

CLERK'S OFFICE
APPROVED
Date: 2-3-04

Submitted by:
Prepared by:
For reading

Chair of the Assembly at
the Request of the Mayor
Planning Department
February 3, 2004

Anchorage, Alaska
AR 2004-28

A RESOLUTION OF THE ANCHORAGE MUNICIPAL ASSEMBLY APPROVING AN ALCOHOLIC BEVERAGES CONDITIONAL USE IN THE B-3 DISTRICT FOR A NEW DUPLICATE BEVERAGE DISPENSARY USE/LICENSE PER AMC 21.40.180 D.8; LOCATED ON TEEKELL SUBDIVISION, LOT 2; SITE ADDRESS BEING 8801 JEWEL LAKE ROAD, GENERALLY LOCATED AT THE SOUTHEAST CORNER OF JEWEL LAKE ROAD AND WEST 88TH AVENUE.

(Case 2004-023)

THE ANCHORAGE ASSEMBLY RESOLVES:

Section 1. The conditional use permit for an Alcoholic Beverages Conditional Use in the B-3 District for a new duplicate Beverage Dispensary use per AMC 21.40.180 D.8; located on Lot 2, Teekell Subdivision; site address being 8801 Jewel Lake Road, meets the applicable provisions of AMC 21.50.020 and AMC 21.50.160.

Section 2. The subject conditional use permit for an Alcoholic Beverages Conditional Use in the B-3 District for a new duplicate Beverage Dispensary Use/License per AMC 21.40.180 D.8 is approved subject to the following conditions:

1. A Notice of Zoning Action shall be filed with the District Recorder's Office within 120 days of the Assembly's approval of this modification of the existing conditional use permit for a final conditional use approval for a new duplicate beverage dispensary use in the B-3 District.
2. All uses shall conform to the plans and narrative submitted with this conditional use application.
3. This conditional use approval is for a Duplicate Beverage Dispensary Use/License to be located at 8801 Jewel Lake Road, for a non-smoking lounge, and is restricted to 3,750 square feet out of the total 6,000 + square feet business area with a maximum seating capacity of 48 fixed seats and 32 movable seats. There is a fixed bar and 10 tables. The estimated ratio of food sales to alcohol beverage sales is 10 per cent food to 85 per cent alcohol beverage sales. The lounge will operate seven days a week from 4:30 PM to 2:30 AM.
4. All employees having direct contact with alcohol will be trained in accordance with the Alcoholic Beverage Control Board's Liquor Server Awareness Training Program.

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

5
6 5. The use of the property by any person for the permitted purposes shall comply with
7 all current and future Federal, State and local laws and regulations including, but not
8 limited to, laws and regulations pertaining to the sale, dispensing, service and
9 consumption of alcoholic beverages and the storage, preparation, sale, service and
10 consumption of food. The owner of the property, the licensee under the Alcoholic
11 Beverage Control license and their officers, agents and employees shall not
12 knowingly permit or negligently fail to prevent the occurrence of illegal activity on
13 the property.

14
15 6. A copy of the conditions imposed by the Assembly in connection with this
16 conditional use approval shall be maintained on the premise at a location visible to
17 the public.

18
19 7. The approved conditional use is reflected on the following plans submitted as part of
20 the application:

- 21 a. Case 2004-023 Site Plan, Scale 1" = 40'.
22 b. Floor Plan, Scale 1/18" = 1'-0".
23

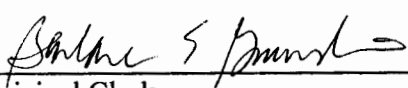
24 **Section 3.** Failure to comply with the conditions of this conditional use permit shall
25 constitute grounds for its modification or revocation.

26
27 **Section 4.** This resolution shall become effective immediately upon passage and approval by
28 the Anchorage Assembly.

29
30 PASSED AND APPROVED by the Anchorage Assembly this 3rd day
31 of February 2004.

32
33
34
35
ATTEST:


Chair


Municipal Clerk

(Case 2004-023)
(012-363-04-000)



MUNICIPALITY OF ANCHORAGE
ASSEMBLY MEMORANDUM

No. AM 78-2004

Meeting Date: February 3, 2004

From: Mayor

Subject: AR 2004-28 Alcoholic Beverages Conditional Use in the B-3 District
for a New Duplicate Beverage Dispensary Use per AMC
21.40.180 D. 8 for the Jewel Lake Bowl, dba "The Place".

1 The Jewel Lake Bowl has made application for an alcoholic beverages conditional use
2 permit for a duplicate beverage dispensary use per AMC 21.40.180. D. 8 for a new non-
3 smoking lounge, "The Place," is located at 8801 Jewel Lake Road. The Jewel Lake Bowl
4 holds a valid/active Beverage Dispensary License, Number 1697 for its smoking lounge,
5 the Trophy Lounge and was issued circa 1979.

6
7 The petition property is a three-acre commercial lot located at the southeast corner of West
8 88th Avenue and Jewel Lake Road. It contains a 46,232 square-foot commercial retail
9 building and a parking lot. In addition to the Jewel Lake Bowl, the mall uses include a
10 beauty supply store, U-Haul indoor and outdoor storage.

11
12 The new non-smoking lounge will occupy 3,750 square feet out of more than 6,000 square
13 feet of the Jewel Lake Bowl. It will have 10 tables, fixed bar and 48 fixed chairs and 32
14 movable chairs. Hours of operation are as allowed by Municipal ordinance, and will be
15 from 4:30 PM to 2:30 AM, seven days a week. The petitioner estimates 85% of his total
16 sales will be from alcoholic beverage. Security is provided on weekends from 9:00 PM
17 until after closing to ensure that the lot is cleared.

18
19 Within 1,000 feet of this application, there are two (2) Restaurant/Eating Place alcoholic
20 beverages type licenses, one (1) Package Store, and one (1) Beverage Dispensary license
21 located on site for the Trophy Lounge. There are no schools or churches within 200 feet of
22 the petition site. Approving this new duplicate beverage dispensary license will bring the
23 total to two.

24
25 Anchorage Police Department reports eight non-liquor type incidents for this address
26 within the prior two-year period: theft (3), fraud (1), disturbance (1), trespass (1), robbery
27 (1), and failure to appear in court (1). Personal Property or Real Property Taxes are current
28 at this time.

1 This conditional use for the duplicate beverages dispensary license in the B-3 District
2 generally meets the applicable provisions of AMC 21.50.020, 21.50.160, and Alaska
3 Statute 04.11.090.

4
5
6 Prepared by: Jerry T. Weaver Jr., Zoning Administrator, Planning Department

7 Concur: Donald S. Alspach, Acting Director, Planning Department

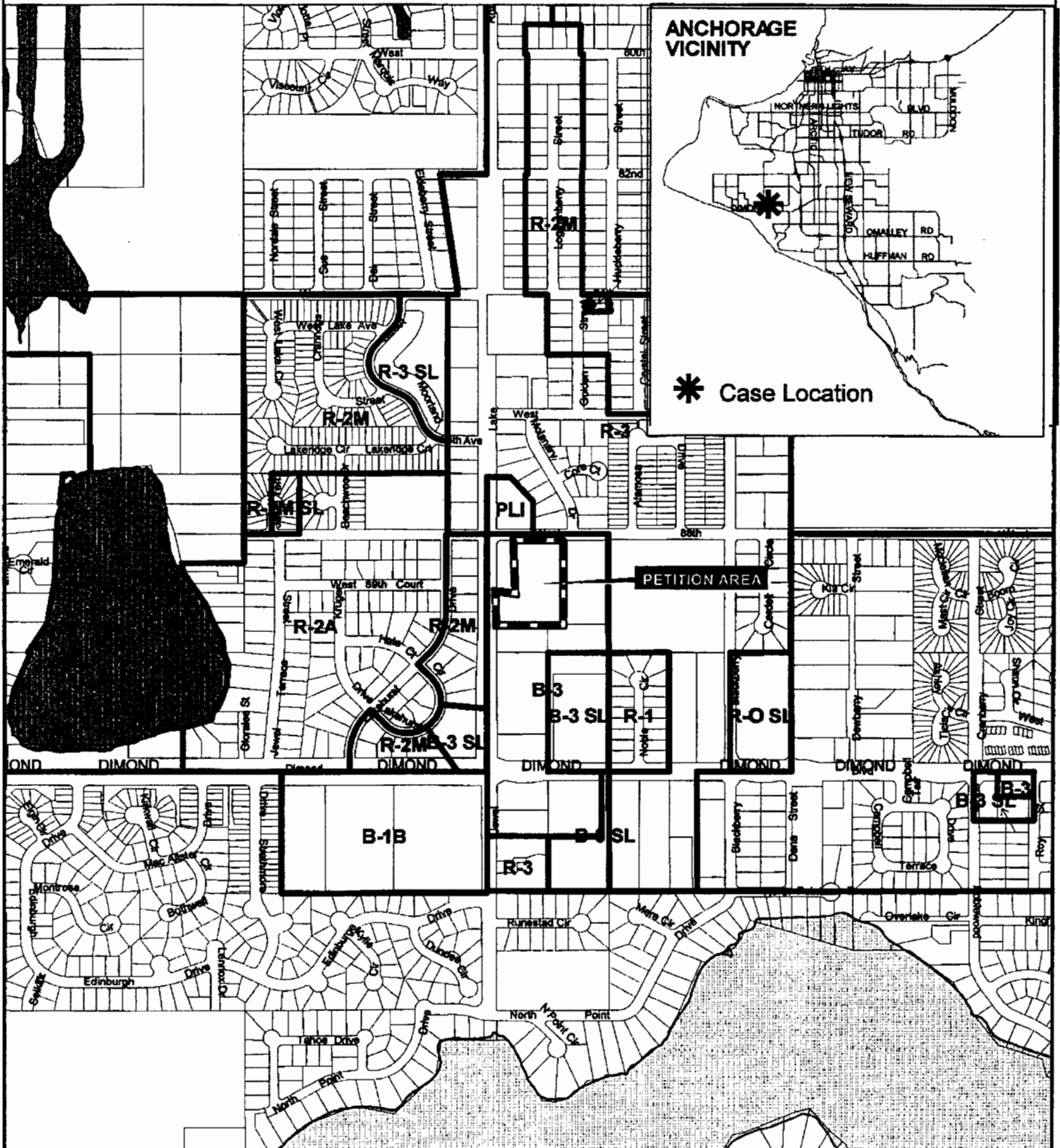
8 Concur: Mary Jane Michael, Director, Office of Economic & Community
9 Development

10 Concur: Denis C. LeBlanc, Municipal Manager

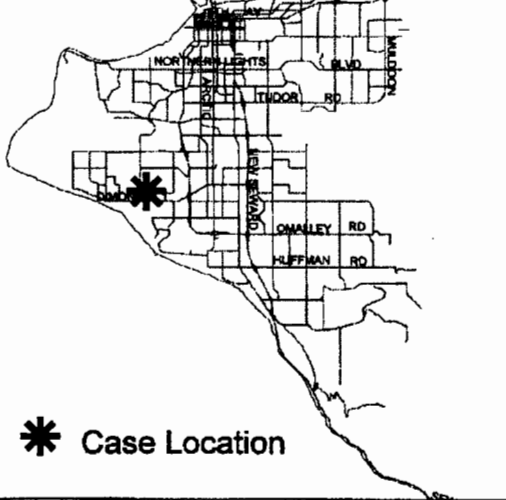
11 Respectfully submitted: Mark Begich, Mayor

CONDITIONAL USE - LIQUOR

2004-023



ANCHORAGE VICINITY



Municipality of Anchorage
Planning Department



Date: DECEMBER 18, 2003

Flood Limits

- 100 Year Floodplain
- 500 Year Floodplain
- Floodway



0 500 1000 Feet

Alcohol Extract from List Report

Case Number: 2004-023

Description: 1000 foot liquor licenses

Parcel Business Name	Parcel Owner Name - Applicant Name	Parcel Owner Address Business Address	City - Lic. Number	State - Lic. Zone	Zip - Lic. Type
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 CO ALASKA LLP Cho, Chong C.	8801 JEWEL LAKE ROAD 8901 Jewel Lake Rd	ANCHORAGE 4188	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

2004 023 1000ft liquor

Mon Dec 08, 10:17:05, 2003

Map: Parcels--Basic Layers



Scale 1:12000

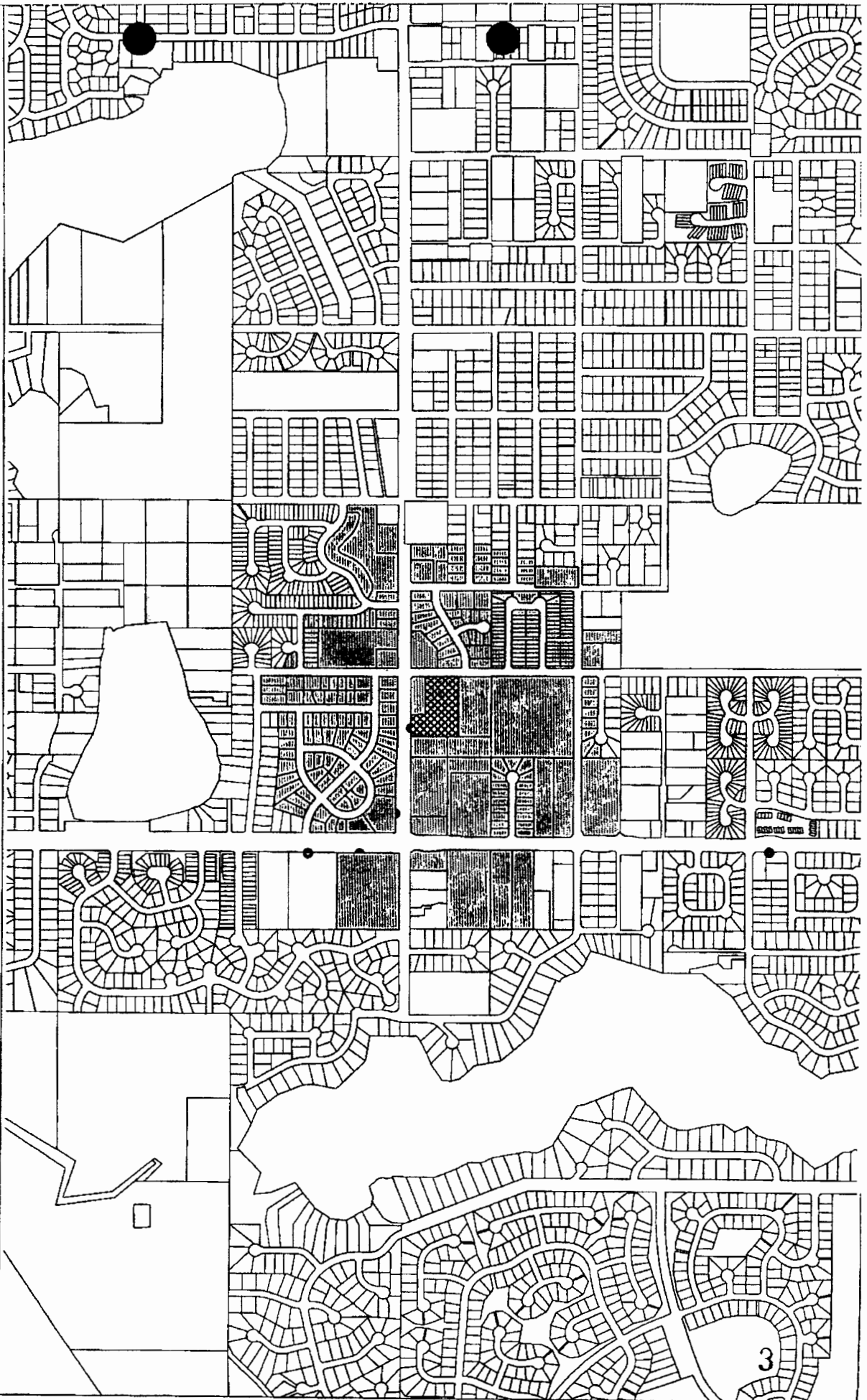
Legend:



parcels



active_Alcohol



Content Information**Content ID :** 001467**Type:** AR_AllOther - All Other Resolutions

Alcoholic Beverages Conditional Use in the B-3 District for a New

Title: Duplicate Beverage Dispensary Use per AMC 21.40.180 D. 8 for the Jewel Lake Bowl, dba "The Place".**Author:** weaverjt**Initiating Dept:** Planning

Alcoholic Beverages Conditional Use in the B-3 District for a New

Description: Duplicate Beverage Dispensary Use per AMC 21.40.180 D. 8 for the Jewel Lake Bowl, dba "The Place".**Date Prepared:** 1/20/04 10:01 AM**Director Name:** Donald S. Alspach**Assembly Meeting**
Date MM/DD/YY: 02/03/04**Public Hearing Date**
MM/DD/YY: 02/17/04**Workflow History**

<u>Workflow Name</u>	<u>Action Date</u>	<u>Action</u>	<u>User</u>	<u>Security Group</u>	<u>Content ID</u>
AllOtherARWorkflow	1/20/04 10:15 AM	Checkin	weaverjt	Public	001467
Planning_SubWorkflow	1/20/04 5:31 PM	Approve	alspach	Public	001467
MuniManager_SubWorkflow	1/24/04 10:35 AM	Approve	leblancdc	Public	001467
MuniMgrCoord_SubWorkflow	1/26/04 9:46 AM	Approve	katkusja	Public	001467

NEW PUBLIC HEARINGS

30
2004 JAN 26 AM 10:58
CLERK'S OFFICE
M.O.A.