

CLERK'S OFFICE

Submitted by:

Chair of the Assembly at
the Request of the Mayor

APPROVED

Prepared by:

Planning Department

Date: 3-2-04

For reading

March 2, 2004

Anchorage, Alaska

AR 2004-39

A RESOLUTION OF THE ANCHORAGE MUNICIPAL ASSEMBLY APPROVING AN AMENDMENT TO AN ALCOHOLIC BEVERAGES CONDITIONAL USE IN THE I-1 DISTRICT WITH A BEVERAGE DISPENSARY USE/LICENSE PER AMC 21.40.200 B.1.k; LOCATED ON LOT 45, DOWLING SUBDIVISION; SITE ADDRESS BEING 2000 EAST DOWLING ROAD, GENERALLY LOCATED ON THE SOUTHEAST CORNER OF PETERSBURG STREET AND DOWLING ROAD.

(Case 2004-051)

THE ANCHORAGE ASSEMBLY RESOLVES:

Section 1. The conditional use permit for an Alcoholic Beverages Conditional Use in the I-1 District for an amendment to an existing Beverage Dispensary Use per AMC 21.40.200 B.1.k; located on Lot 45, Dowling Subdivision; site address being 2000 East Dowling Road, generally located on the southeast corner of Petersburg Street and Dowling 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 I-1 District for an amendment to an existing Beverage Dispensary Use/License per AMC 21.40.200 B.1.k 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 Beverage Dispensary Use in the I-1 District.
2. All uses shall conform to the plans and narrative submitted with this conditional use application.
3. This conditional use approval is for an expansion of a Beverage Dispensary Use/License located at Los Arcos Restaurant, and is restricted to a 4,340 SF restaurant with 101 seats. The estimated ratio of food sales to alcohol beverage sales is 85% food to 15% alcoholic beverage sales.
4. The restaurant will operate seven days a week from 11:00 AM to 1:00 AM. Entertainment may include recorded music and sporting events.

5. All employees employed by Los Arcos that will have direct contact with alcohol and be trained in accordance with the Alcohol Beverage Control Board's "Liquor Server Awareness Training Program."
6. Upon demand, the applicant shall demonstrate compliance with a liquor "Server Awareness Training Program" approved by the State of Alaska Alcohol Beverage Control Board, such as or similar to, the program for Techniques in Alcohol Management (T.A.M.).
7. The use of the property by any person for the permitted purposes shall comply with all current and future Federal, State and local laws and regulations, including but not limited to laws and regulations pertaining to the sale, dispensing, service and consumption of alcoholic beverages and the storage, preparation, sale, service and consumption of food. The owner of the property, the licensee under the Alcoholic Beverage Control license and their officers, agents and employees shall not knowingly permit or negligently fail to prevent the occurrence of illegal activity on the property.
8. A copy of the conditions imposed by the Assembly in connection with this conditional use approval shall be maintained on the premise at a location visible to the public.
9. The approved conditional use is reflected on the following plans:
 - a. Floor plan for Los Arcos, 2000 E. Dowling, Anchorage; Sheet A1, drawn by Seth Yerrington.
 - b. Parking Lot Layout, prepared for Los Arcos; Scale 1" = 30'; dated 12/08/03; drawn by Karabelnikoff Surveying.


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 2nd day of March 2004.

ATTEST:


Chair


Municipal Clerk

Deputy

(Case 2004-051)
(014-021-13)



MUNICIPALITY OF ANCHORAGE

ASSEMBLY MEMORANDUM

No. AM 139-2004

Meeting Date: March 2, 2004

From: Mayor

Subject: AR 2004-39

Amendment to an Alcoholic Beverages Conditional Use in the I-1 District for an existing Beverage Dispensary Use per AMC 21.40.200 B.1.k for the Los Arcos Restaurant.

1 The petition property is a 78,000 square-foot lot located at the southeast corner of Dowling
2 Road and Petersburg Street. The application site is located in a 32,500-square foot (SF)
3 office mall on Dowling Road that was built in 1984. The mall is principally an "L" shaped
4 building. Access to the site is via Petersburg Street, and surface parking is provided on the
5 west side of the building.

6
7 The petitioner is seeking an amendment to her final alcoholic beverages conditional use in
8 the I-1 District for a Beverage Dispensary per AMC 21.40.200 B.1.k to allow for alcoholic
9 beverage service for the restaurant. The restaurant currently has a conditional use for a
10 beverage dispensary license. However, this existing conditional use approval (approved by
11 the Assembly in 1999 via case 1999-143), was tied to a 2,638-SF restaurant with seating
12 for 68. The proposed expansion will almost double the size of the facility to 4,340 SF with
13 expanded seating to 101 seats. The existing bar will remain in its current location, and no
14 additional licenses are required.

15
16 Within 1,000 feet of this site is one club license and the existing beverage dispensary
17 license at Los Arcos. To our knowledge, there are no schools, churches and/or day care
18 facilities within 200 feet of this property.

19
20 The restaurant will be open from 11:00 AM to 1:00 PM, seven days a week, with liquor
21 available during all open hours and the petitioner estimates that 15% of her total sales will
22 be for liquor. She states that all employees will be trained with the Alcoholic Beverage
23 Control Board's Liquor Server Awareness Training Program, and will be patrolling the
24 parking area. No additional special security provisions are proposed. Entertainment is to
25 be provided in the form of recorded music and sporting events.

26
27 The Anchorage Police Department did not specifically comment, but their report indicates
28 no criminal history for the applicant and no alcohol-related incidents at this location in the

1 past two years. Seventy two public hearing notices were mailed and at the time this report
2 was written, no comment had been received.

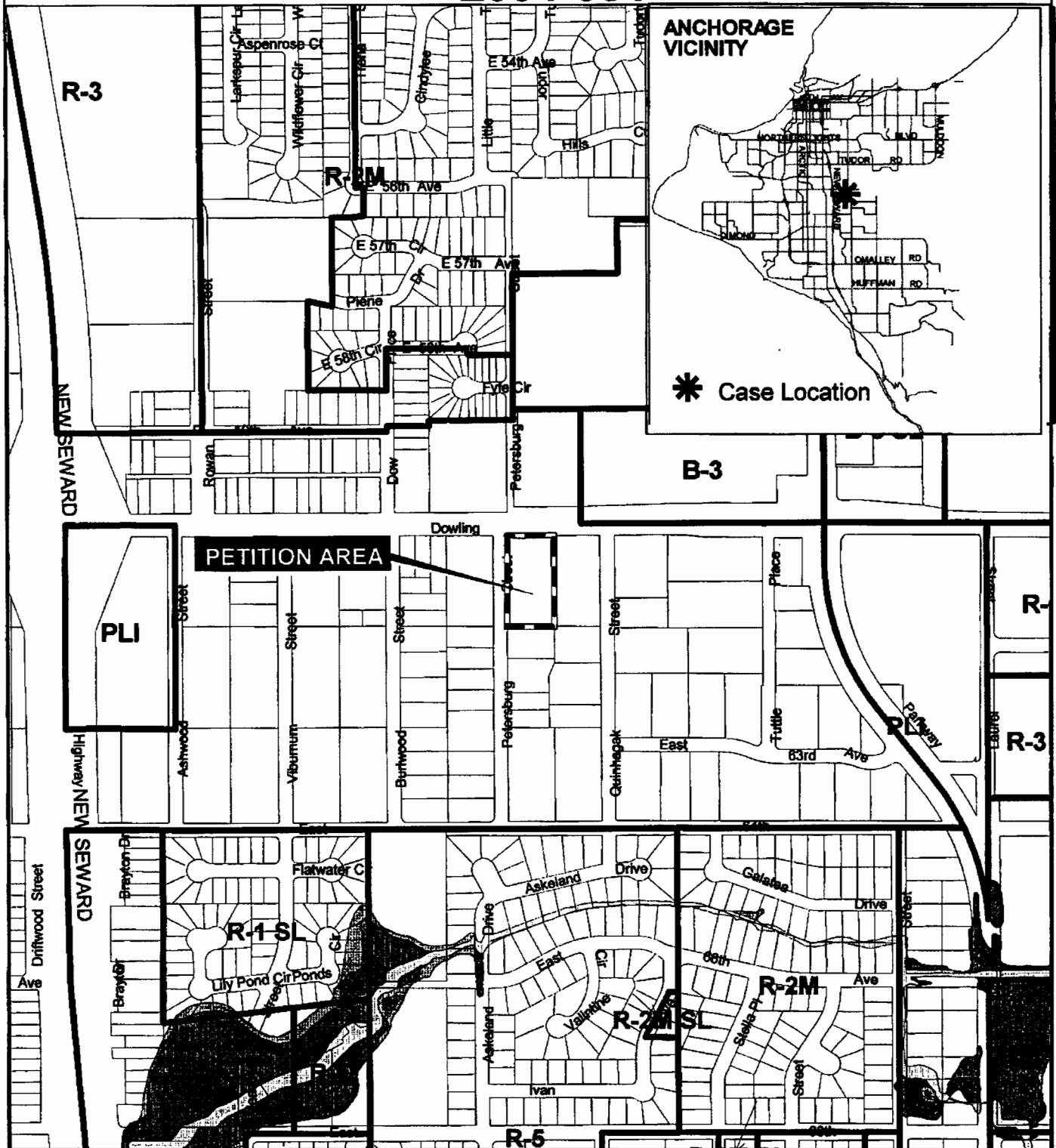
3
4 According to the Treasury Division, there are no delinquent Personal Property Taxes and
5 or Real Property Taxes owing. The Department of Health and Human Services comments
6 are in the staff report and they had no negative comments.

7
8 This conditional use for alcoholic beverages in the I-1 District for a Beverage Dispensary
9 License generally meets the required standards of Title 21.50.020, 21.50.160 and AS
10 04.11.090.

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16 Prepared by: Jerry T. Weaver Jr., Zoning Administrator, Planning Department
17 Concur: Donald S. Alspach, Acting Director, Planning Department
18 Concur: Mary Jane Michael, Director, Office of Economic & Community
19 Development
20 Concur: Denis C. LeBlanc, Municipal Manager
21 Respectfully submitted: Mark Begich, Mayor

EXHIBIT - A

2004-051



Municipality of Anchorage
Planning Department



Date: JANUARY 9, 2004

Flood Limits

- 100 Year Floodplain
- 500 Year Floodplain
- Floodway



0 500 1000 Feet

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

DATE: March 2, 2004

CASE NO.: 2004-051

APPLICANT: Maria C. Gallo, dba Los Arcos

REQUEST: Alcoholic Beverages Conditional Use in the I-1 District
for a New Beverage Dispensary Use/License per AMC
21.40.200 B.1.k

LOCATION: Dowling Subdivision, Lot 45, generally located at the
southeast corner of Dowling Road and Petersburg
Street

STREET ADDRESS: 2000 East Dowling Road

**COMMUNITY
COUNCIL:** Abbott

TAX PARCEL: 014-021-13/Grid 2033

ATTACHMENTS

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

SITE:

Acres: 78,000 SF

Vegetation: none

Zoning: I-1

Topography: Flat

Existing Use: Restaurant

Soils: Public Sewer & Water

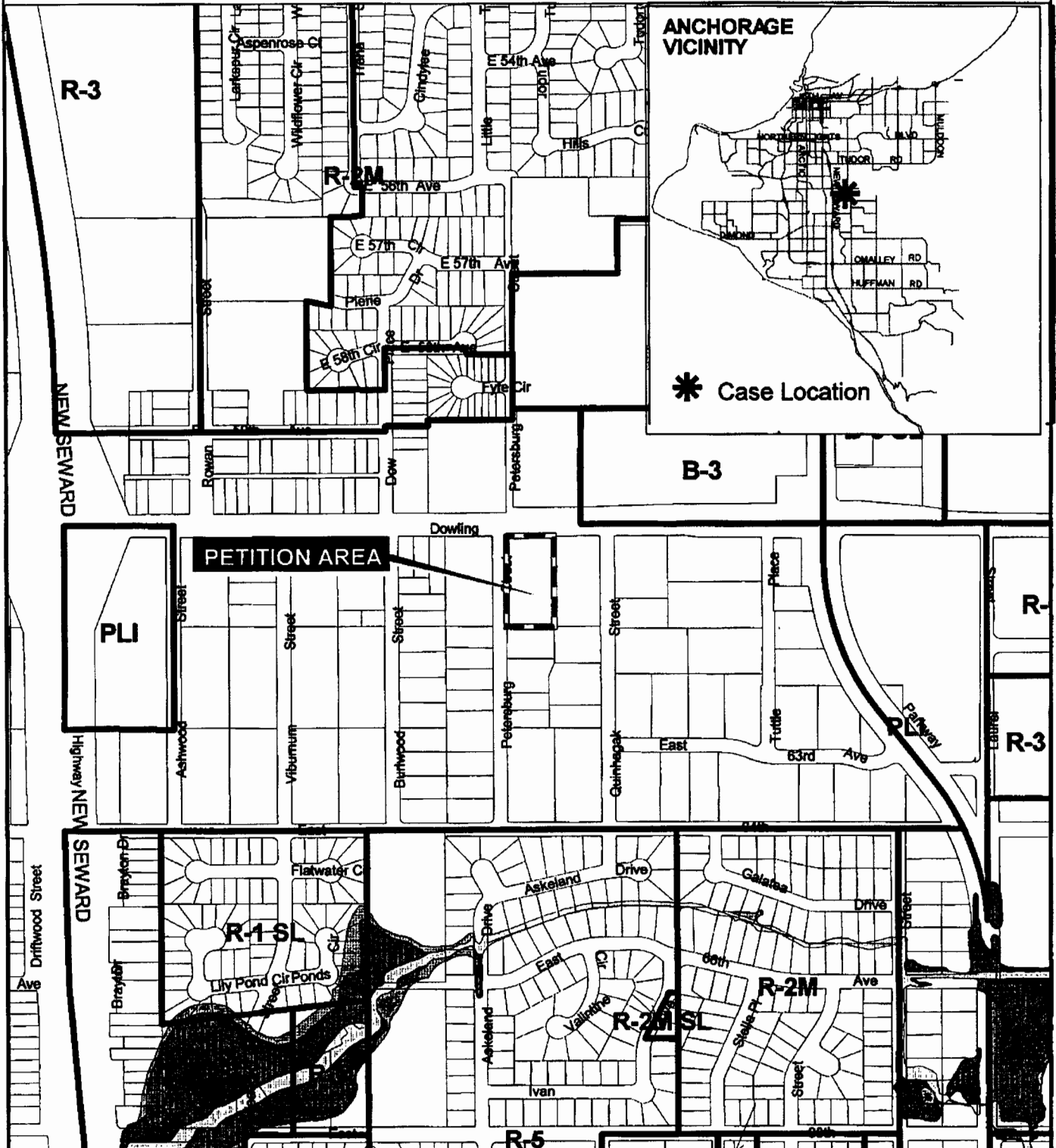
COMPREHENSIVE PLAN

Classification: Anchorage 2020: Adjacent to a Town Center
1982 Plan: Commercial

Density: N/A

CONDITIONAL USE - LIQUOR

2004-051



SURROUNDING AREA

	NORTH	EAST	SOUTH	WEST
Zoning:	I-1	I-1	I-1	I-1
Land Use:	Vacant	Commercial Strip Mall	Single Family Residential	Warehousing

SITE DESCRIPTION AND PROPOSAL:

The petition property is a 78,000 square foot (SF) commercial lot located at the southeast corner of Dowling Road and Petersburg Street. The application site is located in a 32,500 square foot office mall on Dowling Road that was built in 1984. The mall is principally an "L" shaped building. Access to the site is via Petersburg Street. Surface parking is provided on the west side of the building.

The petitioner is seeking an amendment to its final alcoholic beverages conditional use approval in the I-1 District for a Beverage Dispensary per AMC 21.40.200 B.1.k to allow for alcoholic beverage service for the restaurant. The restaurant currently has a conditional use for a beverage dispensary license. However, this existing conditional use approval (approved by the Assembly in 1999 via case 99-143), was tied to a 2,638 SF restaurant, seating 68. The expansion will almost double the size to 4,340 SF, with an expanded seating to 101 seats. The existing bar will remain in its current location, and no additional licenses are required.

Within 1,000 feet of this site is one club license and the existing beverage dispensary license at Los Arcos.

The restaurant will be open from 11 AM to 1 PM with liquor available during all open hours. The petitioner estimates that 15% of her total sales will be for liquor. She states that all employees will be trained with the Alcoholic Beverage Control Board's Liquor Server Awareness Training Program, and will be patrolling the parking area and will be trained in handling inebriated patrons. No special security provisions are proposed. Entertainment is to be provided in the form of recorded music and sporting events.

PUBLIC COMMENTS:

Seventy-two (72) public hearing notices (PHNs) were mailed. At the time this report was written one PHN was returned, which was from the Abbott Loop Community Council, in favor of granting the amendment. There were no adverse returned comments from reviewing agencies.

FINDINGS

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

This site is adjacent to, but not inside, a town center area located at Lake Otis Parkway and Dowling Road. The Anchorage 2020 Comprehensive Plan does not specifically address the sale of alcoholic beverages in the community. A strategy of the adopted Anchorage 2020 Plan, however, does call for the development of locational standards and criteria for retail sales/service of alcoholic beverages. To date this has not been done.

Several goals of the Anchorage 2020 Plan do address related issues such as recreational and economic opportunities.

The Anchorage 2020 Plan (ref. P.40) contains a generalized community vision that advocates "an active learning community with abundant cultural amenities." Several goals of the Anchorage 2020 Plan do address related issues such as recreational and economic opportunities. The sale of alcoholic beverages is part of the social, recreational and economic environment of the community.

The Anchorage 2020 Plan incorporates community issues associated with social well being as provided in the Housing and Community Development Consolidated Plan. These goals provide that Anchorage should create an atmosphere of "a welcoming, culturally diverse community with opportunities for all residents to be responsible and active participants in a caring community." The Anchorage 2020 Comprehensive Plan does not specifically address the sale of alcoholic beverages in the community. A strategy of the adopted Anchorage 2020 Plan, however, does call for the development of locational standards and criteria for retail sales/service of alcoholic beverages. To date these have not been developed.

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

The I-1 Light Industrial District zoning regulations allow alcoholic beverage sales through the conditional use permit process: AMC 21.40.200 B.1.k: Restaurants, cafes, and other places serving food or beverages involving the retail sale, dispensing or service of alcoholic beverages. Uses involving the sale (retail), dispensing or service of alcoholic beverages may be permitted by conditional use only.

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

The I-1 District is intended primarily for urban and suburban light manufacturing, processing, storage, wholesale and distribution operations, but also permits limited commercial uses. The restaurant is compatible with the I-1 and existing uses in area.

Alaska Statute 04.11.410, Restriction of location near churches and schools, restricts beverage dispensary and package store licenses from being located in a building the public entrance of which is within 200-feet of the public entrance of a church building, or from being located within 200-feet of school grounds. There are no church buildings or school grounds within 200 feet of the restaurant. International Church of the Foursquare Gospel at 800 W. 5th Avenue is about 1000 feet from this site.

AMC 21.50.160.B asks that a list of all alcohol licenses located within a minimum of 1,000 feet of the proposed conditional use be provided. Within 1,000 feet of this application, there is one (1) club license and one (1) beverage dispensary license. The beverage dispensary license is located at the petition site. There are no schools or churches within 1,000-feet of the petition site. Approving this amendment to the existing beverage dispensary license will not add any additional licenses within a 1,000-foot radius of the petition site.

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 existing mall has been in operation for since 1984. This conditional use permit should not affect parking and traffic circulation. However, over time the tenants in a mall change. Each tenant may have different parking minimums that can consume all the available parking on the site. Restaurants are one of the highest parking ratios in Title 21 with one space for each three seats. 80 parking spaces are depicted on the parking plan. The floor plan of the restaurant depicts 101 seats that will require 34 parking spaces. When the original conditional use approval was heard in 1999 for this license, there were 23 parking spaces required for the original 68 seats. However, the petitioner has received approval of the parking plan for this expansion in 2003 from Land Use Enforcement, according to the application submittals.

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

The addition of the beverage dispensary license to the mall will not have a significant impact on public services. Electrical, water and sewer, natural gas are available on site. Road infrastructure and public transit is already in place. The petition site is within ARDSA, Police and Fire service areas.

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

As a land use, an expansion of the existing Beverage Dispensary conditional use and license will not cause or contribute to any environmental pollution. The public parking lots are paved, which control air pollution.

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

The zoning, land use and the general area land use will not change as a result of this conditional use permit for the expansion of the existing beverage dispensary license.

Standards Chapter 10.50 Alcoholic Beverages

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

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

Within 1,000 feet of this application, there is one (1) club license and one (1) beverage dispensary license. The beverage dispensary license is located at the petition site. There are no schools or churches within 1,000-feet of the petition site. Approving this amendment to the existing beverage dispensary license will not add any additional licenses within a 1,000-foot radius of the petition site.

Beverage Dispensary	Los Arcos Restaurant	2000 E. Dowling Road, #1
Club	Eagles #4207	2020 E. Dowling Road

Los Arcos is not applying for a new beverage dispensary license. Los Arcos presently holds a valid/current Beverage Dispensary (license number 3953) for its permanent bar and restaurant. This new request is to allow for an expansion of the restaurant. The existing restaurant is 2,638 SF, with an original approval of 68 seats, although the petitioner's submittals show an existing capacity of 80 seats. This amendment will allow for an expansion to 4,340 SF restaurant, but only an addition of 21 seats (total of 101), as much of the expansion is not only for a seating area, but also showing an existing storage area to be used, as well as existing hall, bathroom, and entry area.

The ABC Board may prohibit a new license or relocation of a license for more than one beverage dispensary license for each 3,000 population within a unified Municipality (meaning the entire population of the Municipality of Anchorage minus military and inmates) for each type of license. Strictly speaking this criteria does not apply as the subject conditional use is not for a new license, it is for an amendment to the existing conditional use to allow for an expanded restaurant area.

There are no schools, day care or churches within 1,000-feet of the petition site.

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

This standard is met.

The applicant states that all employees will be involved in the dispensing of alcoholic beverages and will be trained in accordance with the T.A.M. training and hold the appropriate certificates.

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

This standard is met.

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

The restaurant will be open seven days a week from 11 AM to 1 PM with liquor available during all open hours.

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

According to the application, Los Arcos will not service intoxicated people and will call a taxi for intoxicated people. They will also call the police for assistance when necessary. Los Arcos also proposes to patrol the area on occasion and intermittently to ensure order during business hours.

Comments have been received by the Anchorage Police Department regarding this request. Within one year prior to the date of the application, there were no reported incidents on the site.

- 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

There are no delinquent Personal Property Taxes, Real Property Taxes or Downtown Improvement Special Tax Assessments owing at this time according to the applicant. The Treasury Division comments state that the application for Los Arcos has been reviewed and no reason to protest was found.

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

At the time this report was prepared, there was no comment on public health or safety from the Department of Health and Human Services. They commented that the changes are consistent with the current operation, and that no appreciable impact on centers for children is anticipated.

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

This form was not requested of this applicant.

RECOMMENDATION:

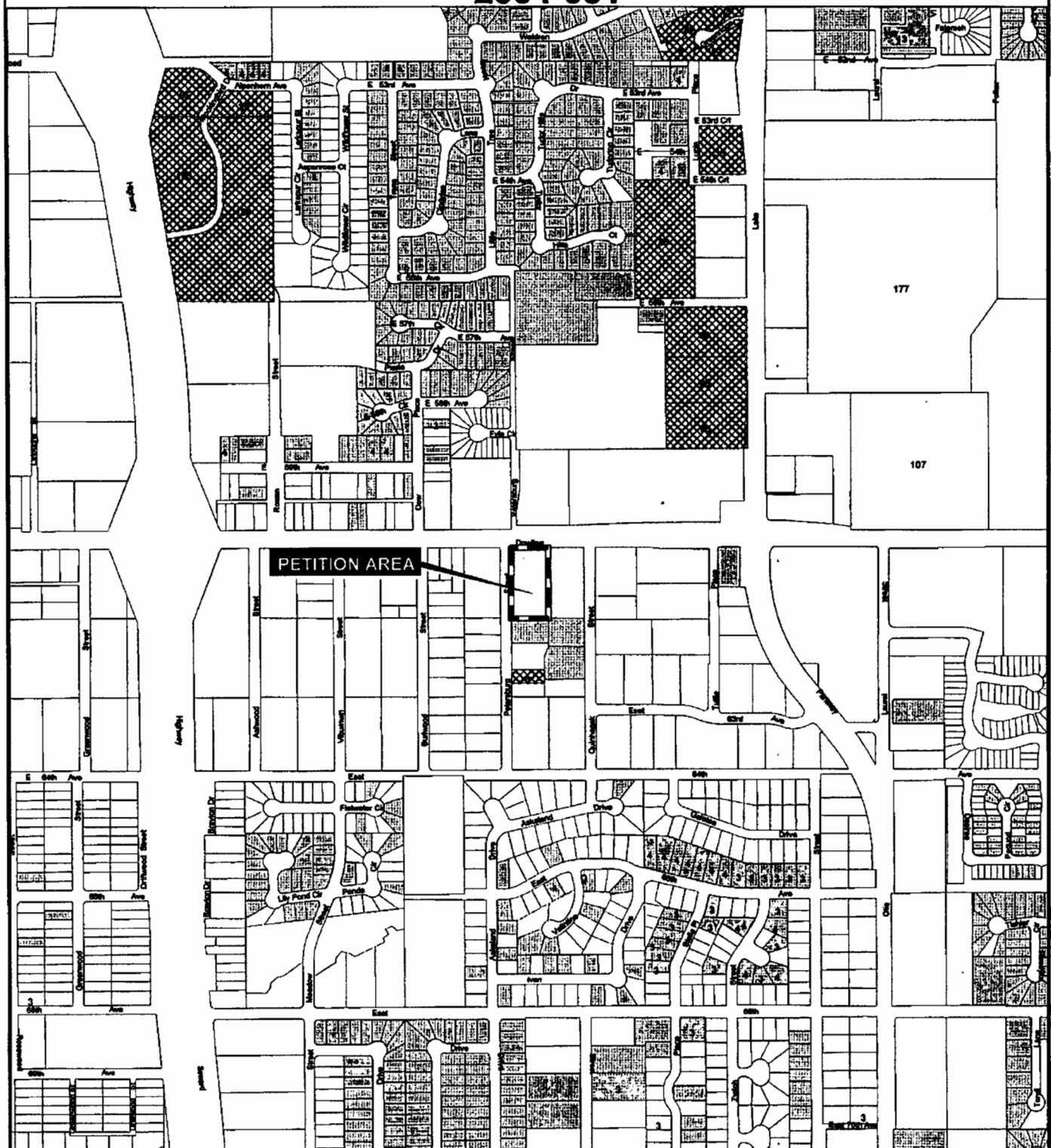
This application for a final conditional use for a duplicate alcoholic beverage dispensary use/license in the B-2C District generally meets the required standards of AMC Title 10 and Title 21, and State Statute 04.11.480 and 15 AAC 104.145.

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

1. A notice of Zoning Action shall be filed with the District Records Office within 120 days of the Assembly's approval of a final conditional use approval for a beverage dispensary use in the B-2C District.
2. All uses shall conform to the plans and narrative submitted with this conditional use application.
3. This conditional use approval is for an expansion of a Beverage Dispensary Use/License to be located at Los Arcos Restaurant, and is restricted to 4,340 SF restaurant with 101 seats. The estimated ratio of food sales to alcohol beverage sales is 85% food to 15% alcoholic beverage sales.
4. The restaurant will operate seven days a week: weekdays from 11:00 AM to 1:00 AM. Entertainment may include recorded music and sporting events.

5. All employees employed by Los Arcos that will have direct contact with alcohol and be trained in accordance with the Alcoholic Beverage Control Board's Liquor Server Awareness Training Program.
6. Upon demand the applicant shall demonstrate compliance with a liquor "Server Awareness Training Program approved by the State of Alaska alcoholic Beverage Control Board, such as or similar to the program for techniques in alcohol management (T.A.M.).
7. The use of the property by any person for the permitted purposes shall comply with all current and future federal, state and local laws and regulations including but not limited to laws and regulations pertaining to the sale, dispensing, service and consumption of alcoholic beverages and the storage, preparation, sale, service and consumption of food. The owner of the property, the licensee under the Alcoholic Beverage Control license and their officers, agents and employees shall not knowingly permit or negligently fail to prevent the occurrence of illegal activity on the property.
8. A copy of the conditions imposed by the Assembly in connection with this conditional use approval shall be maintained on the premise at a location visible to the public.
9. The approved conditional use is reflected on the following plans:
 - a. Floor Plan for Los Arcos, 2000 E. Dowling, Anchorage; Sheet A1, drawn by Seth Yerrington.
 - b. Parking Lot Layout, prepared for Los Arcos; Scale 1" = 30'; dated 12/08/03; drawn by Karabelnikoff Surveying.

CONDITIONAL USE - LIQUOR
2004-051



**Municipality of Anchorage
Planning Department**



Date: JANUARY 09, 2004

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



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

Map: Parcels--Basic Layers



Legend:



active Alcohol

Fri Jan 02, 08:28:16, 2004

Map: Parcels—Basic Layers



Scale 1:8000

Legend:

Txt	streetsano: Text
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parcels



active_Alcohol

CityView™
Municipality of Anchorage



CONDITIONAL USE - LIQUOR

2004-051



Municipality of Anchorage
Planning Department



Date: DECEMBER 30, 2003



0 500 1000 Feet

Date of Aerial Photography: 1996

Content Information**Content ID :** 001555**Type:** AR_AllOther - All Other Resolutions

Amendment to an Alcoholic Beverages Conditional Use in the I-1

Title: District for an existing Beverage Dispensary Use per AMC
21.40.200 B.1.k for the Los Arcos Restaurant.**Author:** weaverjt**Initiating Dept:** Planning

Amendment to an Alcoholic Beverages Conditional Use in the I-1

Description: District for an existing Beverage Dispensary Use per AMC
21.40.200 B.1.k for the Los Arcos Restaurant.**Date Prepared:** 2/10/04 1:39 PM**Director Name:** Donald S. Alspach**Assembly Meeting** 03/02/04**Date MM/DD/YY:****Public Hearing Date** 03/02/04**MM/DD/YY:****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	2/10/04 1:42 PM	Checkin	weaverjt	Public	001555
Planning_SubWorkflow	2/10/04 3:30 PM	Approve	alspach	Public	001555
MuniManager_SubWorkflow	2/23/04 8:16 AM	Approve	leblancdc	Public	001555
MuniMgrCoord_SubWorkflow	2/23/04 10:45 AM	Approve	katkusja	Public	001555

NEW PUBLIC HEARINGS

2004 FEB 23 PM 12:37

2004 FEB 23 PM 12:37

M.O.A.