR PLAN

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

JEWEL LAKE MONGOLIAN REST.

8901 JEWEL LAKE RD.

ANCHORAGE, AK 99502

LOT 14 CHESTER LLOYD SUBDIVISION

RECEIVED

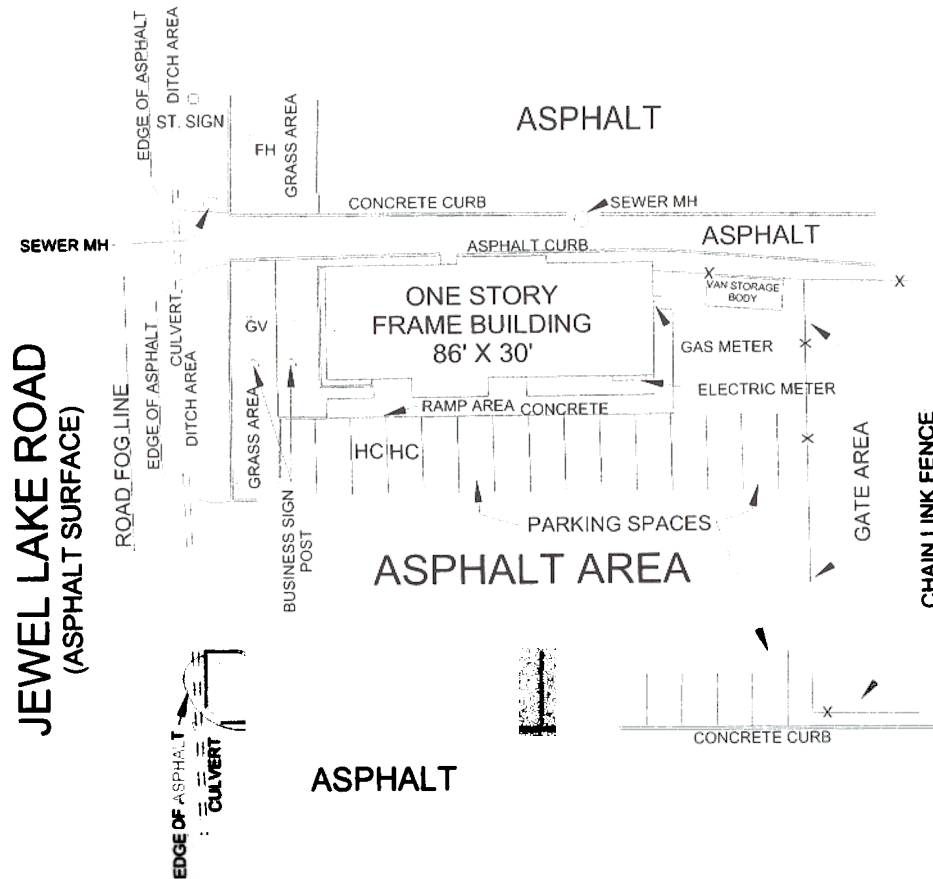
MAY - 3 2002

MUNICIPALITY OF ANCHORAGE
COMMUNITY PLANNING & DEVELOPMENT

CASE 2002-115

BUILDING
(MULTIPLE
BUSINESSES)

(U-HAUL STORAGE
IN THIS AREA)



BUILDING
(MULTIPLE BUSINESSES)

(SUBWAY IN
THIS AREA)

SITE PLAN
FOR

JEWEL LAKE
MONGOLIAN B-B-Q
8910 JEWEL LAKE ROAD
ANCHORAGE, ALASKA 99502

DRAWING PREPARED BY
COOPER AND COMPANY

OFFICE ADDRESS

4601 NORTHWOOD DRIVE
ANCHORAGE, ALASKA 99517
(907) 248-1924

MAILING ADDRESS

P.O. BOX 709
COOPER LANDING, ALASKA 99572
(907) 595-1924

PROJECT NUMBER 02-05-15
MAY 31, 2002

22/58 FEE: \$50.00

The granting of this permit allows access of persons under 21 years of age to designated licensed premises for purposes of dining, and persons under the age of 19 for employment. If for employment, please state in detail, how the person will be employed, duties, etc. (15 AAC 104.745).

This application is for designation of premises where: (please mark appropriate items).

- 1 ☒ Under AS 04.16.010(c) Bona fide restaurant/eating place.
2 ☒ Persons between 16 & 21 may dine unaccompanied.
3 ☒ Persons under 16 may dine accompanied by a person 21 years or older.
4 ☒ Persons between 16 and 19 years may be employed. (See note below).

LICENSEE: CHONG C. CHU

D/B/A: JEWEL LAKE MONGOLIAN BBQ

ADDRESS: 890 JEWEL LAKE RD. ANCHORAGE AK 99508

1. Hours of Operation: 11:00am to 10:00pm Telephone # 644-4485
2. Have police ever been called to your premises by you or anyone else for any reason: Yes ☒ No
If yes, date(s) and explanation(s).

3. Duties of employment: Dish washing & Bussing

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

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

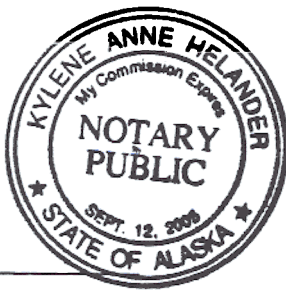
6. How is food served? ☒ Table Service ☒ Buffet Service ☐ Counter Service ☐ Other*

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

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

This permit remains in effect until the liquor license is transferred OR at the discretion of the Alcoholic Beverage Control Board. (15 AAC 104.795)

I certify that I have read AS 04.16.049, AS 04.16.060, 15 AAC 104.715-795 and have instructed my employees about provisions contained therein.



Shirley Meyer
Application approved 15 AAC 104.725(e)
Governing Body Official

Date: 7-20-05

[Signature]
Applicant(s) signature

Subscribed and sworn to before me this 11th day of November 2001
[Signature]
Notary Public in and for Alaska

My Commission expires Sept 12, 2005

Director, ABC Board

Date: _____

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

Describe how food is served on back of form.

ACTIVE LIQUOR LICENSES

Jewel Lake Bowl/Trophy Lounge
8801 Jewel Lake Road

Jewel Lake Pizza & Tea Garden
9150 Jewel Lake Road

Peking Wok Restaurant
3960 West Dimond Boulevard

CHONG C. CHO
8901 Jewel Lake Road
Anchorage, Alaska 99502

March 29, 20002

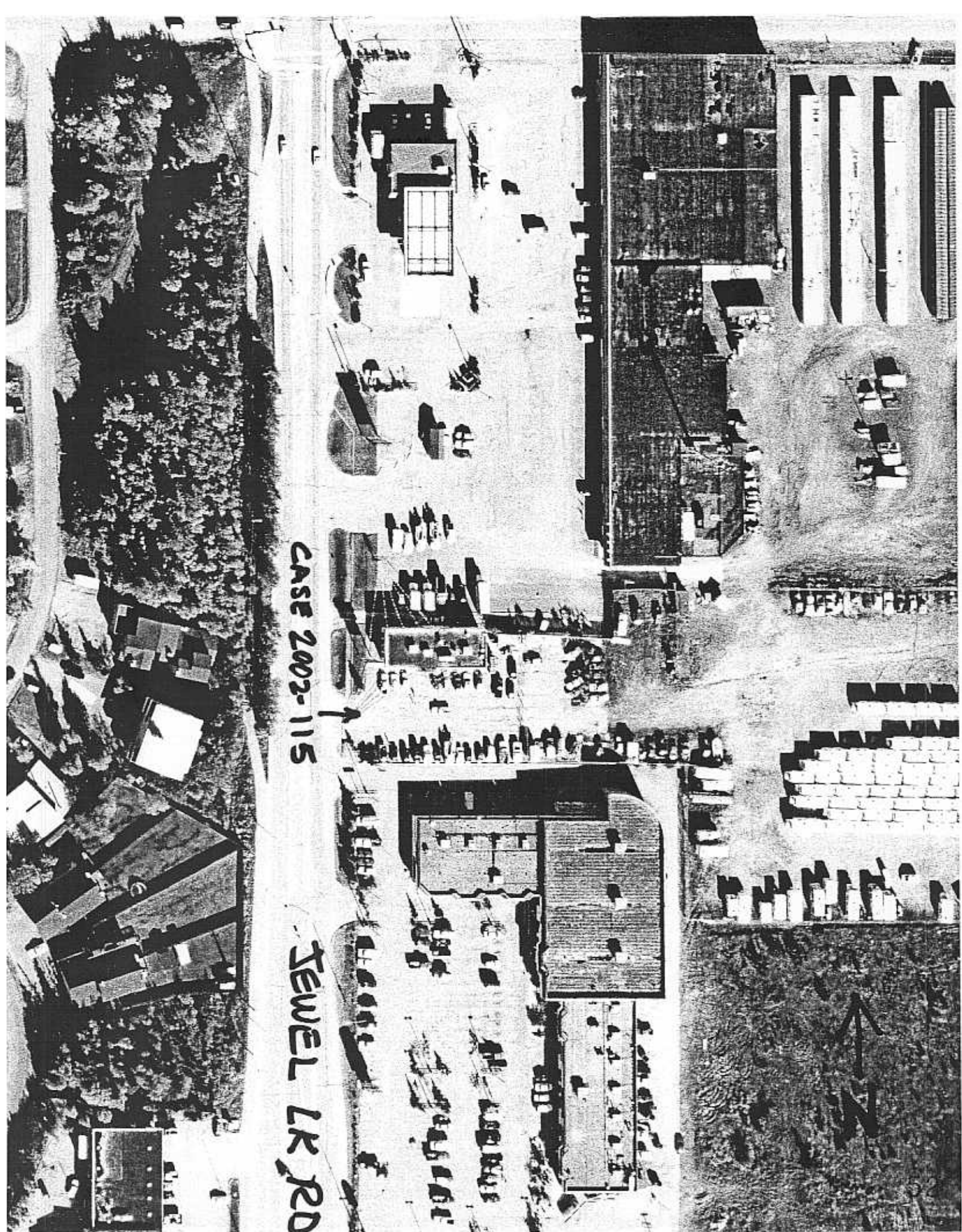
Municipality of Anchorage
Department of Community Planning and Development
P.O. Box 196650
Anchorage, AK 99519

To whom it may concern:

The undersigned Chong C. Cho, owner of the Jewel Lake Mongolian B-B-Q Restaurant located at 8901 Jewel Lake Road in Anchorage, designates and appoints William D. Artus, 1338 W. 15th Avenue, Anchorage, Alaska 99501, to act on my behalf regarding the conditional use application for a license to sell alcoholic beverages at the Restaurant.

A handwritten signature in black ink, appearing to be 'Chong C. Cho', with a long horizontal stroke extending to the right.

Chong C. Cho



CASE 2002-115

JEWEL LK RD.

POSTING AFFIDAVIT

5/28/02
none provided at
time packet was prepared
Mauton

HISTORICAL INFORMATION

CLERK'S OFFICE MUNICIPALITY OF ANCHORAGE
ASSEMBLY MEMORANDUM

APPROVED
Date: 1-8-02 NO. AM 15-2002

MEETING DATE: January 8, 2002

FROM: Municipal Clerk

SUBJECT: Jewel Lake Mongolian BBQ (License #4166) – Application for a New
Restaurant/Eating Place Liquor License and Restaurant Designation Permit
Sand Lake & Bayshore/Klatt Community Councils

On November 26, 2001 the Municipal Clerk's Office received from the Alcoholic Beverage Control Board a notice for a new restaurant/eating place liquor license and restaurant designation permit for the following establishment:

Chong C. Cho
Db: Jewel Lake Mongolian BBQ (#4166)
8901 Jewel Lake Rd.
Anchorage, AK 99502

Any ABC violations and/or incidents that may lead to a violation are attached for the Assembly's evaluation. (This is a new license. There are no violations.)

This is a new license. There are no taxes owing.

AMC 21.50.160 requires that any use, whether principal or accessory, involving the retail, sale or dispensing of alcoholic beverage is permitted only by conditional use. **There is NOT a conditional use permit at this location.**

Alaska Statute 04.11.480 provides that if the Assembly wishes to protest the issuance, renewal, relocation or transfer of a liquor license, it may protest within 60 days following receipt of the application and the protest will be honored unless the Board finds the protest to be arbitrary, capricious and unreasonable. **The last day to protest is January 24, 2002.** January 15, 2002 is the last scheduled regular Assembly meeting before the end of the protest period.

Approval of this memorandum will **PROTEST** the new restaurant/eating place liquor license until a conditional use permit is approved for the above location. The Municipal Clerk is authorized to notify the ABC Board of the Assembly's action and is authorized to sign on its behalf.

Respectfully submitted,


Greg Moyer
Municipal Clerk

STATE OF ALASKA

DEPARTMENT OF REVENUE ALCOHOLIC BEVERAGE CONTROL BOARD

TONY KNOWLES, GOVERNOR

550 W. 7TH AVENUE, STE. 540
Anchorage, Alaska 99501-6698

Phone: 907-269-0350
Fax: 907-272-9412

November 13, 2001

Municipality of Anchorage
Greg Moyer, Director/Clerk
P.O. Box 196650
Anchorage, Alaska 99519



Dear Mr. Moyer:

We have received application (see attached notice) for a liquor license(s) within your jurisdiction. This is the notice as required under AS 04.11.520. Additional information concerning filing a "protest" by a local governing body under AS 04.11.480 is included in this letter.

A local governing body as defined under AS 04.21.080(11) may protest the approval of an application(s) pursuant to AS 04.11.480 by furnishing the board and the applicant with a clear and concise written statement of reasons in support of a protest within 60 days of receipt of this notice. If a protest is filed, the board will not approve the application unless it finds that the protest is "arbitrary, capricious and unreasonable". Instead, in accordance with AS 04.11.510(b), the board will notify the applicant that the application is denied for reasons stated in the protest. The applicant is entitled to an informal conference with either the director or the board and, if not satisfied by the informal conference, is entitled to a formal hearing in accordance with AS 44.62.330-44.62-630. **IF THE APPLICANT REQUESTS A HEARING, THE LOCAL GOVERNING BODY MUST ASSIST IN OR UNDERTAKE THE DEFENSE OF ITS PROTEST.**

Under AS 04.11.420(a), the board may not issue a license or permit for premises in a municipality where a zoning regulation or ordinance prohibits the sale or consumption of alcoholic beverages, unless a variance of the regulation or ordinance has been approved. Under AS 04.11.420(b) municipalities must inform the board of zoning regulations or ordinances which prohibit the sale or consumption of alcoholic beverages. If a municipal zoning regulation or ordinance prohibits the sale or consumption of alcoholic beverages at the proposed premises and no variance of the regulation or ordinance has been approved, please notify us and provide a certified copy of the regulation or ordinance if you have not previously done so.

Protest under AS 04.11.480 and the prohibition of sale or consumption of alcoholic beverages as required by zoning regulation or ordinance under AS 04.11.420(a) are two separate and distinct subjects. Please bear that in mind in responding to this notice.

AS 04.21.010(d), if applicable, requires the municipality to provide written notice to the appropriate community council(s).

If you wish to protest the application referenced above, please do so in the prescribed manner and within the prescribed time. Please show proof of service upon the applicant. For additional information please refer to 15 AAC 104.145, Local Governing Body Protest.

Note: Applications applied for under AS 04.11.400(g), 15 AAC 104.335(a)(3), AS 04.11.090(e), and 15 AAC 104.660(e) must be approved by the governing body.

Sincerely,

Donna Johnson
Records & Licensing Supervisor

State of Alaska
Alcoholic Beverage Control Board

Date of Notice: 11/13/01

Application Type: **X** NEW

_____ TRANSFER
_____ Ownership
_____ Location
_____ Name Change

Governing Body: **Municipality of Anchorage**
Community Councils: Sand Lake Community Council
 Bayshore/Klatt Community Council

License #: 4166
License Type: Restaurant/Eating Place
D.B.A.*: Jewel Lake Mongolian BBQ
Licensee/Applicant: Chong C. Cho ****DOB: 12/6/55**

Physical Location: 8901 Jewel Lake Road
Mail Address: 8901 Jewel Lake Road Anchorage, AK 99502
Telephone #: (907)-~~664-4485~~ (907)-~~664-4486~~
EIN: 92-0176807 **644-4486**
 337-6783 Hm
 242-5408 cell

If transfer application, current license information:

License #: N/A
Current D.B.A.: N/A
Current Licensee: N/A
Current Location: N/A

Additional comments: *Restaurant Designation Permit Original Sent via mail.

***ORIGINAL RESTAURANT DESIGNATION APPLICATION MUST BE RETURNED**

****Date of Birth**
*** Doing Business As**
App Notice-MOA
(9-2001)



ALCOHOLIC BEVERAGE CONTROL BOARD
APPLICATION FOR RESTAURANT DESIGNATION PERMIT - AS 04.16.049 & 15 AAC 104.715-794

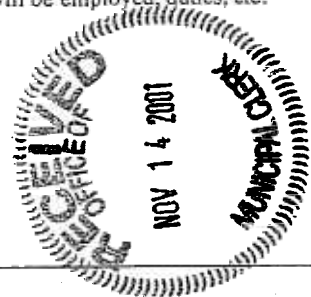
22/58

FEE: \$50.00

The granting of this permit allows access of persons under 21 years of age to designated licensed premises for purposes of dining, and persons under the age of 19 for employment. If for employment, please state in detail, how the person will be employed, duties, etc. (15 AAC 104.745).

This application is for designation of premises where: (please mark appropriate items).

- 1 ☒ Under AS 04.16.010(c) Bona fide restaurant/eating place.
- 2 ☒ Persons between 16 & 21 may dine unaccompanied.
- 3 ☒ Persons under 16 may dine accompanied by a person 21 years or older.
- 4 ☒ Persons between 16 and 19 years may be employed. (See note below).



LICENSEE: CHONG C. CHO

D/B/A: JEWEL LAKE Mongolian BBQ

ADDRESS: 8901 JEWEL LAKE RD. ANCH AK 99502

1. Hours of Operation: 11:00am to 10:pm Telephone # 644-4485
2. Have police ever been called to your premises by you or anyone else for any reason: ☐ Yes ☒ No
If yes, date(s) and explanation(s).

3. Duties of employment: Dish washing & Bussing

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

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

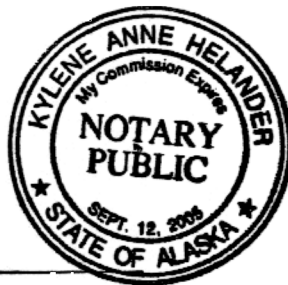
6. How is food served? ☒ Table Service ☒ Buffet Service ☐ Counter Service ☐ Other*

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

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

This permit remains in effect until the liquor license is transferred OR at the discretion of the Alcoholic Beverage Control Board. (15 AAC 104.795)

I certify that I have read AS 04.16.049, AS 04.16.060, 15 AAC 104.715-795 and have instructed my employees about provisions contained therein.



Application approved (15 AAC 104.725(e))
Governing Body Official

Date: _____

[Signature]
Applicant(s) signature

Subscribed and sworn to before me this 7th day of November 2001
[Signature]
Notary Public in and for Alaska

My Commission expires

Sept 12, 2005

Director, ABC Board

Date: _____

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

Describe how food is served on back of form.

Municipality of Anchorage



P.O. Box 196650
Anchorage, Alaska 99519-6650
Telephone: (907) 343-4309
Fax: (907) 343-4220
<http://www.ci.anchorage.ak.us>

George P. Wuerch, Mayor

PLANNING DEPARTMENT

December 11, 2001

Chong C. Cho
Jewel Lake Mongolian BBQ
8901 Jewel Lake Road
Anchorage, Alaska 99502

Subject: Liquor License Application for Restaurant/Eating Place

Dear Mr. Cho:

We have been notified by the Alcoholic Beverage Control Board of your application for a new liquor license for a Restaurant/Eating Place license for the Jewel Lake Mongolian BBQ. The Municipal Assembly changed the rules governing liquor license applications in 1994. Applications for a new license in a new location now must be processed through the Planning Department in the same manner as any other zoning conditional use permit. The result of this Assembly action is that you now must prepare a conditional use application with fees for submittal to the Assembly through this department. An application for conditional use permit requires drawings or photographs of the elevations of the building, floorplans, and a site plan in the number of copies specified on the application form.

Enclosed is a copy of the conditional use permit application form. Failure to apply for the conditional use permit will result in an Assembly protest of your license application. If you have any questions we may be contacted at 343-4215.

Sincerely,

Jerry Weaver
Zoning & Platting Supervisor

enclosure: Application form
cc: Municipal Clerk

MUNICIPALITY OF ANCHORAGE
MUNICIPAL CLERK'S OFFICE

AGENDA DOCUMENT CONTROL SHEET

(SEE REVERSE SIDE FOR FURTHER INFORMATION)

Am 15 2002

1	SUBJECT OF AGENDA DOCUMENT		DATE PREPARED
	Jewel Lake Mongolian BBQ (#4166) New Restaurant Eating Place Liquor License & Restaurant Designation Permit		12/21/01
			Indicate Documents Attached
			<input type="checkbox"/> AO <input type="checkbox"/> AR <input checked="" type="checkbox"/> AM <input type="checkbox"/> AIM
2	DEPARTMENT NAME		DIRECTOR'S NAME
	Clerk's Office		Greg Moyer
3	THE PERSON THE DOCUMENT WAS ACTUALLY PREPARED BY		HIS/HER PHONE NUMBER
	Dixie Haas		343-4688
4	COORDINATED WITH AND REVIEWED BY	INITIALS	DATE
	Mayor		
	Heritage Land Bank		
	Merrill Field Airport		
	Municipal Light & Power		
	Port of Anchorage		
	Solid Waste Services		
	Water & Wastewater Utility		
	Municipal Manager		
	Cultural & Recreational Services		
	Employee Relations		
	Finance, Chief Fiscal Officer		
	Fire		
	Health and Human Services		
	Office of Management & Budget		
	Management Information Systems		
	Police		
	Planning, Development & Public Works		
	Development Services		
	Facility Management		
	Planning		
	Project Management & Engineering		
	Street Maintenance		
	Traffic		
	Public Transportation Department		
	Purchasing		
	Municipal Attorney		
	Municipal Clerk		
	Other		
5	SPECIAL INSTRUCTIONS/COMMENTS		
	Consent Agenda- New Business 90		
6	AGS MEETING DATE REQUESTED	7	PUBLIC HEARING DATE REQUESTED
	1/8/02		80



LicenseType	Restaurant/Eating Place		License Years	02-03	
Soc. Sec. Num			Fed. EIN Num	92-0176807	
Document Number	AM 15-2002		Conditions		
Applicant Name/Addr	Cho, Chong C. 8901 Jewel Lake Rd		Parcel ID	01236238000	
			Map ID	01236238	
Applicant City/St/Zip	Anchorage	AK	99502-	Status	1
DBA Name/Addr	Jewel Lake Mongolian BBQ 8901 Jewel Lake Rd		Bus. Tax ID		
DBA City/St/Zip	Anchorage	AK	99502-		
Business Phone1	(907) 644-4485	BusinessPhone2	(907) 337-6783		
Council(s): 1:	Sand Lake		2:	Bayshore/Klatt	

<div> <div>Update License Data</div> <div>Transfer</div> <div>Owner</div> </div>					
License Number	4167	Action Type	L	Action Date	11/26/01
Approval Date	12/11/01	Protest Date		Rest. Designation	

PARCEL SUMMARY**APPRAISAL INFORMATION**

Legal CHESTER H LLOYD
LT 14 S2 S2

Parcel 012-362-38-000
Owner TEEKELL DONALD W

Descr RESTAURANT
Site Addr 8901 JEWEL LAKE RD

8801 JEWEL LAKE ROAD
ANCHORAGE AK 99502 5352

REZONE

2000-125
2002-115

Case Number 2000-125 # of Parcels 1 Hearing Date 07/18/2000
Case Type Assembly conditional use for a liquor store
Legal A PACKAGE STORE LIQUOR LICENSE CONDITIONAL USE for Chester H. Lloyd Subdivision, Lot 14, S 1/2 of the S 1/2, generally located on the east side of Jewel Lake Road and north of West Dimond Boulevard at 8901 Jewel Lake Road.

PLAT CASES

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

PERMITS

01 5573
01 5626

Permit # 01 5573 Project
Work Desc Demo of non bearing walls, tiles, carpet, sheetrock
Use RESTAURANT

BZAP

Action No.
Action Date
Resolution Status
Type

**ALCOHOL
LICENSE**

4166

Business Jewel Lake Mongolian BBQ Applicants Name Cho, Chong C.
Address 8901 Jewel Lake Rd Conditions
Anchorage, AK 99502
License Type Restaurant/Eating Place
Status N

PARCEL INFORMATION

OWNER
TEEKELL DONALD W
 8801 JEWEL LAKE ROAD
 ANCHORAGE AK 99502 5352
 Deed 2274 0000580
CHANGES: Deed Date May 22, 1992
 Name Date May 28, 1992
 Address Date Jun 05, 1996

PARCEL
 Parcel ID 012-362-38-000
 Status
 Renumbr ID 000-000-00-000-00
 Site Addr 8901 JEWEL LAKE RD
 Comm Concl SAND LAKE
 Comments PLAT P-213A

01
 #

TAX INFO
 2002 Tax 6,789.60 Balance 6,789.68 District 003

LEGAL
CHESTER H LLOYD
 LT 14 S2 S2
 Unit SQFT 44,240
 Plat
 Zone B3 Grid 2326

HISTORY

	Year	Building	Land	Total
Assmt Final	2000	91,100	232,300	323,400
Assmt Final	2001	42,300	287,600	329,900
Assmt Final	2002	108,300	287,600	395,900
Exemptions				0
State Credit				0
Tax Final				395,900

PROPERTY INFO

#	Type	Land Use
01	COMMERCIAL	RESTAURANT

SALES DATA

Mon	Year	Price	Source	Type
05	1992	325,000	BUYER	LAND & BLDG

LAND & COMMON PARCEL INFORMATION**APPRAISAL INFORMATION**

Legal CHESTER H LLOYD
LT 14 S2 S2

Parcel 012-362-38-000

01 of 01

Owner TEEKELL DONALD W

Site Addr 8901 JEWEL LAKE RD

8801 JEWEL LAKE ROAD
ANCHORAGE

AK 99502

LAND INFORMATION

Land Use RESTAURANT
Class COMMERCIAL
Living Units 000
Community Council 024 SAND LAKE
Entry: Year/Quality 03 1993 INTERIOR
04 1998 INTERIOR
Access Quality GOOD
Access Type
Leasehold (Y=Leasehold)
Drainage GOOD
Front Traffic HIGH
Street PAVED CURB & GUTTER
Topography LOW LEVEL
Utilities PUBLIC WATER PUBLIC SEWER
Wellsite N
Wet Land

CONDOMINIUM INFORMATION

Common Area 0
Undivided Interest 0.00

RESIDENTIAL INVENTORY

APPRAISAL INFORMATION

Legal CHESTER H LLOYD
Site Addr 8901 JEWEL LAKE RD
Property Info # Descr RESTAURANT

Parcel 012-362-38-000

01 of 01

01

Owner TEEKELL DONALD W

RESIDENTIAL STRUCTURE INFORMATION

Style	Story Height
Exterior Walls	Total Rooms
Year Built	Bed Rooms
Remodeled	Recreation Rooms
Effective Year Built	Full Baths
Heat Type	Half Baths
Heat System	Additional Fixtures
Fuel Heat Type	Fireplace Stacks
Extra Value	Openings
Grade	Free Standing
Cost&Design Factor	E-Z Set Fireplace
Condition	

AREA

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

CONDOMINIUM INFO

Condo Style
Condo Level

ADDITIONS

Basement

1st Floor

2nd Floor

3rd Floor

Area

OTHER BUILDINGS & YARD IMPROVEMENTS

Type

Qty

Yr Built

Size

Grade

Condition

COMMERCIAL INVENTORY

APPRAISAL INFORMATION

Legal CHESTER H LLOYD
LT 14 S2 S2

Parcel 012-362-38-000

01 of 01

#

01

Owner TEEKELL DONALD W

Site Addr 8901 JEWEL LAKE RD
Prop Info # RESTAURANT

8801 JEWEL LAKE ROAD
ANCHORAGE AK 99502

BUILDING INFORMATION

Structure Type RESTAURANT
Building SQFT 2,724
Year Built 1982
Grade C

Effective Year Built 1982

Property Information # 01
Building Number 01
Identical Units 01
Number of Units 000

INTERIOR DATA

Floor	Level	Partitions	Heat System	Air Conditioner	Plumbing	Physical Condition	Functional
01	01	NORMAL	HOT AIR	NONE	ADEQUATE	NORMAL	NORMAL

EXTERIOR DATA

Floor	Level	Size	Perim	Use Type	Hgt	Wall Type	Const Type
01	01	2,724	246	RESTAURANT	12	BRICK VENEER	WOOD JOIST(WD & STL)

BUILDING OTHER FEATURES - ATTACHED IMPROVEMENTS

Type	Qty	Size1	Size2
COOLER-CHILLER	01	120	1
COOLER-FREEZER	01	120	1
SPRINKLER WET	01	2,724	1

OTHER BUILDINGS AND YARD IMPROVEMENTS

Type	Size/Amt	Units	Yr/Built	Condition	Funct/Utility
PAVING ASPHALT PK	35,400	01	1982	NORMAL	NORMAL

BUILDING PERMIT INFORMATION**APPRAISAL INFORMATION**

Legal CHESTER H LLOYD
LT 14 S2 S2

Parcel 012-362-38-000 # 01 of 01

Owner TEEKELL DONALD W

01

Prop Info # RESTAURANT
Site Addr 8901 JEWEL LAKE RD

8801 JEWEL LAKE ROAD
ANCHORAGE AK 99502

BUILDING PERMITS

Permit # 01 5573
01 5626

Class Type C

Class Use RESTAURANT

Date Jun 14, 2001

Address 8901 JEWEL LAKE RD

Cond Occ/Occ 00000000 20010915

Certification

Contract Type GENERAL CONTRACTOR

Name NORTH COUNTRY SERVICES

E-mail cell# 229-2979

Phone (907) 229-2979

Fax 9072438414

Address 2507 W. 43RD COURT

City/State/Zip ANCHORAGE AK 99517-

Project

Sewer / Water PUBLIC PUBLIC

Work Type DEMO

Work Demo of non bearing walls, tiles, carpet, sheetrock
Description

CASES

2000-125
2002-115

Case Number 2000-125

of Parcels 1

Hearing Date Tuesday, July 18, 2000

PERMIT COMMENT

OWNER HISTORY

APPRAISAL INFORMATION

Legal CHESTER H LLOYD
LT 14 S2 S2

Parcel 012-362-38-000

01 of 01

01

#

Property Info # Descr RESTAURANT

Site Address 8901 JEWEL LAKE RD

Current 05/22/92

TEEKELL DONALD W

8801 JEWEL LAKE ROAD

ANCHORAGE

AK 99502 5352

3rd

0000 0000000 //

00000

Prev

2257 0000945 04/08/92
ALASKA INDUSTRIAL DEVELOPMENT
& EXPORT AUTHORITY (61%) &
STATE OF ALASKA TERS (39%)
480 W TUDOR ROAD
ANCHORAGE

AK 99503

4th

0000 0000000 //

00000

2nd

0787 0000453 00/00/00
BIG JOB PROPERTIES

115 W NORTHERN LGTS BLVD

ANCHORAGE

AK 99503

5th

0000 0000000 //

00000

ON-SITE WATER \ WASTE WATER

APPRAISAL INFORMATION

Legal CHESTER H LLOYD
LT 14 S2 S2

Parcel 012-362-38-000 # 01 of 01

Owner TEEKELL DONALD W

01

#

Site Addr 8901 JEWEL LAKE RD
Land Use RESTAURANT

8801 JEWEL LAKE ROAD
ANCHORAGE AK 99502

ON-SITE PERMITS

Permit id

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

AS BUILT

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

SPECIAL ASSESSMENTS

APPRAISAL INFORMATION

Legal CHESTER H LLOYD
LT 14 S2 S2

Parcel 012-362-38-000 # 01 of 01

Owner TEEKELL DONALD W

Site Addr 8901 JEWEL LAKE RD
Prop Info # RESTAURANT

8801 JEWEL LAKE ROAD
ANCHORAGE AK 99502

ASSESSMENT

Assessment 06

Description WATER - CITY

Assessment Area 483

Original Assessment 0.00

Original Principal 0.00

Annual Payment 0.00

YTD Payment 0.00

Delinquent Payment 0.00

Unbilled Payment 0.00

RESOLUTION

Resolution C77W77

PLAT

Status HISTORY
Total Area 488

LAST PAYMENT INFORMATION

Date Monday, October 03, 1994

Principal 0.00

Payment 0.00

Delinquent Interest 0.00

Penalty 0.00

Bond Interest 0.00

Cost 0.00

Municipality of Anchorage
MUNICIPAL CLERKS OFFICE
Agenda Document Control Sheet

Apr 2002-181

1	SUBJECT OF AGENDA DOCUMENT Jewel Lake Mongolian BBQ Restaurant Conditional Use for an Alcoholic Beverage Conditional Use in the B-3 SL District for a Restaurant/Eating Place per AMC 21.40.180 D.8; located on Lot 14, the S2 of the S2, Chester H. Lloyd Subdivision, generally located on the east side of Jewel Lake Road and north of Dimond Boulevard (Sand Lake Community Council) (Case 2002-115)	DATE PREPARED 06/04/02 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
5	Mayor	DATE
	Heritage Land Bank	
	Merrill Field Airport	
	Municipal Light & Power	
	Port of Anchorage	
	Solid Waste Services	
	Water & Wastewater Utility	
4	Municipal Manager	<i>m</i>
	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>enc</i>
	Development Services	
	Facility Management	
1	Planning	<i>10/22</i>
	Project Management & Engineering	
	Street Maintenance	
	Traffic	
	Public Transportation Department	
	Purchasing	
3	Municipal Attorney <i>039</i>	<i>6-10-02</i>
	Municipal Clerk	
5	SPECIAL INSTRUCTIONS/COMMENT Pre-advertised for 06/25/02 Assembly Meeting <div style="text-align: right; font-size: 1.2em; font-family: cursive;"> 14. New Public Hearing </div>	
6	ASSEMBLY MEETING DATE REQUESTED	7
		PUBLIC HEARING DATE REQUESTED June 25, 2002

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 M.O.A.
 CLERKS OFFICE