

CLERK'S OFFICE
AMENDED AND APPROVED
Date: 9-11-07

Submitted by: Chair of the Assembly at
the request of the Mayor
Prepared by: Planning Department
For reading: September 11, 2007

Anchorage, Alaska
AR No. 2007-200

1 A RESOLUTION OF THE ANCHORAGE MUNICIPAL ASSEMBLY APPROVING A
2 CONDITIONAL USE FOR AN ALCOHOLIC BEVERAGES CONDITIONAL USE IN
3 THE B-1A SL (LOCAL AND NEIGHBORHOOD BUSINESS) DISTRICT WITH
4 SPECIAL LIMITATIONS FOR A RESTAURANT/EATING PLACE USE PER AMC
5 21.40.140 D.9, FOR JOSÉ RAMOS, DBA DON JOSÉ'S MEXICAN RESTAURANT,
6 LOCATED AT 924 MULDOON ROAD, CREEKSIDE PARK SUBDIVISION #2, LOT
7 20A; GENERALLY LOCATED AT THE SOUTHWEST CORNER OF MULDOON
8 ROAD AND OLD HARBOR AVENUE.

9
10 (Northeast Community Council) (Case 2007-140)

11
12
13 THE ANCHORAGE ASSEMBLY RESOLVES:

14
15 **Section 1.** The conditional use permit for an Alcoholic Beverages Conditional Use in the
16 B-1A SL District for a Restaurant/Eating Place Use per AMC 21.40.140 D.9, for José
17 Ramos, dba Don José's Mexican Restaurant, within Creekside Park Subdivision #2, Lot
18 20A, generally meets the applicable provisions of AMC 21.50.020 and AMC 21.50.160.

19
20 **Section 2.** The conditional use permit for an Alcoholic Beverages Conditional Use for a
21 Restaurant/Eating Place Use is for a 3,776 square-foot building located at 924 Muldoon
22 Road.

23
24 **Section 3.** The conditional use permit is approved subject to the following conditions:

25
26 1. A Notice of Zoning Action shall be filed with the District Recorder's Office within
27 120 days of the Assembly's approval of a final conditional use approval for a
28 Restaurant/Eating Place Use in the B-1A SL District, and compliance with the other
29 conditions set forth herein.

30
31 2. All uses shall conform to the plans and narrative submitted with this conditional use
32 application.

33
34 3. This conditional use approval is for an Alcoholic Beverages Conditional Use in the
35 B-1A SL District for a Restaurant/Eating Place Use per AMC 21.40.140.D.9 for a new
36 restaurant, Don José's Mexican Restaurant, located in an approximately 3,776 square foot
37 building, located on Creekside Park Subdivision #2, Lot 20A. The dining area will
38 provide seating for a total of eighty-eight (88): twenty-four (24) fixed seating and sixty-
39 four (64) non-fixed seating. The paved parking lot provides forty-seven (47) parking

spaces and thirty (30) parking spaces are required.

4. On-premise sale of alcohol beverages will be daily, from 11:00 A.M. to 11:00 P.M. **and 11:00 A.M. to 12 Midnight on Friday and Saturday** Liquor sales will constitute approximately twenty-five percent of total gross receipts.

5. Upon demand, the applicant shall demonstrate compliance with a "Liquor Server Awareness Training Program," approved by the State of Alaska Alcoholic Beverage Control Board, such as or similar to, the program for "Techniques in Alcohol Management" (T.A.M.).

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

7. Maintain landscaping on Old Harbor.

[7]8. A copy of the conditions imposed by the Assembly in connection with this conditional use approval shall be maintained on the premise.

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

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

PASSED AND APPROVED by the Anchorage Assembly this 11th day of September 2007.

ATTEST:

Chair

Municipal Clerk

(2007-140) (006-101-45-000)



MUNICIPALITY OF ANCHORAGE ASSEMBLY MEMORANDUM

No. AM 525-2007

Meeting Date: September 11, 2007

From: Mayor

Subject: ALCOHOLIC BEVERAGES CONDITIONAL USE IN THE B-1A SL (LOCAL AND NEIGHBORHOOD BUSINESS) DISTRICT WITH SPECIAL LIMITATIONS FOR A RESTAURANT/EATING PLACE USE PER AMC 21.40.140 D.9 FOR JOSÉ RAMOS, DBA DON JOSÉ'S MEXICAN RESTAURANT.

1 Jose Ramos, dba Don José's Mexican Restaurant, has made an application for a
2 Restaurant/Eating Place Alcoholic Beverage Conditional Use in the B-1A SL District
3 located at 924 Muldoon Road, within Creekside Park Subdivision #2, Lot 20A.

4
5 AO 96-127 rezoned Creekside Park Subdivision #2, Lot 20 (0.96 acres) from R-2 to B-1A
6 SL. A special limitation restricts the dispensing of alcohol in restaurants to serving beer
7 and wine only in accordance with AMC 21.50.160. Lot 20 was subsequently subdivided
8 into two lots by Plat 97-142, creating Lot 20A (the petition site) and Lot 20B (containing
9 the Thai Village Restaurant). This special limitation applies to both lots.

10
11 The petitioner modified his original request from an alcoholic beverage dispensary
12 conditional use and transfer of license #2289 from the AMC Bowling Center to Don José's
13 Restaurant at this location, to a restaurant beer and wine license when he learned that the
14 Municipality could not process a beverage dispensary conditional use due to the special
15 limitation of AO 96-127.

16
17 This proposal is for a Restaurant/Eating Place Alcoholic Beverage Conditional Use within
18 an established commercial retail structure. The restaurant occupies 3,776 square feet of
19 space. The dining area will provide seating for a total of eighty-eight (88): twenty-four
20 (24) fixed seating and sixty-four (64) non-fixed seating. The paved parking lot provides
21 forty-seven (47) parking spaces and thirty (30) parking spaces are required. This is an
22 existing restaurant located in an existing commercial structure zoned B-1A SL, in which
23 alcoholic beverage sales are permitted through the conditional use process.
24

1 A restaurant/eating place license is not subject to a 200-foot separation requirement from a
2 church or school.

3
4 There are seven alcohol licenses within a 1,000-foot radius of the petition site: three
5 restaurant licenses, three beverage dispensary licenses, and one package store license.
6 Approving this restaurant/eating place license will add a fourth restaurant/eating place
7 license within a 1,000-foot radius of the petition site.

8
9 On-premise sale of alcohol beverages will be available daily from 11:00 A.M. to 11:00
10 P.M. The petitioner estimates that twenty-five percent of total sales will be for alcohol
11 compared to seventy-five percent food sales. Employees involved in the dispensing of
12 alcoholic beverages will be trained in accordance with the Alcoholic Beverage Control
13 Board's "Liquor Server Alcohol Awareness Training Program," (TAM) and will hold the
14 necessary certifications.

15
16 At the time this report was prepared, the Anchorage Police Department and Department of
17 Health and Human Services did not provide comments. There are no outstanding personal
18 or business taxes owing.

19
20 THIS CONDITIONAL USE FOR A RESTAURANT/EATING PLACE USE AND
21 LICENSE IN THE B-1A SL DISTRICT GENERALLY MEETS THE APPLICABLE
22 PROVISIONS OF AMC TITLES 10 AND 21, AND ALASKA STATUTE 04.11.100.

23
24 Prepared by: Jerry T. Weaver Jr., Zoning Administrator, Planning Department

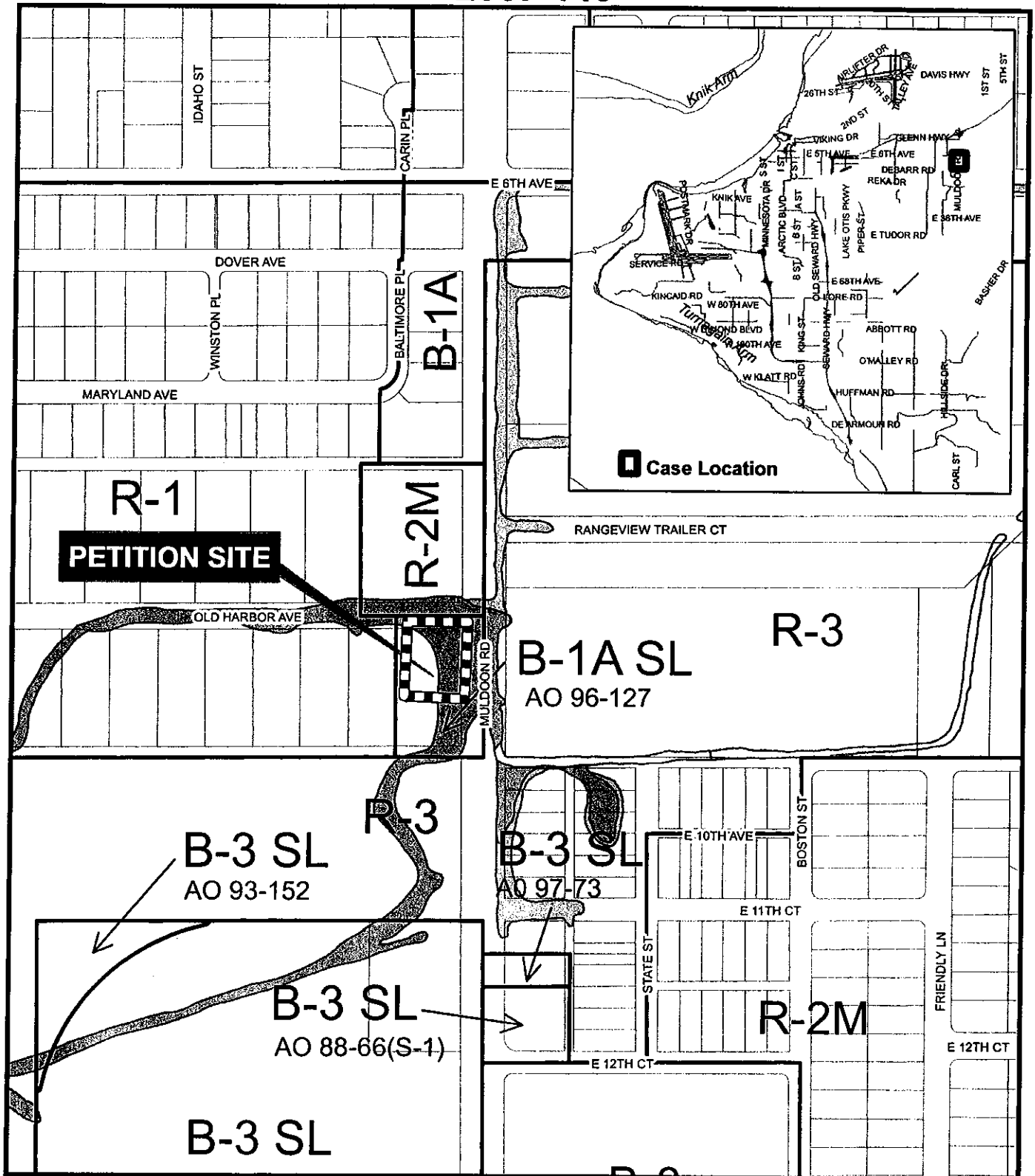
25 Concur: Tom Nelson, Director, Planning Department

26 Concur: Mary Jane Michael, Executive Director, Office of Economic &
27 Community Development

28 Concur: Denis C. LeBlanc, Municipal Manager

29 Respectfully submitted: Mark Begich, Mayor

CONDITIONAL USE-ALCOHOL 2007-140



Municipality of Anchorage
Planning Department

Date: July 3, 2007

Flood Limits

- 100 Year
- 500 Year
- Floodway



001

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

DATE: September 11, 2007

CASE NO.: 2007-140

APPLICANT: Jose Ramos dba Don José's Mexican Restaurant

REPRESENTATIVE: Ramona Pearce

REQUEST: Conditional Use for an Alcoholic Beverages Conditional Use in the B-1A SL District for a Restaurant/Eating License and Use per AMC 21.40.140 D.9

LOCATION: Creekside Park Subdivision #2, Lot 20A; generally located at the southwest corner of Muldoon Road and Old Harbor Avenue.

STREET ADDRESS: 924 Muldoon Road

COMMUNITY COUNCIL: Northeast

TAX PARCEL: 006-101-45-000/ Grid SW1340

ATTACHMENTS

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

RECOMMENDATION SUMMARY:

Generally meets the required Title 21 standards including AMC 21.50.160, and Title 10.50.

SITE:

Acres: 21,970 square feet
Vegetation: Commercial landscaping
Zoning: B-1A SL
Topography: Level
Existing Use: Fast Food - Commercial
Soils: Public Sewer & Water

COMPREHENSIVE PLAN – Anchorage 2020 Comprehensive Plan

Classification: Town Center
Density: N/A

SURROUNDING AREA

	NORTH	EAST	SOUTH	WEST
Zoning:	R-2M/B-1A	R-3	B-1A SL/ R-3 SL/B-3	R-1
Land Use:	Residential	Rangeview Trailer Court	Thai Village Restaurant/ Vacant and/Fred Meyer's Store	Residential

SITE DESCRIPTION AND PROPOSAL:

AO 96-127 rezoned Creekside Park Subdivision #2, Lot 20 (containing 0.96 acres) from R-2 to B-1A SL in 1996 and includes a special limitation that limits the dispensing of alcohol in restaurants to serving beer and wine only in accordance with AMC 21.50.160. Lot 20 was subsequently subdivided into two lots by Plat 97-142, creating Lot 20 A (the petition site) and Lot 20 B (contains the Thai Village Restaurant). This special limitation applies to both lots.

The petitioner modified his original request from an alcoholic beverage dispensary conditional use and transfer of license #2289 from the AMC Bowling Center to Don José's Mexican Restaurant at this location, to a restaurant beer and wine license when he learned that the Municipality could not process a beverage dispensary conditional use due to the special limitation of AO 96-127.

Land to the north and west of the site are developed residentially and zoned R-2M and R-1 respectively. Rangeview Trailer Court is located on the east side of Muldoon Road and zoned R-3. Adjacent to the south of this site is B-1A SL zoned land that contains a restaurant. Undeveloped R-3 SL zoned land abuts the B-1A SL property. Further south is the Fred Meyer Store, zoned B-3. The site has been in continual restaurant commercial use for 37 years.

The application site, Lot 20 A, is located at the southwest corner of Muldoon Road and Old Harbor Avenue and contains a one story "A" frame building. The building consists of 3,776 square feet and was built in circa 1970 on a lot containing 21,970 square feet. The parking lot is paved and contains 47 parking spaces. The petitioner is requesting a new restaurant/eating place liquor license to an existing restaurant having 24 fixed seats and 64 non-fixed seats. Seating for 88 requires 30 parking spaces (one space per three seats): a total of 47 parking spaces are available.

The full dining restaurant operates 7-days a week with hours of operation from 11:00 AM to 11:00 PM or as permitted by law. Beer and wine will be available during business hours. The petitioner estimates that 25% of his total sales will be for liquor; employees will be trained in handling inebriated patrons. No entertainment or security provisions are proposed.

Within 1,000 feet of this application there are three restaurant licenses, three beverage dispensary licenses and one package store license. There are no churches or schools within 1,000 feet of the petition site.

PUBLIC COMMENTS:

One hundred six (106) public hearing notices (PHNs) were mailed August 16, 2007. At the time this report was written two (2) PHNs were returned as in favor. The Northeast Community Council voted August 16, 2007 to "support the transfer of the full liquor license to Don José's from AMF Bowling Center". They had a lengthy discussion about the merits of a beer and wine license versus a full liquor license, and the impact of the special limitation on the property as currently zoned. The motion passed with a vote of eleven (11) in favor, ten (10) opposed, and one abstaining.

FINDINGS

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

This subject location is depicted on the Land Use Policy Map of the Anchorage 2020 Comprehensive Plan as being within a Town Center element. There is no adopted town center plan.

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, calls 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 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. Hotel dining, night clubs, bars and restaurants which serves alcohol enhances the hospitality and tourism industry in Anchorage, and provide eating places for local residents and downtown employees. Another of the Plan's stated economic development goals are

“Business Support and Development: a quality of life and a financial climate that encourages businesses to start up, expand or relocate in Anchorage (p. 41).

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

The cafe is located within an existing commercial building that was constructed in 1970 and has been a restaurant since that time. The lot size and width, building height, lot coverage, yards, sidewalks, landscaping, OS&HP setbacks, sidewalk widths and refuse collection is conforming to the B-1A SL zoning regulations. Except for the alcoholic beverages conditional use standards established in AMC 21.50.150, the Assembly has not adopted specific zoning regulations for alcoholic beverage sales. The B-1A SL General Business District zoning regulations allow alcoholic beverage sales through the conditional use permit process: *AMC 21.40.140 D.9. Restaurants, cafes, and other places serving food or beverages. Uses involving the retail sale, dispensing or service of alcoholic beverages may be permitted by conditional use only in accordance with AMC 21.50.160.*

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

This standard is met.

The subject property is in zoned commercial, and is expected to remain in that land use category for the foreseeable future. In and around this location are found other restaurants, bars, offices, retail stores, hotels, commercial businesses and other non-residential uses. Land to the north, east and west is developed residential; to the south, land is developed commercially and zoned B-1A SL. Further south is undeveloped R-3 SL, and B-3 developed commercially.

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. The following seven (7) licenses are located within 1,000 feet of this location: three (3) beverage dispensary licenses, three (3) restaurant licenses and one (1) package store license. Approving this restaurant use and license will add a fourth restaurant license.

Name	Address	License Number	Type of License
Thai Village Restaurant	954 Muldoon Road	3576	Restaurant/Eating Place
Ding How Restaurant	1241 Muldoon Road	4123	Restaurant/Eating Place
Samurai Sushi Garden	1265 Muldoon Road	4529	Restaurant/Eating Place
JJ's Sports Center	624 Muldoon Road	569	Beverage Dispensary
Club 210 East	720 Muldoon Road	2159	Beverage Dispensary
AMF East 40 Bowl/Gold Room Lounge	1251 Muldoon Road	2289	Beverage Dispensary
Fred Meyer-Muldoon #18	7701 Debarr Road	4108	Package Store

In and around this location, there are numerous restaurants, office buildings, hotels, retail malls, commercial businesses and other non-residential uses. Because of its location it is readily available to the traveling public, both local residents as well as out of state visitors.

There appear to be no churches and or schools within 200 feet of the subject 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.

A restaurant has existed at the petition site for the past 37 years. There appear to have been no complaints concerning pedestrian or traffic safety on record. There is an established system of sidewalks on both sides of the street, and public transit stops.

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

This standard is met.

Electrical, water and sewer, natural gas are available to the 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.
This standard is met.

There appear to have been no complaints concerning noise, air, water or other forms of environmental pollution on record. As a land use, a restaurant beer and wine conditional use and license will not cause or contribute to any environmental pollution greater than the existing surrounding permitted uses.

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.

See table and narrative on page 7 for other alcohol licenses within 1,000 feet of this application.

The approval of a conditional use for a restaurant use and beer and wine license will not adversely impact the immediate area or surrounding uses. There appear to be no schools or churches within 200-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.

All employees involved in the dispensing of alcoholic beverages will be trained in accordance with the T.A.M. training and hold the appropriate certificates.

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

This standard is not applicable.

- 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.

No comments were provided from the Anchorage Police Department.

- E. Payment of taxes and debts.** When application is made for renewal of a license the assembly shall consider, pursuant to AS 4.11.330, whether the applicant is delinquent in payment of taxes owed to the Municipality. When application is made for transfer of ownership of a license the Assembly shall consider, pursuant to AS 4.11.360,

whether the municipality has received either payment or adequate security, for the payment of any debts or taxes, including any estimated taxes for the current year, arising from the conduct of the licensed business. Adequate security for the payment of debts and taxes may be in the form of: 1) escrowed funds sufficient to pay the debts and taxes claimed and any escrow fees; 2) actual payment of debts and taxes claimed; or, 3) a guarantee agreement in accordance AMC 10.50.030. Any guarantee agreement shall be in writing, signed by the transferor, transferee and Municipality

This standard is met.

There are no delinquent Personal Property Taxes, Real Property Taxes or Downtown Improvement Special Tax Assessments owing at this time according to the Treasury Division.

- 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 were no comments received from the Department of Health and Human Services.

- 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:

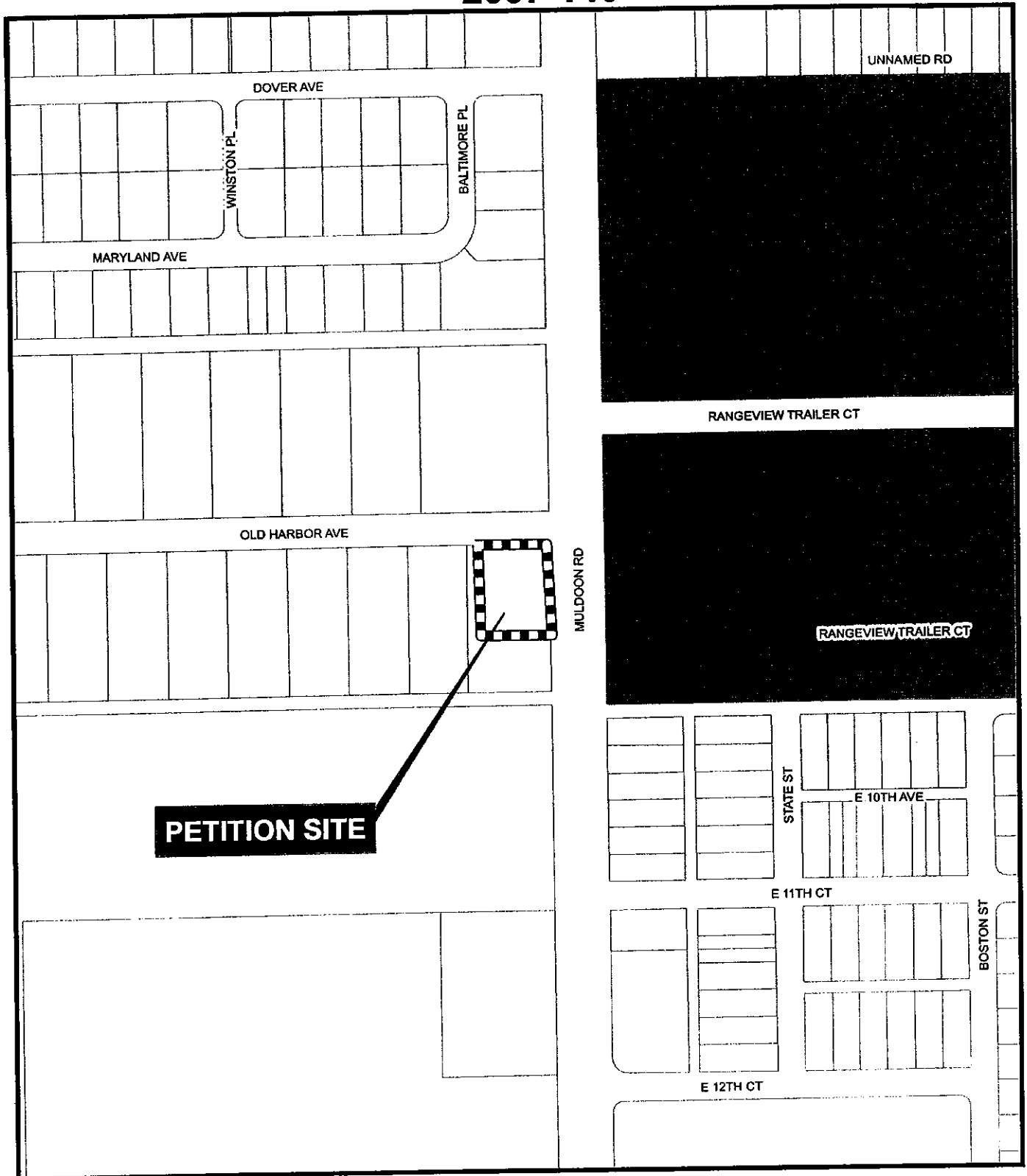
This application for a final conditional use for restaurant serving alcoholic beverages in the B-1A SL District for a beer and wine use and license per AMC 21.40.140 D.9 appears to meet or can meet the required standards of AMC Title 10 and Title 21, and State Statute 04.11.090.

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 the final conditional use approval for a restaurant beverage dispensary use in the B-1A SL District.
2. All uses shall conform to the plans and narrative submitted with this conditional use application, including the building plans except as modified by this approval.
3. This conditional use approval is for an Alcoholic Beverages Conditional Use in the B-1A SL District for a Restaurant/Eating Place Use per AMC 21.40.140.D.9 for a new restaurant, Don José's Mexican Restaurant, located in an approximately 3,776 square foot building located on Creekside Park Subdivision #2, Lot 20 A. The dining area will provide seating for a total of eighty-eight (88): twenty-four (24) fixed seating and sixty-four (64) non-fixed seating. The paved parking lot provides forty-seven (47) parking spaces: thirty (30) parking spaces are required.
4. On-premise sale of alcohol beverages will be daily, from 11:00 A.M. to 11:00 P.M. Liquor sales will constitute approximately twenty-five percent (25% of total gross receipts).
5. Upon demand the applicant shall demonstrate compliance with a liquor "Server Awareness Training Program approved by the State of Alaska alcoholic Beverage Control Board, such as or similar to the program for techniques in alcohol management (T.A.M.).




6. The use of the property by any person for the permitted purposes shall comply with all current and future federal, state and local laws and regulations including but not limited to laws and regulations pertaining to the sale, dispensing, service and consumption of alcoholic beverages and the storage, preparation, sale, service and consumption of food. The owner of the property, the licensee under the Alcoholic Beverage Control license and their officers, agents and employees shall not knowingly permit or negligently fail to prevent the occurrence of illegal activity on the property.
7. A copy of the conditions imposed by the Assembly in connection with this conditional use approval shall be maintained on the premise at a location visible to the public.

CONDITIONAL USE-ALCOHOL 2007-140

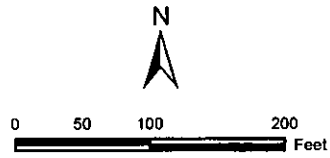
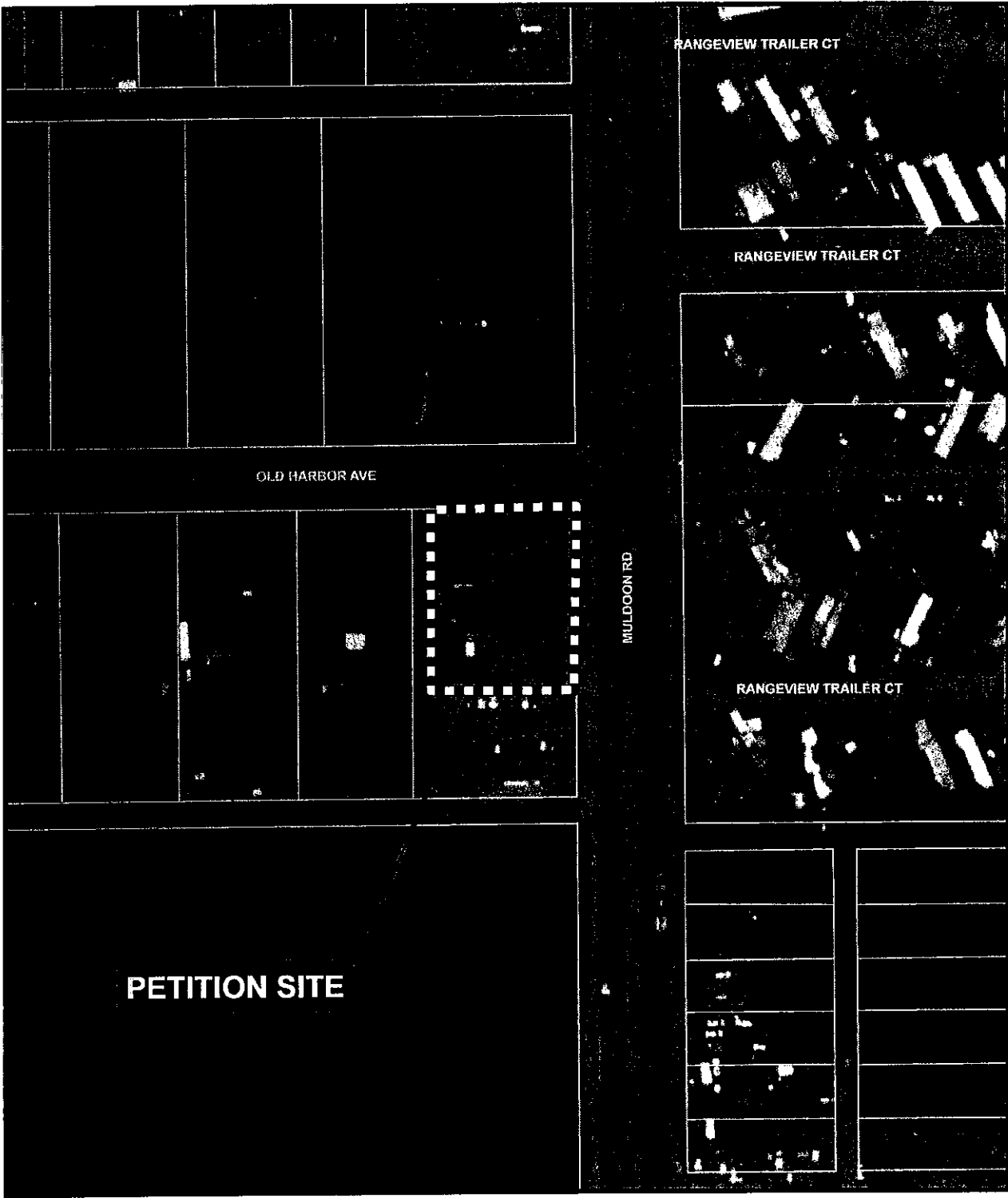


Municipality of Anchorage
Planning Department

Date: July 10, 2007

-  Single Family
-  Multi-Family
-  Mobile Home Park





Alcohol Existing License List Report

Case Number: 2007-140 Description: 1000 feet

Parcel Business Name	Parcel Owner Name Applicant Name	Parcel Owner Address Business Address	City Lic. Number	State Lic. Zone	Zip Lic. Type
00610146000 Thai Village Restaurant	SIMON MARION Z TRUSTEE OF Pakomphun Ltd, USA	3676 N POINT DR 954 Muldoon Rd	ANCHORAGE 3576	AK B1ASL	99502 Restaurant/Eating Place
00610241000 JJ's Sports Center	LINK JAMES A & ELAINE M Jaybuff, Inc.	8118 FRANK STREET 624 Muldoon Rd	ANCHORAGE 569	AK B1A	99518 Beverage Dispensary
00610246000 Club 210 East	ADAMS DANA & ETHEL M Club 210 East, Inc.	3215 DICKSON DR 720 Muldoon Rd	ANCH 2159	AK B1A	99504 Beverage Dispensary
00612277000 AMF East 40 Bowl/Gold Room Lou	NOODLUM EQUITIES AMF Bowling Centers, Inc.	724 E 15TH AVE 1251 Muldoon Rd	ANCHORAGE 2289	AK B3	99501 Beverage Dispensary
00612277000 Ding How Restaurant	NOODLUM EQUITIES Lee, Jong Rey	724 E 15TH AVE 1241 Muldoon Rd	ANCHORAGE 4123	AK B3	99501 Restaurant/Eating Place
00612277000 Samurai Sushi Garden	NOODLUM EQUITIES Kenny H. Lee & Jong R. Lee	724 E 15TH AVE 1265 Muldoon Road	ANCHORAGE 4529	AK B3	99501 Restaurant/Eating Place
00641110000 Fred Meyer - Muldoon #18	FRED MEYER STORES INC Fred Meyer of Alaska, Inc.	3336 EAST 32ND STREET #217 7701 Debarr Rd	TULSA 4108	OK B3SL	74135 Package Store

Alcohol Church and School List Report

Case Number: 2007-140 Description: 1000 Feet

Parcel	Parcel Owner Name	Parcel Site Address	Description
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2007 140

Mon Jul 09, 08:02:09, 2007

Map: Parcels--Basic Layers



Scale 1:10000

Legend:



ALCOHOL

Txt

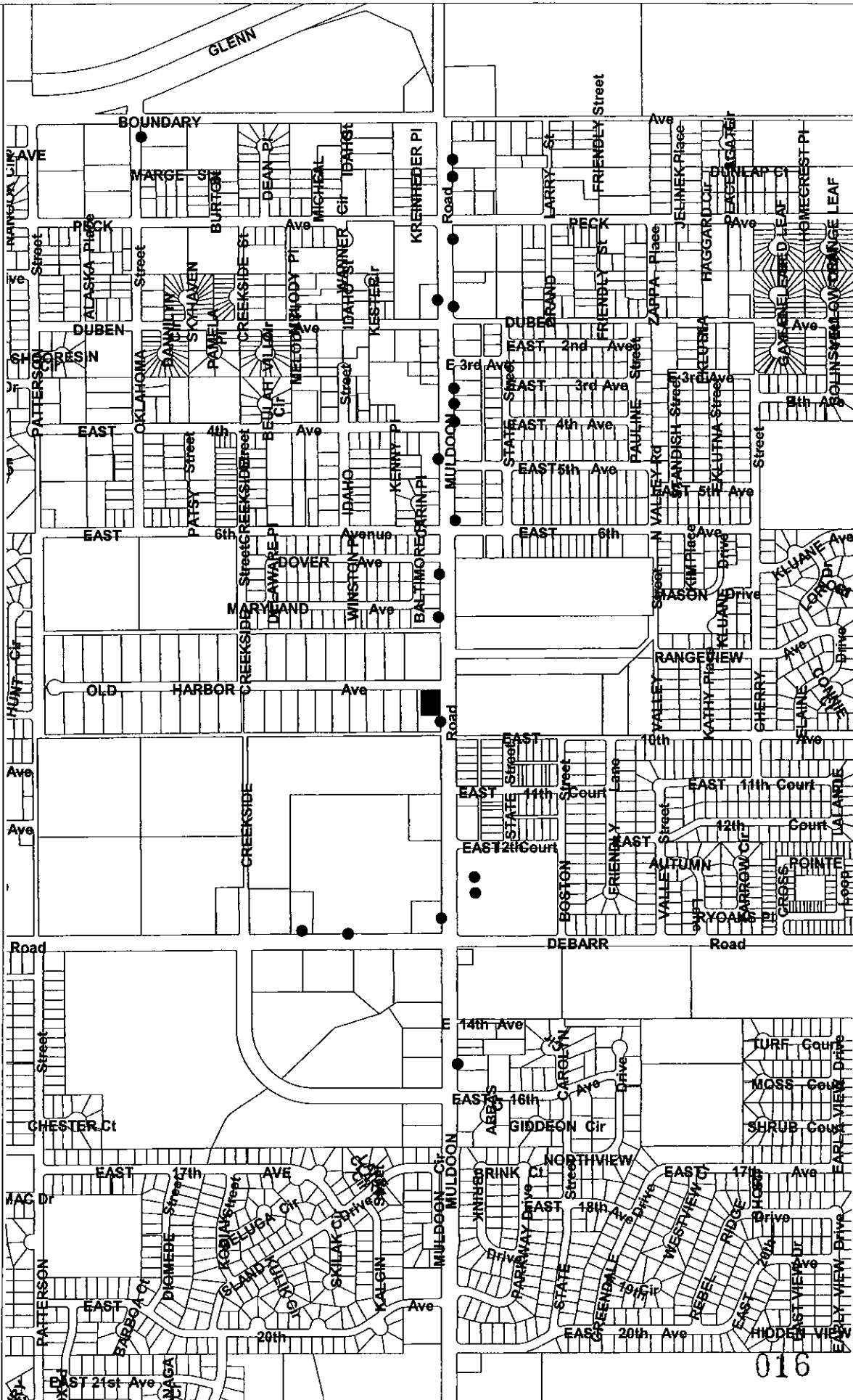
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PARCELS

CityView™

Municipal Software Corporation



**DEPARTMENTAL
COMMENTS**

Reviewing Agency Comment Summary

Case No.: 2007-140

[illegible]

NECC

Northeast Community Council

Resolution 2 – August 16, 2007

TO: Anchorage Assembly Members
Municipal Clerk
MOA Planning Department: Mary Autor
Jose Ramos, Don Jose's Restaurant

FROM: Peggy Robinson, President
Northeast Community Council, 333-1831

SUBJECT: Case Number 2007-140. Conditional Use Permit for a restaurant serving alcohol – 924 Muldoon Road.

The request was to transfer the beverage liquor license that had been at the AMF Bowling Center to the building at 924 Muldoon Road, which has been purchased and is being renovated to house another Don Jose's Restaurant.

The Alcohol Committee of the Northeast Community Council met in July to consider this request. There was confusion (even after conversations with the Planning Department) over whether this would only be a beer and wine license or a full liquor license, based on the special limitations put in the current zoning of the property in 1996. However, the committee recommended approval of the request for the beverage license. They did express concern over the parking not spilling over into the adjacent neighborhood. In all, they believe that the other "Don Jose's Restaurant has a good reputation and that we welcome them into our community."

Owner Jose Ramos presented his plans for the restaurant and answered questions. A few residents on Old Harbor Avenue expressed concern about the traffic impact on their street.

The NECC members had a lengthy discussion about the merits of Don Jose's having only a beer and wine license versus a full liquor license, and the impact of the special limitation on the property as currently zoned.

The final motion for "NECC to support the transfer of the full liquor license to Don Jose's from AMF Bowling Center" passed with a vote of 11 in favor, 10 opposed, and 1 abstaining.

We ask that you act upon this motion as warranted in the interests of the NECC and the community of Anchorage as a whole. Thank you for your attention to this matter.

Signed:

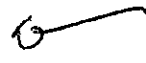
Peggy Robinson

RECEIVED

JUL 12 2007

**Municipality of Anchorage
Zoning Division**

**Municipality of Anchorage
Treasury Division
Memorandum**

Date: July 11, 2007
To: Rich Cartier, Planning Dept.
From: Daisy VanNortwick, Revenue Officer 
Subject: Liquor License Conditional Use Comments

Liquor License Conditional Use Application Case # 2007-140 for Don Joses Mexican Restaurant located at 1251 Muldoon Rd, in Anchorage Alaska..

I find no outstanding taxes on this application, and see no reason for not approving it

Municipality Of Anchorage
ANCHORAGE WATER & WASTEWATER UTILITY

RECEIVED

JUL 27 2007

MEMORANDUM

Municipality Of Anchorage
Zoning Division

DATE: July 26, 2007
TO: Jerry Weaver, Zoning Division Administrator, Planning Department
FROM: Paul Hatcher, Engineering Technician III, AWWU PAH
SUBJECT: **Zoning Case Comments**
Planning & Zoning Commission Hearing September 11, 2007
Agency Comments due August 14, 2007

AWWU has reviewed the materials and has the following comments.

07-140 CREEKSIDE PARK #2 LT 20A (Zone B-1ASL), Conditional use permit, Grid SW1340

1. AWWU water and sewer services are available to the parcel.
2. AWWU has no comment regarding the conditional use for a restaurant serving alcohol.

If you have any questions pertinent to public water and sanitary sewer, you may call me at 564-2721 or the AWWU planning section at 564-2739, or e-mail paul.hatcher@awwu.biz.



FLOOD HAZARD REVIEW SHEET

RECEIVED

Date: 08/14/07

AUG 15 2007

Case: 2007-140

Municipality of Anchorage
Zoning Division

Flood Hazard Zone: A

Map Number: 0235C

☒ Portions of this lot are located in the floodplain as determined by the Federal Emergency Management Agency.

☐ Flood Hazard requests that the following be added as a condition of approval:

"Portions of this subdivision are situated within the flood hazard district as it exists on the date hereof. The boundaries of the flood hazard district may be altered from time to time in accordance with the provisions of Section 21.60.020 (Anchorage Municipal Code). All construction activities and any land use within the flood hazard district shall conform to the requirements of Chapter 21.60 (Anchorage Municipal Code)."

☒ A Flood Hazard permit is required for any construction in the floodplain.

☒ Other: There is no objection to the proposed conditional use.

☐ I have no comments on this case.

Reviewer: Jeffrey Urbanus



MUNICIPALITY OF ANCHORAGE

Development Services Department
Right of Way Division



MEMORANDUM

RECEIVED

DATE: August 8, 2007
TO: Planning Department, Zoning and Platting Division
THRU: Jack L. Frost, Jr., Right of Way Supervisor *L*
FROM: Lynn McGee, Senior Plan Reviewer *L*
SUBJ: Comments on Assembly case(s) for September 11, 2007.

AUG 08 2007

Municipality of Anchorage
Zoning Division

Right of Way Division has reviewed the following case(s) due August 14, 2007.

07-140

Creekside Park #2, Lot 20A, grid 1340
(Conditional Use for Alcohol Dispensing, Restaurant)
Right of Way Division has no comments at this time.
Review time 15 minutes.



MUNICIPALITY OF ANCHORAGE
Traffic Department



MEMORANDUM

AUG 06 2007

DATE: August 2, 2007
TO: Jerry T. Weaver, Platting Supervisor, Planning Department
THRU: Leland R. Coop, Associate Traffic Engineer *LC*
FROM: Mada Angell, Assistant Traffic Engineer *MA*
SUBJECT: Traffic Engineering and Transportation Planning Comments for
September 11, 2007 Assembly Public Hearing

07-140

Creekside Park #2; Conditional Use for alcohol sales; Don Jose's

Traffic Engineering and Transportation Planning have no comment.

RECEIVED

JUL 27 2007

**Municipality of Anchorage
Zoning Division**

The following comments are from fire:

- 1) 2007-131 No Objection
- 2) 2007-139 No Objection
- 3) 2007-143 No Objection
- 4) 2007-133 No Objection
- 5) S11438-4 No Objection
- 6) S11618-1 No Objection
- 7) S11617-1 No Objection
- 8) S11616-1 No Objection
- 9) S11473-2 Comment: A) D103.5 Gates securing the fire apparatus access roads shall comply with all of the following criteria: 1) Minimum width shall be 20'. 2) Gates shall be of the swinging or sliding type. 3) Construction of gates shall be of materials that allow manual operation by one person. 4) Gate components shall; be maintained in an operative condition at all times and replaced or repaired when defective. 5) Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. Emergency opening device shall be approved by the code official. 6) Manual opening gates shall not be locked with a padlock or chain and padlock unless they are capable of being opened by means of forcible entry tools. Knox pad locks are allowed. 7) Locking device specifications shall be submitted for approval by the fire code official. B) D107.1. One- or two-family residential developments where the number of dwelling units exceed 30 shall be provided with separate and approved fire apparatus access roads, and shall meet the requirements of section D104.3. C) D104.3. Where two access roads are required, they shall be placed a distance apart equal to not less than one half the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses.
- 10) S11616-1 No Objection
- 11) 2007-110 No Comment
- 12) S11451 Comment: Clarify location of Hydrants and fire lanes.
- 13) 2007-120 Comment: A) Verify fire lanes on north and east side of Sam's and north and south side of Wal-Mart, provide fire lane signage. B) Provide location of fire hydrants.
- 14) 2007-134 No Objection
- 15) 2007-135 No Comment
- 16) ~~2007-116~~ No Comment
- 17) 2007-140 No Objection
- 18) 2007-119 No Comment
- 19) 2007-118 No Comment
- 20) S11651-1 No Objection
- 21) S11605 Comment: A) C102.1 Fire Hydrants shall be provided along required fire apparatus access roads and adjacent public streets. B) D103.6 Fire apparatus access roads shall be marked with permanent **Muni approved Fire Lane** signs. Roads 20' to 26' in width shall be posted on both sides. Roads more than 26' in width shall be posted on one side. C) D105. Buildings or portions of buildings or facilities exceeding 30 feet in height above the lowest level of fire department vehicle access shall be provided with approved fire apparatus access roads with a minimum unobstructed width of 26 feet. One of the required access roads shall be located within a minimum 15 feet and a maximum 30 feet from the building and shall be positioned parallel to one entire side of the building.
- 22) S11604 No Objection: See S11605.
- 23) 2007-145 No Objection
- 24) S11579-2 No Objection
- 25) S11619-1 No Objection
- 26) S11620-1 No Objection
- 27) S11621-1 No Objection
- 28) S11622-1 Comment: A) Future development shall require fire apparatus access roads meeting the requirements of the International Fire Code.

STATE OF ALASKA

DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES

CENTRAL REGION - PLANNING

SARAH PALIN, GOVERNOR

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

RECEIVED

July 9, 2007

RE: MOA Zoning Review

JUL 24 2007

Municipality of Anchorage
Zoning Division

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

Dear Mr. Weaver:

The Alaska Department of Transportation and Public Facilities, ADOT&PF, has reviewed the following conditional uses and has no comment:

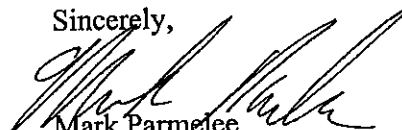
2007-134; Final Approval Request for a Conditional User Permit-Sweet Basil Café
2007-140; Request for a Conditional Use Permit in B-1ASL-Don Jose's

Comments regarding a site plan review:

2007-120; 7101 Debarr Road, Wal-Mart Stores, Inc.

Please insure the site plan has adequate access for Wal-Mart's outlots. Notes should insure internal access is available for Tract A. Access for Tract A and Tract B is to be via the signals at Patterson Street and Creekside Road. Per a revised TIA between the applicant and the Municipality out parcels shall not have direct vehicular access to Debarr Road.

Sincerely,



Mark Parmelee
Area Planner

/mm

cc: Louise Hooyer, RLS, Engineering and Survey Supervisor, Right of Way
Tucker Hurn, Right of Way Agent, Right of Way
Scott Thomas, P.E., Regional Traffic Engineer, Traffic Safety and Utilities

Municipality of Anchorage
P. O. Box 196650
Anchorage, Alaska 99519-6650
(907) 343-7943

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MARION Z SIMON TRUST
3676 N POINT DR
ANCHORAGE, AK 99502

RECEIVED

AUG 21 2007

Municipality of Anchorage
Zoning Division

ASSEMBLY NOTICE OF PUBLIC HEARING - - Tuesday, September 11, 2007

Planning Dept Case Number: 2007-140

The Assembly of the Municipality of Anchorage will hold a public hearing on a petition proposing a conditional use at its regular meeting of Tuesday, September 11, 2007. The meeting begins at 6:00 p.m. in the Assembly Chambers of the Z. J. Loussac Library, 3600 Denali Street. The petition is for the following:

CASE: 2007-140
PETITIONER: Jose Ramos
REQUEST: Assembly conditional use for a restaurant serving alcohol
TOTAL AREA: 0.500 acres
SITE ADDRESS: 924 MULDOON RD
CURRENT ZONE: B-1ASL Local and neighborhood business district w/special limitations
COM COUNCIL(S): 1---Northeast

LEGAL/DETAILS: An alcoholic beverage conditional use for a restaurant (beer and wine) license for Don Jose's Restaurant. Creekside Park #2, Lot 20A. Located at 924 Muldoon Road.

The Zoning Ordinance requires that you be sent notice because your property is within the vicinity of the petition area. This will be the only public hearing and you are invited to attend and present testimony, if you so desire.

If you would like to comment on the petition this form may be used for your convenience. Mailing Address: Municipality of Anchorage, Department of Planning, P.O. Box 196650, Anchorage, AK 99519-6650. For more information call: 343-7943; FAX 343-7927. Case information may be viewed at www.muni.org by selecting Departments/Planning/Zoning and Platting Cases.

Name: MARION Z. SIMON
Address: 3676 NORTH POINT DRIVE, ANCHORAGE, AK 99502
Legal Description: CREEKSIDE PK #2 LOT 20B
Comments: I have no objection to the proposed conditional use. I believe Jose Ramos will be a great addition to the neighborhood. I own the adjacent restaurant and look forward to having the Don Jose restaurant next door. Mr. Ramos has had a great restaurant in Anchorage for many years and the low key atmosphere of his restaurant will be a great addition. As a family restaurant in the area.
2007-140

Zoning and Platting Cases On-line

View Case Comments

[Submit a Comment](#)

**** These comments were submitted by citizens and are part of the public record for the cases ****

Questions? If you have questions regarding a case, please contact Zoning at **907-343-7943** or Platting & Variances at **907-343-7942**.

RECEIVED

JUL 24 2007

Municipality of Anchorage
Zoning Division**1. Select a Case:** [View Comments](#)**2. View Comments:****Case Num:** 2007-140

Assembly conditional use for a restaurant serving alcohol

Site Address: 924 MULDOON RD**Location:** An alcoholic beverage conditional use for a restaurant license for Don Jose's Restaurant, Creekside Park #2, Lot 20A. Located at 924 Muldoon Road.[Details](#) | [Staff Report](#) | [submit a comment](#)

Public Comments

7/23/07

ainslie phillips

8410 ry oaks

anchorage 99504

this property has a conditional re-zone existing on this...AO96-17 dated 10-2-96 limiting the use of alcohol to wine and beer only at this site...please honor this document, weed and seed was first put in muldoon to clean up the damageing effects that alcohol abuse in this area had created and now that we have made such good progress we don't need to back slide

028

3

APPLICATION

Application for Conditional Use Retail Sale Alcoholic Beverages

Municipality of Anchorage
Planning Department
PO Box 196650
Anchorage, AK 99519-6650

Please fill in the information asked for below.

PETITIONER*	PETITIONER REPRESENTATIVE (IF ANY)
Name (last name first) RAMOS, JOSE	Name (last name first) PEARCE, RAMONA
Mailing Address 127 W PIONEER AVE HOMER, AK 99603	Mailing Address 127 W PIONEER AVE HOMER, AK 99603
Contact Phone: Day: 235-79123 Night: 229-7196	Contact Phone: Day: 235-9333 Night: 299-4073
FAX: 907-235-7964	FAX: 907-235-9334
E-mail: JRAMOS@ALASKADONJOSES.COM	E-mail: RPEARCE@ALASKADONJOSES.COM

*Report additional petitioners or disclose other co-owners on supplemental form. Failure to divulge other beneficial interest owners may delay processing of this application.

PROPERTY INFORMATION
Property Tax # (000-000-00-000): 006-101-45-00013
Site Street Address: 924 MUNDON RD, ANCHORAGE
Property Owner (if not the Petitioner): JOSE RAMOS / DON JOSES LLC
Current legal description: (use additional sheet in necessary) LOTS 20A AND 20B PLAT # 97-142 CREEKSIDE PARK SUBDIVISION #2
Zoning: _____ Acreage: _____ Grid # _____

MA 8/15/07

ALCOHOLIC BEVERAGE CONTROL BOARD LICENSE PROPOSED		
<input checked="" type="checkbox"/> Beverage Dispensary	<input type="checkbox"/> Private Club	<input type="checkbox"/> Restaurant, exempt
<input checked="" type="checkbox"/> Beverage Dispensary-Tourism	<input type="checkbox"/> Public Convenience	<input type="checkbox"/> Theater
<input type="checkbox"/> Brew Pub	<input type="checkbox"/> Recreational	<input type="checkbox"/> Other (Please explain):
<input type="checkbox"/> Package Store	<input checked="" type="checkbox"/> Restaurant	
Is the proposed license: <input type="checkbox"/> New	Transfer of location: ABC license number: 2289	
	Transfer license location: 1251 MUNDON RD	
	Transfer licensed premises doing business as: AMF BOWLING CENTER	

STAT MA 8/15/07

I hereby certify that (I am)/(I have been authorized to act for) owner of the property described above and that I petition for a retail sale of alcoholic beverages conditional use permit in conformance with Title 21 of the Anchorage Municipal, Code of Ordinances. I understand that payment of the application fee is nonrefundable and is to cover the costs associated with processing this application, and that it does not assure approval of the conditional use. I also understand that assigned hearing dates are tentative and may have to be postponed by Planning Department, Municipal Clerk, or the Assembly for administrative reasons.

Date: **6/22/07** Signature (Agents must provide written proof of authorization): *[Signature]*

Postage & Delivery	Fee	Case Number
	\$4.00	2007-1410

A096-127

COMPREHENSIVE PLAN INFORMATIONAnchorage 2020 Urban/Rural Services: ☒ Urban ☐ RuralAnchorage 2020 West Anchorage Planning Area: ☐ Inside ☒ Outside

Anchorage 2020 Major Urban Elements: Site is within or abuts:

- ☐ Major Employment Center ☐ Redevelopment/Mixed Use Area ☐ Town Center
☒ Neighborhood Commercial Center ☐ Industrial Center
☐ Transit - Supportive Development Corridor

Eagle River-Chugiak-Peters Creek Land Use Classification:

- ☐ Commercial ☐ Industrial ☐ Parks/opens space ☐ Public Land Institutions
☐ Marginal land ☐ Alpine/Slope Affected ☐ Special Study
☐ Residential at _____ dwelling units per acre

Girdwood-Turnagain Arm

- ☐ Commercial ☐ Industrial ☐ Parks/opens space ☐ Public Land Institutions
☐ Marginal land ☐ Alpine/Slope Affected ☐ Special Study
☐ Residential at _____ dwelling units per acre

ENVIRONMENTAL INFORMATION (All or portion site affected)

- Wetland Classification: ☒ None ☐ "C" ☐ "B" ☐ "A"
 Avalanche Zone: ☒ None ☐ Blue Zone ☐ Red Zone
 Floodplain: ☐ None ☐ 100 year ☐ 500 year
 Seismic Zone (Harding/Lawson): ☐ "1" ☐ "2" ☐ "3" ☐ "4" ☐ "5"

RECENT REGULATORY INFORMATION (Events that have occurred in last 5 years for all or portion site)

- ☐ Rezoning - Case Number:
☐ Preliminary Plat ☐ Final Plat - Case Number(s):
☐ Conditional Use - Case Number(s):
☐ Zoning variance - Case Number(s):
☐ Land Use Enforcement Action for
☐ Building or Land Use Permit for
☐ Wetland permit: ☐ Army Corp of Engineers ☐ Municipality of Anchorage

DOCUMENTATION

- Required:
- ☐ Site plan to scale depicting: building footprints; parking areas; vehicle and pedestrian circulation; lighting; landscaping; signage; and licensed premises location.
 - ☐ Building plans to scale depicting: floor plans indicating the location of sales and service areas; building elevations (photographs are acceptable).
 - ☐ Photographs of premises from each street frontage that include and show relationship to adjacent structures and the premises visible street address number.
 - ☐ Narrative: explaining the project; construction, operation schedule, and open for business target date.
 - ☐ Copy of a zoning map showing the proposed location.
 - ☐ Copy of completed Alcoholic Beverage Control Board liquor license application form including all drawings and attachments, if filed with ABC Board.
- Optional: ☐ Traffic impact analysis ☐ Economic impact analysis ☐ Noise impact analysis

PROPERTY OWNER AUTHORIZATION* (if petitioner is not property owner)

I(WE) hereby grant permission to and acknowledge that person shown as the petitioner on this application 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 (MY)(OUR) responsibility to satisfy.

6/22/07

Date

Signature

*Report additional petitioners or disclose other co-owners on supplemental form. Failure to divulge other beneficial interest owners may delay processing of this application.

FACILITY OPERATIONAL INFORMATION

What is the proposed or existing business name (Provide both if name is changing):

AMC BOWLING CENTER / DON JOSES MEXICAN REST

What is the gross leaseable floor space in square feet?

3,000

What is the facility occupant capacity?

88

What is the number of fixed seats(booth and non movable seats)?

24

What is the number non-fixed seats(movable chairs, stools, etc.)?

64

What will be the normal business hours of operation?

11:AM to 11 PM

What will be the business hours that alcoholic beverages will be sold or dispensed?

11AM to 11 PM

What do you estimate the ratio of food sales to alcohol beverage sales will be?

25 % Alcoholic beverage sales

75 % Food sales

Type of entertainment proposed: (Mark all that apply)

☒ Recorded music ☐ Live music ☐ Floor shows ☐ Patron dancing ☐ Sporting events ☐ Other ☐ None

Do you 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

DISTANCE FROM CHURCHES, DAY CARE, AND SCHOOLS

Locate and provide the names and address of all churches, day care, and public or private schools within 200 feet of the site property lines

Name

Address

N/A

PACKAGE STORES

Provide the projected percentage of alcoholic product inventory in the store where the retail unit price is:

<u>40</u>	%	less than \$5.00
<u>60</u>	%	\$5.00 to \$10.00
	%	\$10.00 to \$25.00
	%	greater than \$25.00

CONDITIONAL USE STANDARDS

The Assembly may only approve the conditional use if it finds that all of the following 4 standards are satisfied. Each standard must have a response in as much detail as it takes to explain how your project satisfies the standard. The burden of proof rests with you. Use additional paper if needed.

Explain how the proposed conditional use furthers the goals and policies of the comprehensive development plan and conforms to the comprehensive development plan in the manner required by AMC 21.05.

DON JOSES IS A SMALL BUSINESS THAT WILL BE EMPLOYING 40-50 PEOPLE AT A PRIME ANCHORAGE LOCATION. THE LOCATION SERVES OTHER BUSINESS EMPLOYEES IN THE AREA AS WELL AS ANCHORAGE'S TOURISM POPULATION. SINCE THIS IS A 2ND LOCATION, A GUEST/CUSTOMER BASE HAS ALREADY BEEN ESTABLISHED.

Explain how the proposed conditional use conforms to the standards for that use in this title and regulations promulgated under this title. BIASL

DON JOSES IS A FAMILY DINING RESTAURANT THAT WILL SERVE THE LOCAL RESIDENTIAL AND BUSINESS COMMUNITIES.

Explain how the proposed conditional use will be compatible with existing and planned land uses in the surrounding neighborhood and with the intent of its use district.

FULL DINING RESTAURANT WITH FULL BEVERAGE DISPENSARY LIQUOR LICENSE. INCREASING BUSINESS AND TOURISM IN THE AREA.

Explain how the proposed conditional use 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.

CORNER LOT, VEHICULAR AND PEDESTRIAN TRAFFIC
ALREADY ESTABLISHED

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

NO CHANGE

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

NONE APPLICABLE

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

NONE APPLICABLE

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.

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.

How many active liquor licenses are located on the same property as your proposed license? ϕ

Within 1,000 feet of your site are how many active liquor licenses? 3

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

How many active liquor licenses are within the boundaries of the local community council? 25

In your opinion, is this quantity of licenses a negative impact on the local community? NO

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? *ALL EMPLOYEES IN DIRECT CONTACT WITH ALCOHOL WILL HAVE TAMS CARDS*

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.

- | | | |
|---|--|---|
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | Happy hours? |
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | Games or contests that include consumption of alcoholic beverages? |
| <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No | Patron access and assistance to public transportation? |
| <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No | Notice of penalties for driving while intoxicated posted or will be posted? |
| <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No | Non-alcoholic drinks available to patrons? |
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | Solicitation or encouragement of alcoholic beverage consumption? |

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:

*ALL SERVERS WILL HAVE TAMS CARDS
ALL BARTENDERS WILL HAVE TAMS CARDS*

outside facility:

ALL UNLAWFUL CONDUCT WILL BE REPORTED

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

- ☐ Yes ☒ No Are real estate and business property taxes current?
☐ Yes ☒ No Are there any other debts owed to the Municipality of Anchorage?

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.

- ☒ Yes ☐ No As the applicant and operator can you comply? If no explain

Additional space if needed.

Alcoholic Beverage Control Board 5848 E Tudor Rd Anchorage, AK 99507	Transfer Liquor License	PAGE 1 OF 2 (907) 269-0350 Fax: (907) 272-9412 www.dps.state.ak.us/abc
--	--------------------------------	--

This application is for:

- ☐ Seasonal - Two 6-month periods in each year of the biennial period beginning _____ and ending _____
☐ Full 2-year period _____ Mo/Day _____ Mo/Day

SECTION A - LICENSE INFORMATION. Must be completed for all types of applications.			FEES
License Year: <u>2007</u>	License Type: <u>RESTAURANT EATING PLACE</u>	Statute Reference Sec. 04.11. <u>100</u>	License Fee: \$ Filing Fee: \$100.00 Fingerprint: (35\$ per person) Total Submitted: \$
License #: <u>2289</u>		Community Council Name(s) & Mailing Address: <u>MUNICIPALITY OF ANCHORAGE</u> <u>632 W 10TH STREET</u> <u>ANCHORAGE, AK 99501</u>	
Local Governing Body: (City, Borough or Unorganized) <u>MUNICIPALITY OF ANCHORAGE</u>		Federal EIN or SSN: <u>92-0156358</u>	
Name of Applicant (Corp/LLC/PLP/Individual/Partnership): <u>DON JOSES LLC</u>		Doing Business As (Business Name): <u>DON JOSES MEXICAN RESTAURANT</u>	Business Telephone Number: <u>907/235-7963</u> Fax Number: <u>907/235-7964</u>
Mailing Address: <u>127 W PIONEER AVE</u>		Street Address or Location of Premises: <u>924 MULLDOON AVE.</u> <u>ANCHORAGE, AK 99504</u>	
City, State, Zip: <u>ANCHORAGE, AK 99503</u>		Email Address:	

SECTION B - TRANSFER INFORMATION.

<input checked="" type="checkbox"/> Regular Transfer <input type="checkbox"/> Transfer with security interest: Any instrument executed under AS 04.11.670 for the purposes of applying AS 04.11.360(4)(b) in a later involuntary transfer, must be filed with this Application (15 AAC 104.107). Real or personal property conveyed with this transfer must be described. Provide security interest documents. <input type="checkbox"/> Involuntary Transfer. Attach documents which evidence default under AS 04.11.670.	Name and Mailing Address of Current Licensee: <u>AMF BOWLING CENTERS, INC</u> Business Name (before transfer): <u>AMF EAST 40 BOWL / GOLD ROOM LOUNGE</u> Street Address or Location BEFORE transfer: <u>1251 MULLDOON RD, ANCHORAGE 99504</u>
---	---

SECTION C - PREMISES TO BE LICENSED. Must be completed for RELOCATION applications.

Closest school grounds:	Distance measured under: <input type="checkbox"/> AS 04.11.410 OR <input type="checkbox"/> Local ordinance No.	<input type="checkbox"/> Premises is GREATER than 50 miles from the boundaries of an incorporated city, borough, or unified municipality. <input type="checkbox"/> Premises is LESS than 50 miles from the boundaries of an incorporated city, borough, or unified municipality. <input type="checkbox"/> Not applicable
Closest church:	Distance measured under: <input type="checkbox"/> AS 04.11.410 OR <input type="checkbox"/> Local ordinance No.	<input type="checkbox"/> Plans submitted to Fire Marshall (required for new & proposed buildings) <input type="checkbox"/> Diagram of premises attached
Premises to be licensed is: <input checked="" type="checkbox"/> Proposed building <input type="checkbox"/> Existing facility <input type="checkbox"/> New building		

Does any individual, corporate officer, director, limited liability organization member, manager or partner named in this application have any direct or indirect interest in any other alcoholic beverage business licensed in Alaska or any other state?

☒ Yes ☐ No If Yes, complete the following. Attach additional sheets if necessary.

Name	Name of Business	Type of License	Business Street Address	State
JOSE RAMOS	DON JOSES	REST/EATING	2052 E. D. AVE.	ANCHORAGE AK
JOSE RAMOS	DON JOSES	REST/EATING	127 W PIONEER	ANCHORAGE AK
JOSE RAMOS	EL PESCADOR	REST/EATING	4262 HOMER SPIT	HOMER AK

Has any individual, corporate officer, director, limited liability organization member, manager or partner named in this application been convicted of a felony, a violation of AS 04, or been convicted as a licensee or manager of licensed premises in another state of the liquor laws of that state?

☐ Yes ☒ No If Yes, attach written explanation.

Office use only

Date Approved	Director's Signature
---------------	----------------------

Alcoholic Beverage Control Board
5848 E Tudor Rd
Anchorage AK 99507
PH: 907 269-0330 - FX: 907 272-9412

Liquor License

PAGE 2 of 2
Licensee Information
www.dps.state.ak.us/abc

Corporations, LLCs, LLPs and LPs must be registered with the Dept. of Community and Economic Development.

Name of Entity (Corporation/LLC/LLP/LP) (or N/A if an Individual ownership): DON JOSE RAMOS LLC	Telephone Number: 907 235-7963	Fax Number: 907 235-7964
Corporate Mailing Address: 127 W PIONEER AVE	City: HOMER	State: AK
Name, Mailing Address and Telephone Number of Registered Agent: JOSE RAMOS 907 235-7963 127 W PIONEER HOMER AK 99603	Date of Incorporation OR Certification with DECED: 7-28-95	State of Incorporation: ALASKA

Is the Entity in compliance with the reporting requirements of Title 10 of the Alaska Statutes? ☒ Yes ☐ No
If no, attach written explanation. Your entity must be in compliance with Title 10 of the Alaska Statutes to be a valid liquor licensee.

Entity Members (Must include President, Secretary, Treasurer, Vice-President, Manager and Shareholder/Member with at least 10%)

Name	Title	%	Home Address & Telephone Number	Work Telephone Number	Date of Birth
JOSE RAMOS	PRES	51	127 W PIONEER AVE HOMER, AK 235-8521	235-7963	[REDACTED]
MARIA C RAMOS	VP/SEC	49	127 W. PIONEER AVE HOMER AK 235-8521	235-7963	[REDACTED]
	TREAS				

NOTE: On a separate sheet provide information on ownership other organized entities that are shareholders of the licensee.

Individual Licensees/Affiliates (The ABC Board defines an "Affiliate" as the spouse or significant other of a licensee. Each Affiliate must be listed.)

Name: Address: Home Phone: Work Phone:	Applicant <input type="checkbox"/> Affiliate <input type="checkbox"/> Date of Birth:	Name: Address: Home Phone: Work Phone:	Applicant <input type="checkbox"/> Affiliate <input type="checkbox"/> Date of Birth:
Name: Address: Home Phone: Work Phone:	Applicant <input type="checkbox"/> Affiliate <input type="checkbox"/> Date of Birth:	Name: Address: Home Phone: Work Phone:	Applicant <input type="checkbox"/> Affiliate <input type="checkbox"/> Date of Birth:

Declaration

- I declare under penalty of perjury that I have examined this application, including the accompanying schedules and statements, and to the best of my knowledge and belief it is true, correct and complete, and this application is not in violation of any security interest or other contractual obligations.
- I hereby certify that there have been no changes in officers or stockholders that have not been reported to the Alcoholic Beverage Control Board. The undersigned certifies on behalf of the organized entity, it is understood that a misrepresentation of fact is cause for rejection of this application or revocation of any license issued.
- I further certify that I have read and am familiar with Title 4 of the Alaska statutes and its regulations, and that in accordance with AS 04.11.450, no person other than the licensee(s) has any direct or indirect financial interest in the licensed business.
- I agree to provide all information required by the Alcoholic Beverage Control Board in support of this application.

Signature of Licensee(s) Signature William A. McDonnell	Signature of Transferee(s) Signature JOSE RAMOS
Name & Title (Please Print) William A. McDonnell, CEO	Name & Title (Please Print) JOSE RAMOS, PRESIDENT
Subscribed and sworn to before me this 21st day of June , 2007 .	Subscribed and sworn to before me this 14th day of June , 2007 .
Notary Public in and for the State of Alaska Blenda Johannes Riky	Notary Public in and for the State of Alaska Lisa S. Walter
My commission expires: November 30, 2009	My commission expires: 4/21/09

Transfer App 11/06

Frontiersman**3916***Growing with the Valley since 1947.*5751 East Mayflower Court
(907) 352-2250

(907) 694-6318

Wasilla, AK 99654
(907) 352-2277 Fax**AFFIDAVIT OF PUBLICATION****UNITED STATES OF AMERICA, STATE OF ALASKA, THIRD DIVISION**

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, THIS DAY
PERSONALLY APPEARED BEFORE SUZANNE ICKES WHO, BEING FIRST
DULY SWORN, ACCORDING TO LAW, SAYS THAT SHE IS THE
LEGAL AD CLERK OF THE FRONTIERSMAN PUBLISHED AT
WASILLA, IN SAID DIVISION THREE AND STATE OF ALASKA AND
THAT THE ADVERTISEMENT, OF WHICH THE ANNEXED IS A TRUE
COPY, WAS PUBLISHED ON THE FOLLOWING DAYS:

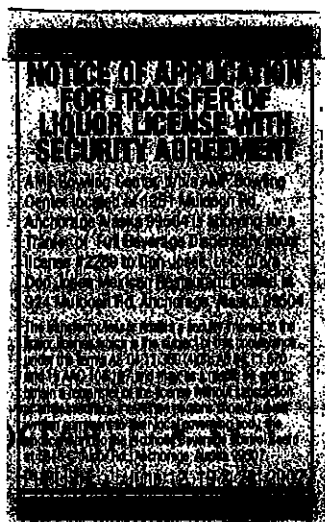
June 12, 19, & 26, 2007

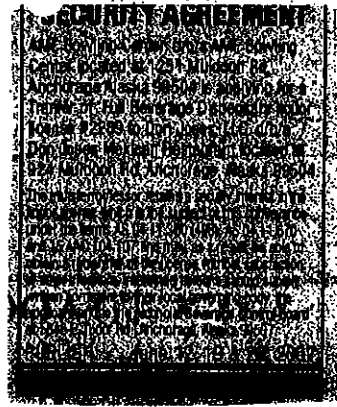
AND THAT THE RATE CHARGED THEREIN IS NOT IN EXCESS OF
THE RATE CHARGED PRIVATE INDIVIDUALS.

Suzanne Ickes
SUBSCRIBED AND SWORN TO BEFORE ME
THIS 26TH DAY OF JUNE, 2007.

Tracy A. Ressler
NOTARY PUBLIC FOR STATE OF ALASKA

DON JOSE'S
Liquor License







MEXICAN RESTAURANT & CANTINA

Established in 1957

The Ramos family, along with their professional and courteous employees, warmly welcome you to Don Jose's Restaurants. The first Don Jose's was established in Houston, Texas by the Ramoses in 1957. The Casa Ramos and Don Jose's are family style businesses and we take pride in our personal and hospitable service. We are proud of the quality of food served to you, as if you were a guest at our homes.

We are proud to be part of your community and we hope to make your experience with us enjoyable and comfortable.

Make reservations, Don Jose's Mexican Restaurant

Lunch Specials

Lunch Specials available through Friday from 11:00 am to 3:00 pm.
Includes rice and your choice of refried or whole pinto beans.

Chimichanga - 7.99

Chile Relleno - 7.99

Enchiladas - 7.99

Tacos - 7.99

Enchilada & Taco - 7.99

Enchilada & Tostada - 7.99

Enchilada & Tamale - 7.99

Grilled Burrito - 9.99

Carne Asada Tacos - 9.99

Combinations

Combinations are available by size and your choice of whole or refried beans.

Tamale
Chicken - 10.99

**Enchilada &
Tamales** - 10.99

Chile Relleno
Three fried hour tortilla wraps filled with chicken,
sauce, cheese and guacamole - 10.99

Chile Relleno
Three fried hour tortilla wraps filled with chicken,
sauce, cheese and guacamole - 10.99

Tamales
Corn masa filled with spicy beef and steamed
in a traditional corn husk shell - 11.99

**Enchilada
& Tamale Combo** - 11.99

Flautas
Deep fried hour tortilla wraps filled
with Chicken or Beef. Garnished with
sour cream and guacamole - 10.99

Taquitos
Three fried hour corn tortilla wraps filled with Chicken or Beef.
Garnished with sour cream and guacamole - 10.99

MICRO COMBOS FOR THE HEARTY APPETITE

El Jefe
A Taco, an Enchilada and a Chile Relleno - 13.99

El Patrón
Three Taquitos with a Chip Beef Taco and a Cheese Enchilada - 13.99

El Presidente
Three Taquitos with a Chip Beef Taco, a Tamale and a Chicken Flauta - 13.99

FAJITAS

Our fajitas are made with the freshest sizzling meat
and served with soft and corn or flour tortillas. Served with rice,
black beans, pico de gallo, guacamole, and sour cream.

Steak or Chicken Fajitas - 14.99

Fajitas Supreme

With chicken, beef and shrimp - 16.99

Seafood Fajitas

With shrimp and scallops - 16.99

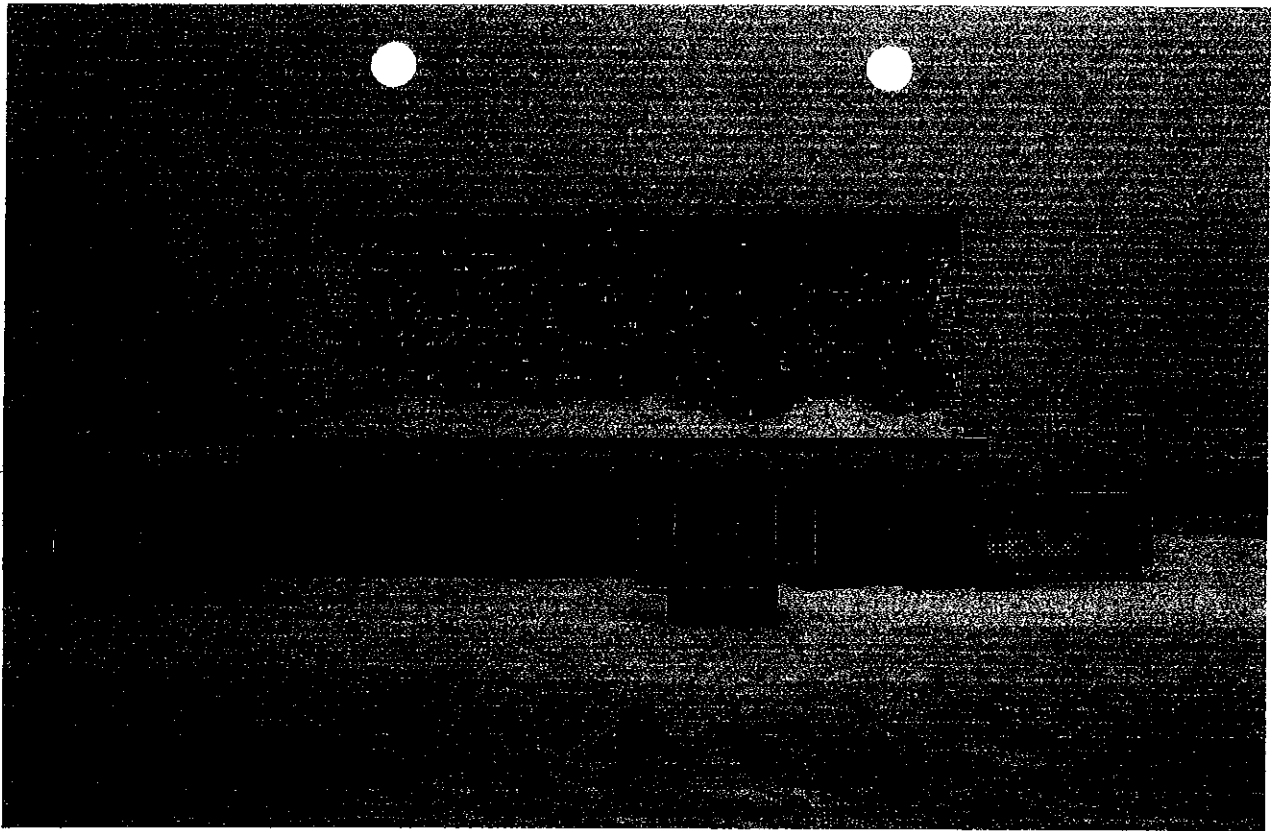
Halibut, Scallops, or Shrimp Fajitas - 15.99

Vegetarian Fajitas - 13.99

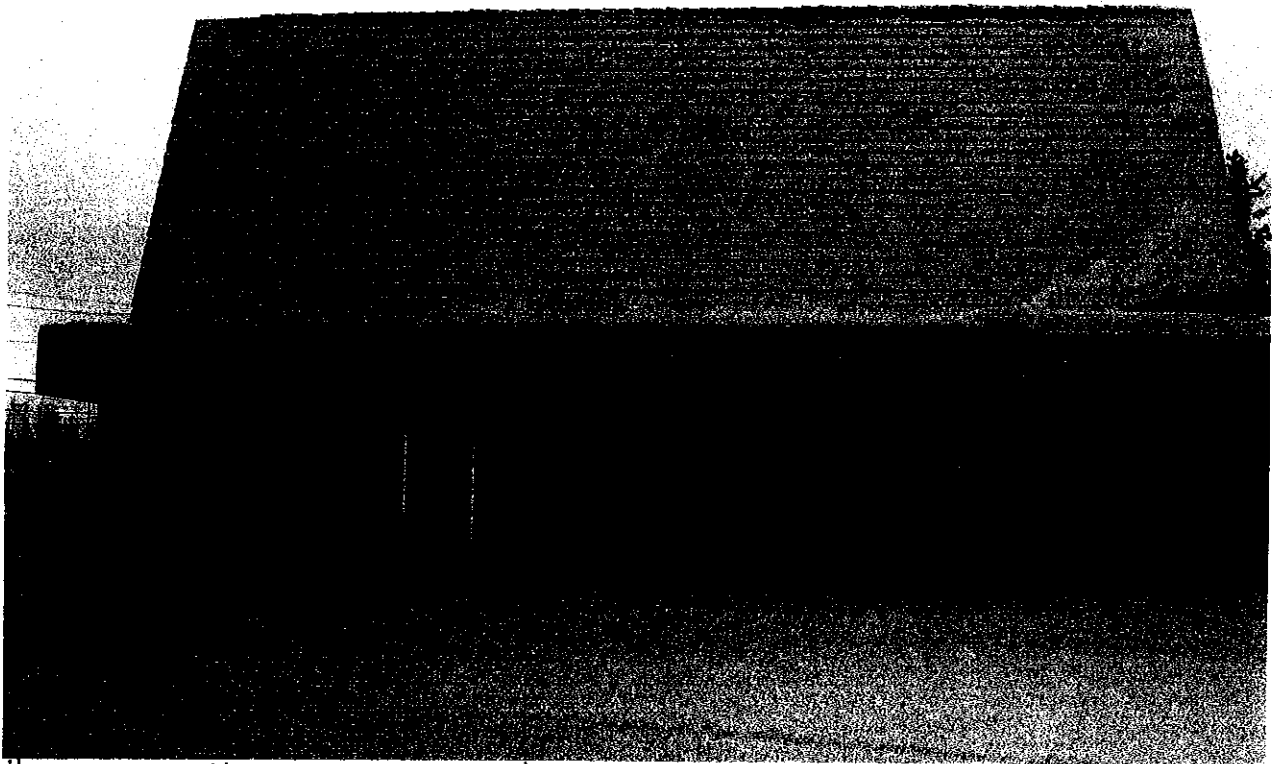
Don Jose's LLC
127 W. Pioneer Ave
Homer, AK 99603

Don Jose's Restaurant located at **924 Muldoon Street** open for business target date is August 31,
2007 11:00 A.M.

If you have any questions please feel free to contact Jose Ramos at 907-229-7196



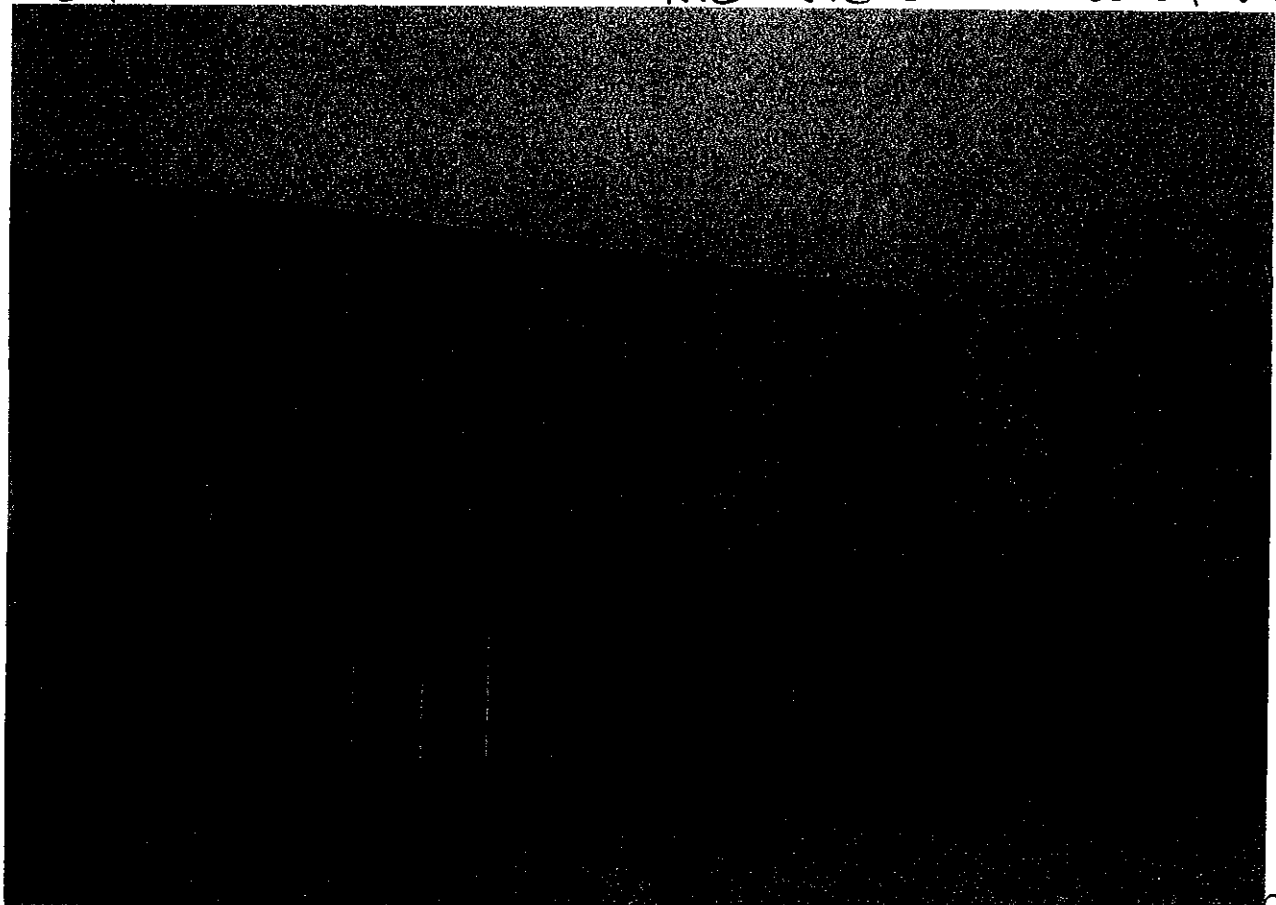
more East View



"West view"

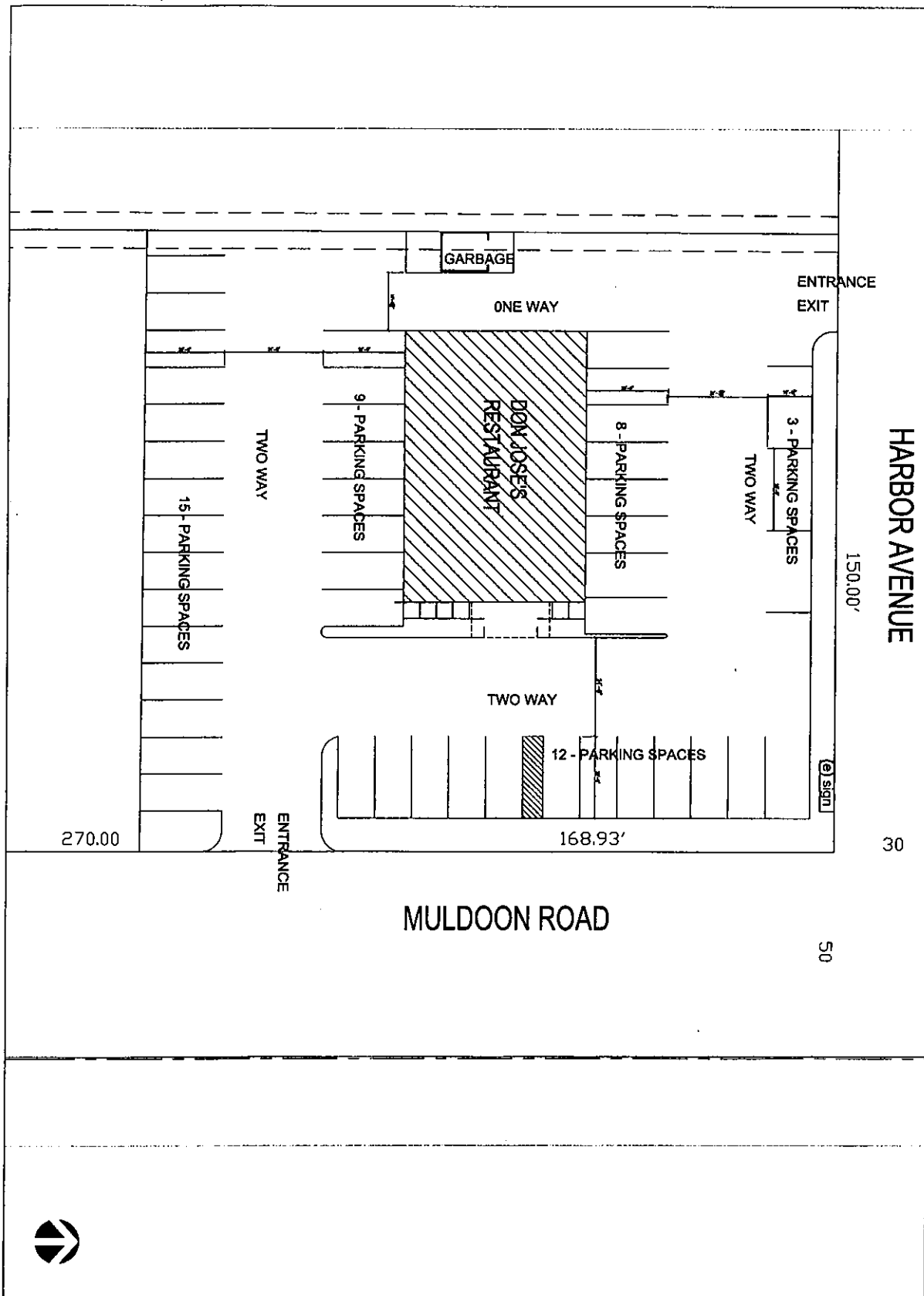
Harbor Ave view

"West View"



Harbor Ave view

924 Muldoon Street

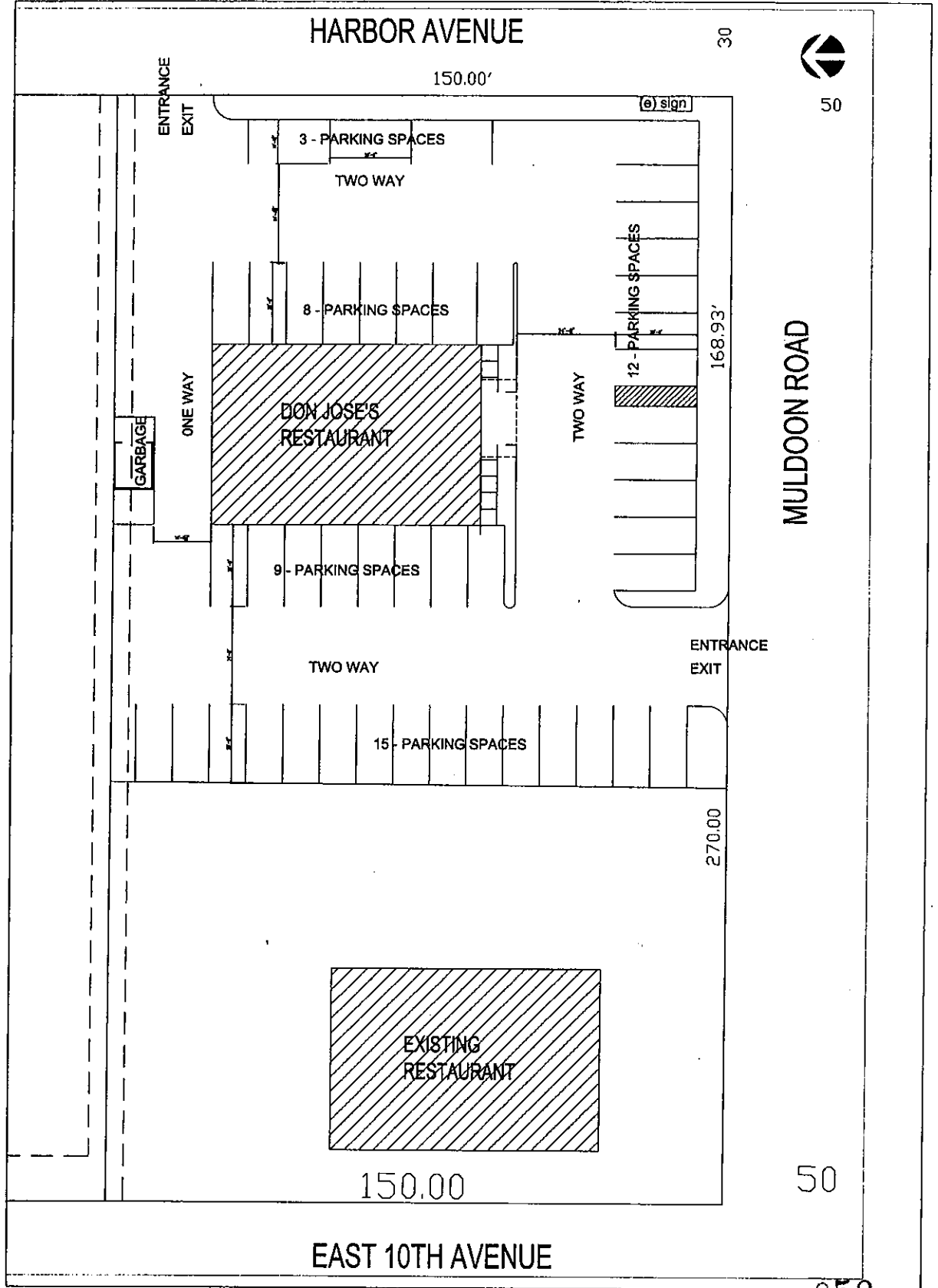


A0.1	DON JOSE'S RESTAURANT- TENANT IMPROVEMENT	20091201
	924 MULDOON STREET	WZ
	SITE PLAN	6-3-07

20011201	10/12/01
10/12/01	10/12/01
10/12/01	10/12/01
10/12/01	10/12/01
10/12/01	10/12/01

DON JOSE'S RESTAURANT - TENANT IMPROVEMENT
 824 MULDOON STREET
 SITE PLAN

A0.2

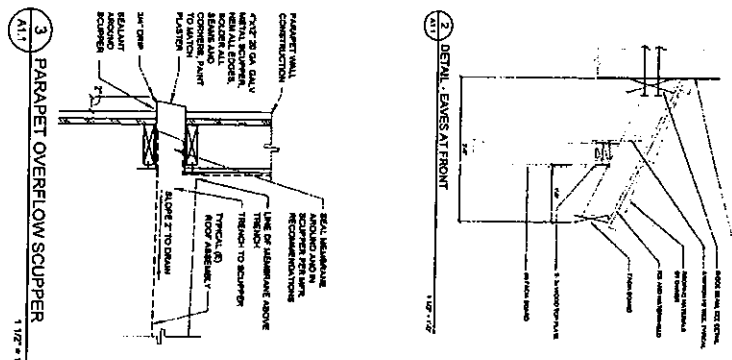
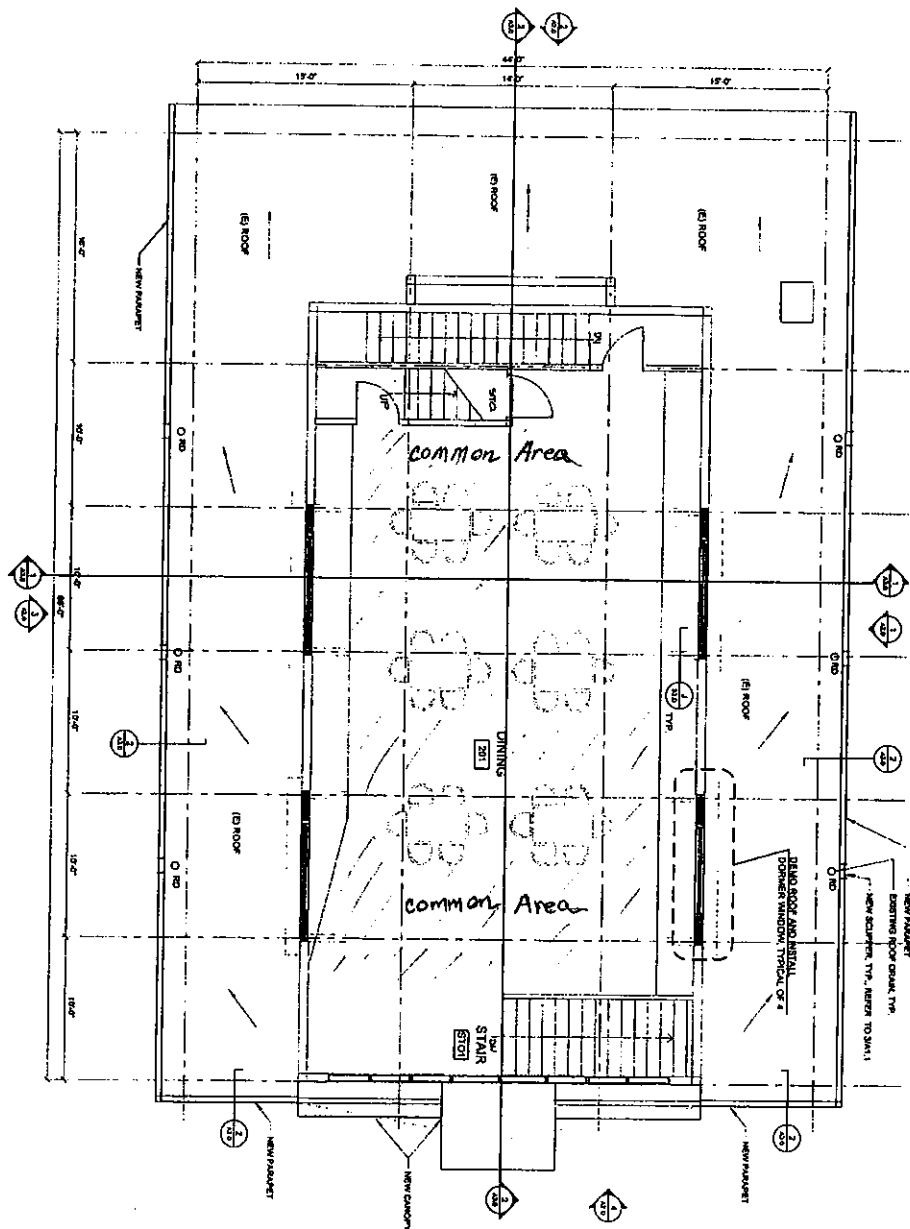


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MULDOON ROAD

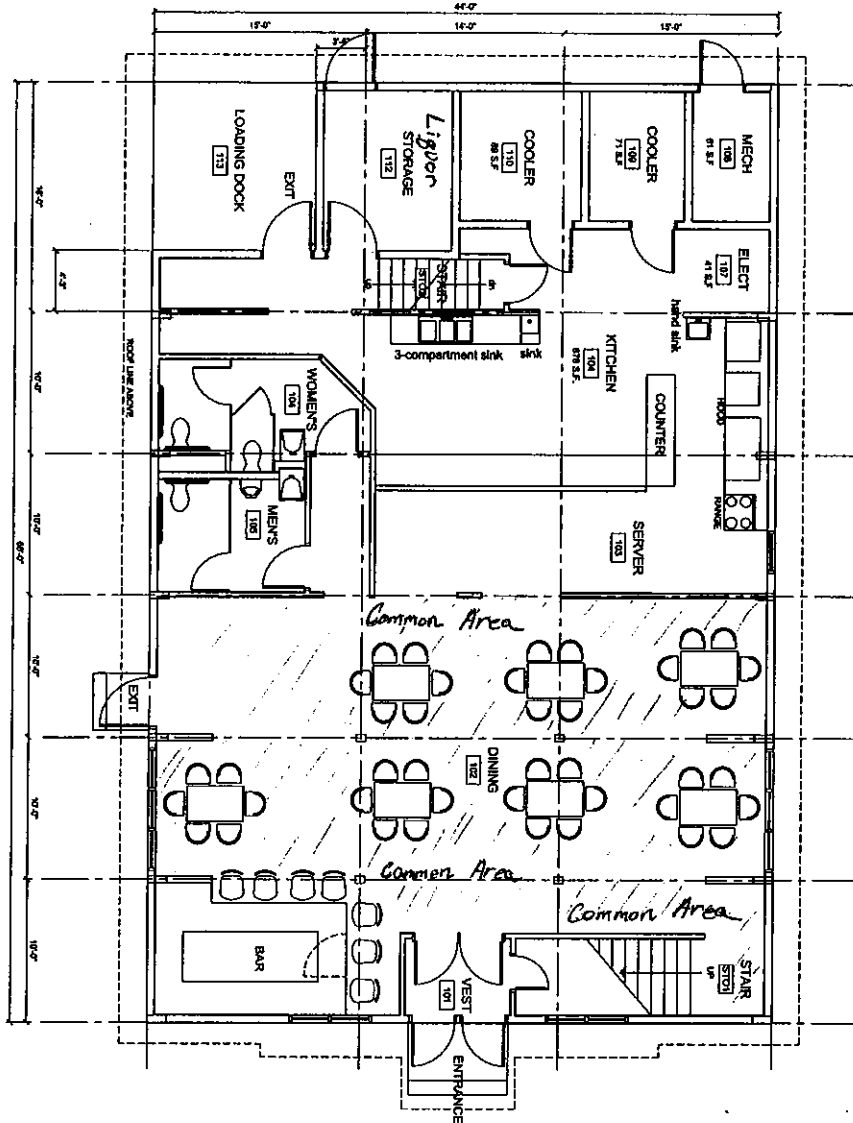
50

052

$1/4" = 1'-0"$ 

1 REFERENCE EXISTING FLOOR PLAN - LEVEL 1
 A1.9 TOTAL AREA - 2,304 SF ±

Scale: 1"=1'-0"



A0.1

DON JOSE'S RESTAURANT - TENANT IMPROVEMENT
 924 MULDOON STREET

Floor Plan - Level 1

2008.12.01

WVZ

6-3-07

054

POSTING

AFFIDAVIT

Cafe Hours:
CLOSED
 Monday & Tuesday
 Wednesday - Saturday:
 3:00pm
 Sunday:
 9:00am - 2:00pm

**Notice of
 Public
 Hearing**

THE ENERGY COMMISSION
 1501 MARKET STREET, SUITE 100
 OAKLAND, CA 94612
 TEL: 415-779-3000
 FAX: 415-779-3001
 WWW.EC.CA.GOV



058

059

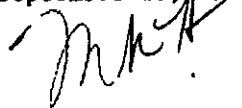
**HISTORICAL
INFORMATION**

CLERK'S OFFICE
AMENDED AND APPROVED

Date: 12-22-96

Submitted by: Chairman of the Assembly at
the Request of the Mayor
Prepared by: Department of Community
Planning and Development
For reading: September 10, 1996

Anchorage, Alaska
AO 96-127



7

1. AN ORDINANCE AMENDING THE ZONING MAP AND PROVIDING FOR THE
2. REZONING FROM R-2M (MULTIPLE-FAMILY RESIDENTIAL DISTRICT) ZONE TO B-
3. 1A/SL (LOCAL AND NEIGHBORHOOD BUSINESS DISTRICT) WITH SPECIAL
4. LIMITATIONS ZONE, A 0.96 ACRE SITE, MORE OR LESS, OF T13N, R3W,
5. SECTION 13, SE 1/4, SE 1/2, NE 1/4, SW 1/4, PORTION, S.M., ALASKA (A.K.A.
6. CREEKSIDE PARK SUBDIVISION #2, LOT 20), GENERALLY LOCATED ON THE
7. WEST SIDE OF MULDOON ROAD AND SOUTH OF OLD HARBOR ROAD.

8. (Northeast Community Council) (Planning and Zoning Commission Case 96-065)

9. THE ANCHORAGE ASSEMBLY ORDAINS:

10. Section 1. The zoning map shall be amended by designating the following
11. described property as B-1A/SL (Local and Neighborhood Business District) with Special
12. Limitations zone:

13. T13N, R3W, Section 13, SE 1/4, SE 1/2, NE 1/4, SW 1/4, Portion, S.M., Alaska
14. (a.k.a. Creekside Park Subdivision #2, Lot 20) as shown on Exhibit A attached
15. (Planning and Zoning Commission Case 96-065).

16. Section 2. The zoning map amendment described in Section 1 above shall be
17. subject to the following listed restrictions:

18. Conditional uses in this zoning district are limited to:

19. 1. drive-in banks with sufficient off-street parking area for maneuvering and waiting
20. automobiles;
21. 2. planned unit developments;
22. 3. museums, historical and cultural exhibits and the like;
23. 4. restaurants, tearooms, cafes and other places serving food involving the
24. dispensing or service of beer and wine only in accordance with Section
25. 21.50.160

26. Section 3. The zoning map amendment described in Section 2 above shall be
27. subject to the following design criteria:

28. 1. The fence and existing natural vegetation shall be maintained for the life
29. of the commercial use. Five (5) additional trees, consisting of spruce and
30. mountain ash, shall be planted along the north 50 feet of the west
31. property boundary.
32. 2. Projecting and free-standing pole signs shall be limited to that which exists
33. on the site as of this approval. (The height of the three pole signs and
34. square foot dimensions of the viewing area shall be submitted by the
35. petitioner.)
36. 3. See last page for amendment.

37. Section 4. The special limitations set forth in this ordinance shall prevail over
any inconsistent provision of Title 21 of the Anchorage Municipal Code, unless

specifically provided otherwise. All provisions of Title 21 of the Anchorage Municipal Code not specifically affected by a special limitation set forth in this ordinance shall apply in the same manner as if the district classification applied by the ordinance was not subject to special limitations.

Section 5. The Director of Community Planning and Development shall change the zoning map accordingly.

Section 6. The ordinance referenced in Section 1 above shall become effective within 10 days after:

1. the Director of the Department of Community Planning and Development has determined that the special limitation set forth in Section 2 and 3 above shall have the written consent of the owners of the property within the area described in Section 1 above. The Director of the Department of Community Planning and Development shall make such a determination only if he/she receives evidence of the required consent within 120 days after the date on which this ordinance is passed and approved; and
2. a determination of legal non-conforming status is established for required parking by Land Use Enforcement and a parking layout plan for the site which addresses access driveways to Muldoon Road is approved by Traffic Engineering and Land Use Enforcement in the Department of Public Works; and
3. The two sheds which encroach into the required west side yard setback shall have a determination of legal non-conforming status established or shall be relocated, removed or a variance obtained to retain the sheds in their current location; and
4. The sign and guardrail that encroaches into the clear vision area shall have a determination of non-conforming status established by Land Use Enforcement, or a variance shall be obtained, if required; and
5. The existing signage shall be determined to meet the B-1A district requirements or legal non-conforming status shall be determined or a variance shall be obtained, if required to retain the existing signage.

PASSED AND APPROVED by the Anchorage Assembly this 22ND day of October, 1996.

ATTEST:

Chairman

Municipal Clerk

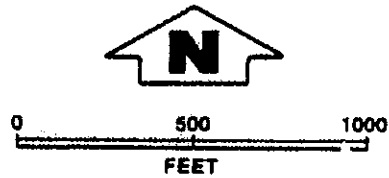
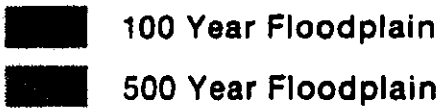
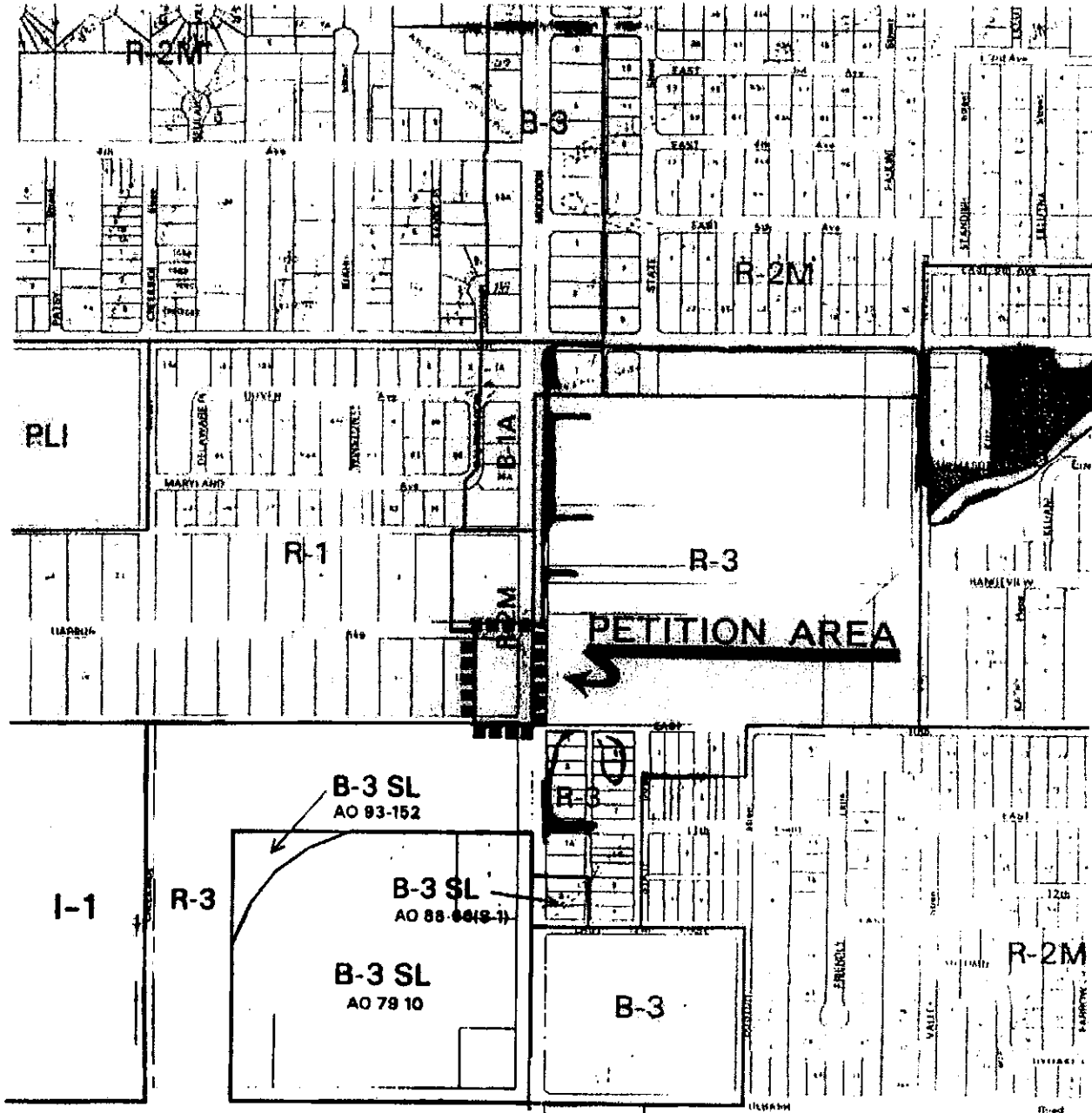
(96-065)
(006-101-40)

Page 3
AO 96-127

Assembly amendment adopted 10/22/96:

Page 1, section 3, add a new number 3 to read: The property owners shall comply with the expectations of the Muldoon beautification plan when that plan has been approved by the appropriate agencies.

EXHIBIT A



PARCEL INFORMATION

APPRAISAL INFORMATION

Legal CREEKSIDE PARK #2
LT 20A

Parcel 006-101-45-000
Owner CREEKSIDE INVESTMENTS LLC

#



Descr FAST FOOD
Site Addr 924 MULDOON RD

127 W PIONEER AVENUE
HOMER

AK 99603 7525

RELATED CAMA PARCELS

Related Parcel(s)	XRef Type	Leased Parcels

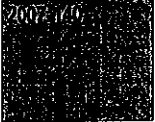
Cross Reference (XRef) Type Legend

Econ. Link	Replat	Uncouple
E = Old to New	R = Old to New	U = Old to New
I = New to Old	F = New to Old	Q = New to Old
Renumber	Combine	Lease
N = New to Old	C = New to Old	L = GIS to Lease
X = Old to New	P = Old to New	M = Lease to GIS

Get "Type" explanation

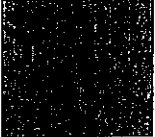
Bring up this form focused
on the related parcel

REZONE



Case Number 2007-140 # of Parcels 1 Hearing Date 07/09/2007
Case Type Assembly conditional use for an alcoholic beverage dispensary use
Legal An alcoholic beverage conditional use for a full beverage dispensary license for Don Jose's Restaurant. Creekside Park #2, Lot 20A. Located at 924 Muldoon Road.

PLAT



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

PERMITS



Permit Number 07 5601
Project DON JOSE'S
Work Desc Roof Repair / Exterior Renovation \$50K
Use A-2 ASSEMBLY, RESTAURANTS, BAR

BZAP



Action No.	Status
Action Date	Type
Resolution	

ALCOHOL LICENSE



Business Address	Applicants Name
License Type	Conditions
Status	



PARCEL INFORMATION

OWNER

CREEKSIDE INVESTMENTS LLC

127 W PIONEER AVENUE

HOMER

AK 99603 7525

Deed 2007 0010346

CHANGES: Deed Date Feb 20, 2007

Name Date Mar 09, 2007

Address Date Mar 09, 2007

PARCEL

Parcel ID 006-101-45-000

Status

Renumbr ID 006-101-40-00000

Site Addr 924 MULDOON RD

Comm Concl NORTHEAST

Comments REF 006-101-40

01

#

TAX INFO

2007 Tax

5,231.49

Balance 0.00

District 003

LEGAL

CREEKSIDE PARK #2

LT 20A

Unit

SQFT 21,970

Plat 970142

Zone B1ASL

Grid SW1340

HISTORY

	Year	Building	Land	Total
Assmt Final	2005	154,200	153,800	308,000
Assmt Final	2006	161,400	164,800	326,200
Assmt Final	2007	118,100	241,700	359,800
Exemptions				0
State Credit				0
Tax Final				359,800

PROPERTY INFO

#	Type	Land Use
01	COMMERCIAL	FAST FOOD

SALES DATA

Mon	Year	Price	Source	Type
02	2007	500,000	OTHER	LAND & BLDG
12	1997	281,250	OTHER	LAND & BLDG

COMMERCIAL INVENTORY

APPRAISAL INFORMATION

Legal CREEKSIDE PARK #2
LT 20A

Parcel 006-101-45-000

01 of 01

01

Owner CREEKSIDE INVESTMENTS LLC

Site Addr 924 MULDOON RD
Prop Info # FAST FOOD

127 W PIONEER AVENUE
HOMER AK 99603

BUILDING INFORMATION

Structure Type

Building SQFT 3,776

Year Built 1970

Grade C

Effective Year Built 1970

Property Information # 01

Building Number 02

Identical Units 01

Number of Units 001

INTERIOR DATA

Floor	Level	Partitions	Heat System	Air Conditioner	Plumbing	Physical Condition	Functional
01	01	NORMAL	HOT AIR	NONE	ADEQUATE	NORMAL	NORMAL
02	02	NONE	HOT AIR	NONE	NONE	NORMAL	NORMAL

EXTERIOR DATA

Floor	Level	Size	Perim	Use Type	Hgt	Wall Type	Const Type
01	01	2,376	196	FAST FOOD	10	FRAME T-111	WOOD JOIST(WD & STL)
02	02	1,400	56	MULTI-USE STORAGE	09	FRAME T-111	WOOD JOIST(WD & STL)

BUILDING OTHER FEATURES - ATTACHED IMPROVEMENTS

Type	Qty	Size1	Size2

OTHER BUILDINGS AND YARD IMPROVEMENTS

Type	Size/Amt	Units	Yr/Built	Condition	Funct/Utility
PAVING ASPHALT PK	16,000	01	1970	NORMAL	NORMAL

LAND & COMMON PARCEL INFORMATION**APPRAISAL INFORMATION**

Legal CREEKSIDE PARK #2
LT 20A

Parcel 006-101-45-000

01 of 01

Owner CREEKSIDE INVESTMENTS LLC

Site Addr 924 MULDOON RD

127 W PIONEER AVENUE
HOMER

AK 99603

LAND INFORMATION

Land Use FAST FOOD
Class COMMERCIAL
Living Units 000
Community Council 017 NORTHEAST
Entry: Year/Quality 01 1980 0
03 2005 INTERIOR
Access Quality GOOD
Access Type
Leasehold (Y=Leasehold)
Drainage GOOD
Front Traffic HIGH
Street PAVED
Topography EVEN LEVEL
Utilities PUBLIC WATER PUBLIC SEWER
Wellsite N
Wet Land

CONDOMINIUM INFORMATION

Common Area 0
Undivided Interest 0.00

BUILDING PERMIT INFORMATION**APPRAISAL INFORMATION**

Legal CREEKSIDE PARK #2
LT 20A

Parcel 006-101-45-000

01 of 01

01

Owner CREEKSIDE INVESTMENTS LLC

Prop Info # FAST FOOD
Site Addr 924 MULDOON RD

127 W PIONEER AVENUE
HOMER AK 99603

BUILDING PERMITS

Permit # 07 5601

Class Type C

Class Use A-2 ASSEMBLY, RESTAURANTS, BAR

Date Jun 11, 2007

Address 924 MULDOON RD

Cond Occ/Occ 00000000 | 00000000

Certification

Contract Type GENERAL CONTRACTOR

Name OWNER

E-mail

Phone () -

Fax () -

Address 4700 S BRAGAW

City/State/Zip ANCHORAGE AK 99507-

Project DON JOSE'S

Sewer / Water PUBLIC | PUBLIC

Work Type RE-ROOF

Work Roof Repair / Exterior Renovation \$50K

Description

CASES

2007-140

Case Number 2007-140

of Parcels 1

Hearing Date Monday, July 09, 2007

PERMIT COMMENT

ASSEMBLY MEETING
September 11, 2007

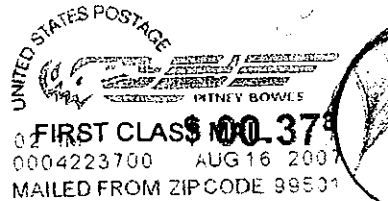
Supplemental Information

AR No. AR 2007-200

Planning Case 2007-140
Conditional Use for a Restaurant
Serving Alcohol
Don Jose's Restaurant

Municipality of Anchorage
P. O. Box 196650
Anchorage, Alaska 99519-6650
(907) 343-7943

PRESORTED
FIRST CLASS



006-103-23-000
ERESMAN JAMES M & RUTH
7636 DOVER
ANCHORAGE, AK 99504

AUG 27 2007

ASSEMBLY NOTICE OF PUBLIC HEARING - - Tuesday, September 11, 2007

Planning Dept Case Number: 2007-140

The Assembly of the Municipality of Anchorage will hold a public hearing on a petition proposing a conditional use at its regular meeting of Tuesday, September 11, 2007. The meeting begins at 6:00 p.m. in the Assembly Chambers of the Z. J. Loussac Library, 3600 Denali Street. The petition is for the following:

CASE: 2007-140
PETITIONER: Jose Ramos
REQUEST: Assembly conditional use for a restaurant serving alcohol
TOTAL AREA: 0.500 acres
SITE ADDRESS: 924 MULDOON RD
CURRENT ZONE: B-1ASL Local and neighborhood business district w/special limitations
COM COUNCIL(S): 1---Northeast

LEGAL/DETAILS: An alcoholic beverage conditional use for a restaurant (beer and wine) license for Don Jose's Restaurant. Creekside Park #2, Lot 20A. Located at 924 Muldoon Road.

The Zoning Ordinance requires that you be sent notice because your property is within the vicinity of the petition area. This will be the only public hearing and you are invited to attend and present testimony, if you so desire.

If you would like to comment on the petition this form may be used for your convenience. Mailing Address: Municipality of Anchorage, Department of Planning, P.O. Box 196650, Anchorage, Alaska 99519-6650. For more information call: 343-7943; FAX 343-7927. Case information may be viewed at www.muni.org by selecting Departments/Planning/Zoning and Platting Cases.

Name: Ruth Eresman

Address: 7636 Dover Ave

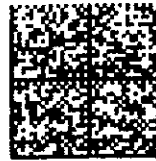
Legal Description: Creekside Park # 50A

Comments: Strongly

I have proposed to open more restaurant with
liquor being served in my community

Municipality of Anchorage
P. O. Box 196650
Anchorage, Alaska 99519-6650
(907) 343-7943

PRESORTED
FIRST CLASS



UNITED STATES POSTAGE
PITNEY BOWES
FIRST CLASS \$100.37³
0004223700 AUG 16 2007
MAILED FROM ZIP CODE 99501

006-101-02-000
MCCOY STEVEN R & ANN H
7749 OLD HARBOR RD
ANCHORAGE, AK 99504

RECEIVED

AUG 23 2007

NOV 14 2007 10:00 AM
ANCHORAGE, AK

ASSEMBLY

NOTICE OF PUBLIC HEARING - -

Tuesday, September 11, 2007

Planning Dept Case Number: 2007-140

The Assembly of the Municipality of Anchorage will hold a public hearing on a petition proposing a conditional use at its regular meeting of Tuesday, September 11, 2007. The meeting begins at 6:00 p.m. in the Assembly Chambers of the Z. J. Loussac Library, 3600 Denali Street. The petition is for the following:

CASE: 2007-140
PETITIONER: Jose Ramos
REQUEST: Assembly conditional use for a restaurant serving alcohol
TOTAL AREA: 0.500 acres
SITE ADDRESS: 924 MULDOON RD
CURRENT ZONE: B-1ASL Local and neighborhood business district w/special limitations
COM COUNCIL(S): 1---Northeast

LEGAL/DETAILS: An alcoholic beverage conditional use for a restaurant (beer and wine) license for Don Jose's Restaurant. Creekside Park #2, Lot 20A. Located at 924 Muldoon Road.

The Zoning Ordinance requires that you be sent notice because your property is within the vicinity of the petition area. This will be the only public hearing and you are invited to attend and present testimony, if you so desire.

If you would like to comment on the petition this form may be used for your convenience. Mailing Address: Municipality of Anchorage, Department of Planning, P.O. Box 196650, Anchorage, Alaska 99519-6650. For more information call: 343-7943; FAX 343-7927. Case information may be viewed at www.municipalityofanchorage.org by selecting Departments/Planning/Zoning and Platting Cases.

Name: STEVEN R. & ANN H. MCCOY
Address: 7749 OLD HARBOR RD
Legal Description: Creekside 2 lot 2 blk 2
Comments: Support NECC position

Must remove OLD HARBOR entry driveway to property
avoiding some noise, litter, and drunk driving problems
for Old Harbor Rd.

2007-140

Content Information**Content ID :** 005399**Revision:** 0**Type:** AR_AllOther - All Other ResolutionsALCOHOLIC BEVERAGES CONDITIONAL USE IN THE B-1A
SL (LOCAL AND NEIGHBORHOOD BUSINESS) DISTRICT**Title:** WITH SPECIAL LIMITATIONS FOR A
RESTAURANT/EATING PLACE USE PER AMC 21.40.140
D.9 FOR JOSÉ RAMOS, DBA DON JOSÉ'S MEXICAN
RESTAURANT**Author:** weaverjt**Initiating Dept:** Planning**Select Routing:** Standard**Review Depts:**ALCOHOLIC BEVERAGES CONDITIONAL USE IN THE B-1A
SL (LOCAL AND NEIGHBORHOOD BUSINESS) DISTRICT**Description:** WITH SPECIAL LIMITATIONS FOR A
RESTAURANT/EATING PLACE USE PER AMC 21.40.140
D.9 FOR JOSÉ RAMOS, DBA DON JOSÉ'S MEXICAN
RESTAURANT**Keywords:****Date Prepared:** 8/27/07 5:16 PM**Director Name:** Tom Nelson**Addnl Dept Review ?:** No**Addnl Review Depts:****Mayor Review?:** No**Requested Assembly****Meeting Date** 9/11/07 12:00 AM**MM/DD/YY:**

Revision History				
Revision	Release Date	Expiration Date	Status	
0	8/27/07 5:16 PM	None	Released	