

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

CLERK'S OFFICE

APPROVED

Date: 12-11-07

Anchorage, Alaska
AR No. 2007-267

1 A RESOLUTION OF THE ANCHORAGE MUNICIPAL ASSEMBLY APPROVING
2 AN ALCOHOLIC BEVERAGES CONDITIONAL USE IN THE B-3 (GENERAL
3 BUSINESS) DISTRICT FOR A BEVERAGE DISPENSARY USE PER AMC 21.40.180
4 D.8, FOR B. P. BILLIARDS LLC, DBA THE ANCHORAGE BILLIARD
5 PALACE, LOCATED AT 3400 C STREET, WITHIN CALAIS SUBDIVISION,
6 BLOCK 11, LOT 2B; GENERALLY LOCATED ON THE SOUTHWEST CORNER OF
7 C STREET AND WEST 34TH AVENUE.

8
9 (Midtown Community Council) (Case 2007-173)

10
11
12 THE ANCHORAGE ASSEMBLY RESOLVES:

13
14 **Section 1.** This conditional use approval is for an Alcoholic Beverages Conditional Use
15 in the B-3 District for a Beverage Dispensary Use per AMC 21.40.180 D.8, for B. P.
16 Billiards LLC, doing business as the Anchorage Billiard Palace, located in Calais
17 Subdivision, Block 11, Lot 2B; generally meets the applicable provisions of AMC
18 21.50.020 and AMC 21.50.160.

19
20 **Section 2.** The conditional use for an Alcoholic Beverages Conditional Use for a
21 Beverage Dispensary Use is for a 7,492 square-foot building located at 3400 C Street.

22
23 **Section 3.** The conditional use is approved subject to the following conditions:

24
25 1. A Notice of Zoning Action shall be filed with the District Recorder's Office within
26 120 days of the approval of the Assembly of a final conditional use for a Beverage
27 Dispensary Use in the B-3 District, and compliance with the other conditions set forth
28 herein.

29
30 2. All uses shall conform to the plans and narrative submitted with this conditional use
31 application.

32
33 3. This conditional use approval is for an Alcoholic Beverages Conditional Use in the
34 B-3 District for a Beverage Dispensary Use per AMC 21.40.180.D.8, for Anchorage
35 Billiard Palace. The building consists of 7,492 square feet.

36
37 4. On-premise sale of alcohol beverages will be as permitted per ABC requirements,
38 only during the hours allowed for the specific day of the week as applicable. Liquor
39 sales will constitute approximately fifty (50) percent of total gross receipts.

1
2 5. Within 60 days of this approval, the petitioner shall provide proof to the Planning
3 Department from the Treasury Division that there is no outstanding business, personal, or
4 property tax owing.
5

6 6. Upon demand, the applicant shall demonstrate compliance with a "Liquor Server
7 Awareness Training Program," approved by the State of Alaska Alcoholic Beverage
8 Control Board, such as or similar to, the program for "Techniques in Alcohol
9 Management" (T.A.M.).
10

11 7. The use of the property, by any person for the permitted purposes, shall comply with
12 all current and future Federal, State and local laws and regulations, including but not
13 limited to, laws and regulations pertaining to the sale, dispensing, service and
14 consumption of alcoholic beverages and the storage, preparation, sale, service and
15 consumption of food. The owner of the property, the licensee under the Alcoholic
16 Beverage Control license and their officers, agents and employees, shall not knowingly
17 permit, or negligently fail to prevent the occurrence of illegal activity on the property.
18

19 8. A copy of the conditions imposed by the Assembly in connection with this
20 conditional use approval shall be maintained on the premise.
21

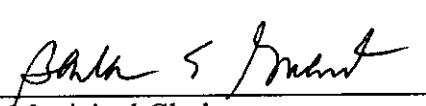
22 **Section 4.** Failure to comply with the conditions of this conditional use permit shall
23 constitute grounds for its modification or revocation.
24

25 **Section 5.** This resolution shall become effective immediately upon passage and
26 approval by the Anchorage Assembly.
27

28 PASSED AND APPROVED by the Anchorage Assembly this 11th day of
29 December 2007.
30

ATTEST:


Chair


Municipal Clerk

(2007-173) (009-062-76)



MUNICIPALITY OF ANCHORAGE ASSEMBLY MEMORANDUM

No. AM 734-2007

Meeting Date: December 11, 2007

From: Mayor

Subject: ALCOHOLIC BEVERAGES CONDITIONAL USE IN THE B-3 (GENERAL BUSINESS) DISTRICT FOR A BEVERAGE DISPENSARY USE PER AMC 21.40.180 D.8 FOR B. P. BILLIARDS LLC, DOING BUSINESS AS THE ANCHORAGE BILLIARD PALACE.

1 B. P. Billiards LLC, doing business as the Anchorage Billiard Palace, has made application
2 for a Beverage Dispensary Alcoholic Beverage Conditional Use in the B-3 District located
3 at 3400 C Street, within Calais Subdivision, Block 11, Lot 2B.
4

5 The proposal is for a Beverage Dispensary Alcoholic Beverage Conditional Use for a
6 billiard parlor within an established commercial retail structure. The billiard parlor and
7 beverage dispensary use will occupy the 7,492 square-foot building previously housing
8 Wayne's Original Texas Bar-B-Q Restaurant. The former restaurant held a Restaurant
9 Eating Place Beer and Wine conditional use and license. The property is zoned B-3 in
10 which alcoholic beverage sales are permitted through the conditional use process.
11

12 The petitioner, doing business as the Anchorage Billiard Palace, has applied to the
13 Alcoholic Beverages Control Board for a transfer of location of its current beverage
14 dispensary license number 2742 from their previous location at 4848 Old Seward Highway
15 to the petition site as license number 4750 doing business as the Anchorage Billiard
16 Palace.
17

18 There are no known churches or schools within 200 feet of the petition site, according to
19 Municipal records.
20

21 There are a total of six (6) alcohol conditional uses and licenses within a 1,000-foot radius
22 of the petition site: two (2) beverage dispensary licenses, two (2) restaurant licenses, one
23 (1) package store and one (1) club license. Approving this beverage dispensary conditional

1 use and license will add a third beverage dispensary license within a 1,000-foot radius of
2 the petition site.

3
4 The billiard parlor will operate seven days a week from 10:00 AM to 2:30 AM. On-
5 premise sale of alcoholic beverages will be available as permitted by the Alcohol Beverage
6 Control Board requirements, only during the hours allowed for the specific day of the week
7 as applicable. The petitioner estimates that fifty percent of total sales will be for alcohol.
8 Employees involved in the sale of alcoholic beverages will be trained in accordance with
9 the Alcoholic Beverage Control Board's "Liquor Server Alcohol Awareness Training
10 Program" (TAM), and will hold the necessary certifications.

11
12 At the time this report was prepared, the Treasury Department and the Anchorage Police
13 Department did not provide comments. The approval has been conditioned for the
14 applicant to demonstrate that there is no outstanding business, personal, or property tax
15 owning.

16
17 THIS CONDITIONAL USE FOR A BEVERAGE DISPENSARY USE AND LICENSE
18 IN THE B-3 DISTRICT GENERALLY MEETS THE APPLICABLE PROVISIONS OF
19 AMC TITLES 10 AND 21, AND ALASKA STATUTE 04.11.090.

20
21 Prepared by: Jerry T. Weaver Jr., Zoning Administrator, Planning Department

22 Concur: Tom Nelson, Director, Planning Department

23 Concur: Mary Jane Michael, Executive Director, Office of Economic &
24 Community Development

25 Concur: Denis C. LeBlanc, Municipal Manager

26 Respectfully submitted: Mark Begich, Mayor

↗



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

DATE: December 11, 2007

CASE NO.: 2007-173

APPLICANT: B.P. Billiards, LLC
dba Anchorage Billiard Palace

REPRESENTATIVE: Laurel J. Peterson, Atty.

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

LOCATION: Calais Subdivision, Block 11, Lot 2B; generally located at the southwest corner of "C" Street and West 34th Avenue.

STREET ADDRESS: 3400 C Street

COMMUNITY COUNCIL: Mid-Town

TAX PARCEL: 009-062-76

ATTACHMENTS

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

RECOMMENDATION SUMMARY:

This conditional use generally meets the required standards of AMC Title 10 and Title 21.

SITE:

Acres: 57,905 SF

Vegetation: Arterial Landscaping installed along C Street, remainder is Buffer Landscaping

Zoning: B-3

Topography: Generally Level

Existing Use: Former Wayne's Original Texas Bar-B-Que Restaurant
Soils: Public Sewer & Water

COMPREHENSIVE PLAN – Anchorage 2020

Classification: Major Employment Mid-town Center, Redevelopment/Mixed-
Use Area
Density: N/A

SURROUNDING AREA

	NORTH	EAST	SOUTH	WEST
Zoning:	R-4/B-3	B-3	B-3	R-4
Land Use:	Multi-Family; Office Buildings	Retail Mall	Holiday Convenience Store and Gas Pumps	Multi-Family Residential

SITE DESCRIPTION AND PROPOSAL:

The petition site is bounded on the west by Eide Street, West 34th Avenue on the north and C Street on the east. The site consists of 1.329 acres and is zoned B-3. Wayne's Original Texas Bar-B-Q Restaurant formerly occupied the 7,492 square foot commercial building. B.P.Billiards, LLC purchased the property September 6, 2007. The petitioner dba Anchorage Billiard Palace has applied to the Alcoholic Beverages Control Board for a transfer of location of its current beverage dispensary license #2742 from their previous location at 4848 Old Seward Highway to the petition site as license #4750 dba Anchorage Billiard Palace. There is an existing legal nonconforming pole sign: the face of the two sided sign will be changed.

The sale of alcoholic beverages will represent fifty percent sales. The billiard parlor operates seven days a week from 10:00 AM to 2:30 AM. All employees with direct contact with alcohol will be trained in accordance with the Alcoholic Beverage Control Board's Liquor Server Awareness Training Program. Non-alcoholic beverages are available and notices of penalties for driving intoxicated will be posted. Sales to persons who are inebriated or underage are prohibited.

There are 94 fixed seats which has a parking requirement of 32 parking spaces (1 space for every three seats). Seventy-seven (77) parking spaces are provided.

Municipal records show no schools or churches within 200 feet of the petition site.

PUBLIC COMMENTS:

Eighty-five (85) public hearing notices (PHNs) were mailed November 15, 2007. At the time this report was written, no PHN's were returned. The Midtown Community Council met on October 10, 2007 and received a presentation from the petitioner: they have no objection to the beverage dispensary conditional use and license.

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 subject location is depicted on the Land Use Policy Map of the Anchorage 2020 Comprehensive Plan as being within the Midtown Major Employment Center and Redevelopment/Mixed-Use Area

The Anchorage 2020 Comprehensive Plan does not specifically address the sale of alcoholic beverages in the community. A strategy of the adopted Anchorage 2020 Plan, however, 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.

This standard is met.

The B-3 Business District zoning regulations allow alcoholic beverage sales through the conditional use permit process: AMC 21.40.180 D.8. Liquor stores, restaurants, tearooms, cafes, private clubs or lodges and other places serving food or beverages involving the retail sale, dispensing or service of alcoholic beverages in accordance with section

21.50.160. The existing commercial structure is not expanding or changing uses as this structure was built for restaurant.

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 B-3 District is intended for general commercial uses, including liquor stores, restaurants, cafes, private clubs or lodges, and *other places serving food or beverages involving the retail sale, dispensing or service of alcoholic beverages* in accordance with 21.50.160, as a conditional use. A billiard parlor falls under the term *other places serving food or beverages involving the retail sale, dispensing or service of alcoholic beverages*. The billiard parlor is compatible with the B-3 and existing uses in area.

AMC 21.50.160.B asks that a list of all alcohol licenses located within a minimum of 1,000 feet of the proposed conditional use be provided. There are two (2) beverage dispensary licenses, two (2) restaurant licenses, one (1) package store license, and one (1) club license within a 1,000-foot radius of the petition site. Approving this beverage dispensary license will add a third beverage dispensary license within a 1,000-foot radius of the petition site.

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. According to Municipal records, there are no known churches or schools within 200 feet 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.

This standard is met.

The B-3 District provides that all required parking be provided on site. The commercial structure was built as a restaurant in 2000, and thus should meet all code requirements for the use and site for the parking lot layout and design, and landscaping. There are 94 fixed seats which has a parking requirement of 32 parking

spaces (1 space for every three seats). Seventy-seven (77) parking spaces are provided.

The Traffic Department and the State of Alaska Department of Transportation had no comments on this request. There are adequate entrances and exits for vehicles to and from adjacent streets and roadways. Public transportation is available demand for and along the Old Seward Highway.

2. The availability of public services and facilities.

This standard is met.

Changing the use of the building from a restaurant to a billiard parlor at this location will not impact public services. Electrical, water and sewer, natural gas are available on site. Road infrastructure and public transit is already in place.

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

This standard is met.

As a land use, a beverage dispensary conditional use in a billiard parlor and license will not cause or contribute to any environmental pollution. The public parking lot is paved, which helps control air pollution.

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

This standard is met.

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

Standards Chapter 10.50 Alcoholic Beverages

In the exercise of its powers and under AS 04.11.480 and 13 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.**

Approval of this conditional use will add a third beverage dispensary license within 1,000-feet.

Outback Steakhouse	101 W. 34 th Avenue	License #3753	Beverage Dispensary
Annaraes	399 W. 36 th Avenue	License #508	Beverage Dispensary
Campobello	601 W. 36 th Avenue #10	License #3545	Restaurant
Golden Pond	300 W. 36 th Avenue Suite #3	License #2845	Restaurant
Petroleum Club	3301 C Street #120	License #3586	Club
Mom & Pops Grocery & Liquor	601 W. 36 th Avenue #3	License #3219	Package Store

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

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

This standard is met.

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 operates seven days a week. Alcohol sales will be "as permitted per ABC requirements, only during the hours allowed for the specific day of the week 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.**

This standard appears to be met.

According to the application the petitioner states that the employees will be trained and patron identification will be checked. At the time this report was written, no comments had been received from the Anchorage Police.

- 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.

At the time this report was written, no comments had been received from the Treasury Division regarding any outstanding Business, Personal, or Property taxes owing.

- 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.**

No comments were received from the Department of Health and Human Services at the time this report was written.

- 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 an Alcoholic Beverage Dispensary Conditional Use in the B-3 District for Anchorage Billiard Parlor per AMC 21.40.180.D.8, and transfer of License #2742 from 3704 Arctic Boulevard to 3400 C Street. This conditional use and license generally meets the required standards of AMC Title 10 and Title 21.

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 Recorder's Office within 120 days of the Assembly's approval of a final conditional use approval for a Package Store Use in the B-3 District and compliance with the other conditions set forth herein.
2. All uses shall conform to the plans and narrative submitted with this conditional use application.
3. This conditional use approval is for an Alcoholic Beverage Dispensary Conditional Use for the Anchorage Billiard Parlor in the B-3 District per AMC 21.40.180.D.8.
4. On-premise sale of alcohol beverages will be seven days a week as permitted by ABC regulations. Liquor sales will constitute approximately fifty (50) percent of total gross receipts.
5. Within 60-days of this approval the petitioner shall provide proof to the Planning Department from the Treasury Division that there is no outstanding Business, Personal, or Property taxes owing.
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.

Alcohol Existing License List Report

Case Number: 2007-173 Description: 1000'

Parcel Business Name	Parcel Owner Name Applicant Name	Parcel Owner Address Business Address	City Lic. Number	State Lic. Zone	Zip Lic. Type
00906283000 Petroleum Club of Anchorage	SJ/JL CALAIS OFFICE II LLC Petroleum Club of Anch., Inc.	PO BOX 19156 3301 C St #120	ALEXANDRIA 3586	VA B3	22320 Club
00906284000 Outback Steakhouse	SJ/JL CALAIS OFFICE II LLC Anchorage Outback	PO BOX 19156 101 W 34th Ave	ALEXANDRIA 3753	VA B3	22320 Beverage Dispensary
00906333000 Campobello	LEE JAE GAK & AE KYONG Campobello, Inc.	2861 BELUGA CIRCLE 601 W 36th Ave #10	ANCHORAGE 3545	AK B3	99507 Restaurant/Eating Place
00906333000 Mom & Pops Grocery & Liquor	LEE JAE GAK & AE KYONG Bahng, Kee P.	2861 BELUGA CIRCLE 601 W 36th Ave #3	ANCHORAGE 3219	AK B3	99507 Package Store
00907114000 Annaraes	36TH AVENUE LLC 1/3 & Henri Hawaii, Inc.	3201 C ST SUITE 200 300 W 36th Ave	ANCHORAGE 508	AK B3	99503 Beverage Dispensary
00907114000 Golden Pond, The	36TH AVENUE LLC 1/3 & Yangs Enterprises, Inc.	3201 C ST SUITE 200 300 W 36th Ave Ste #3	ANCHORAGE 2845	AK B3	99503 Restaurant/Eating Place

Alcohol Church and School List Report

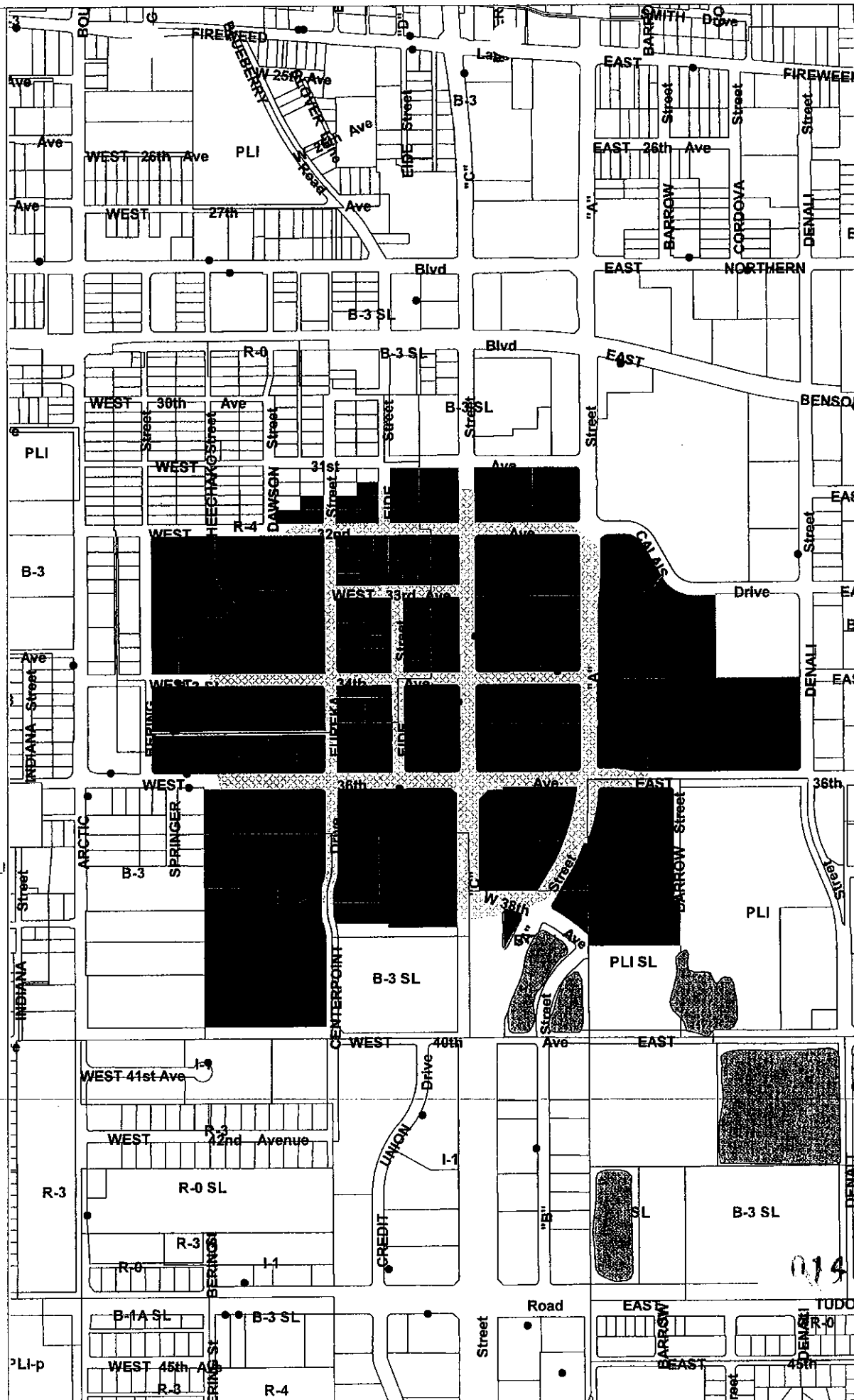
Case Number: 2007-173

Description: 1000'

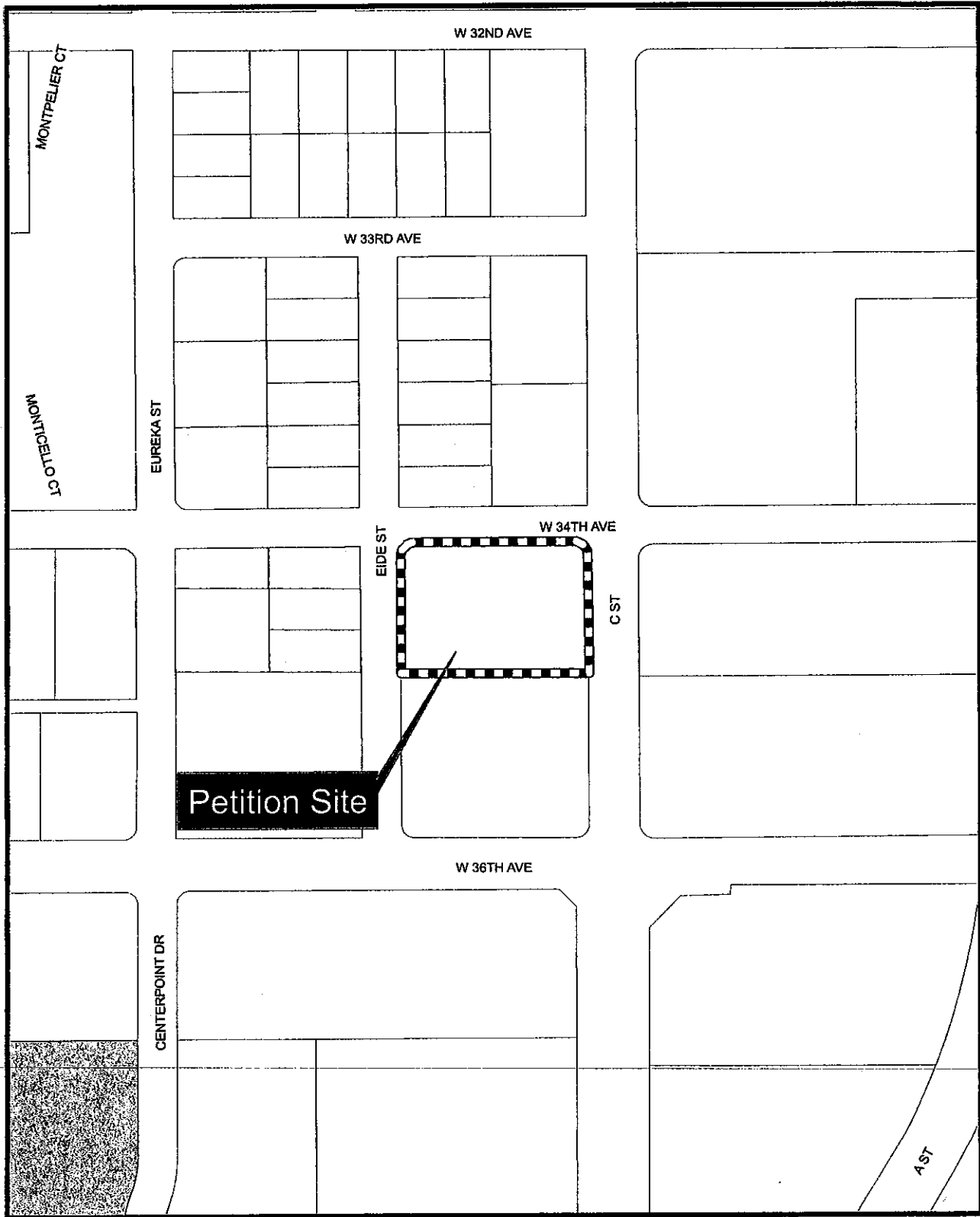
Parcel	Parcel Owner Name	Parcel Site Address	Description
00906334000	ALASKA CORPORATION OF SEVENTH-DAY ADVENTISTS	540 W 34TH AVE	RELIGION
00906452054	ASSOC OF CONDO OWNERS OF MOUNT VERNON COMMONS % SALVATION ARM		RELIGION

Report Date: 10/15/2007

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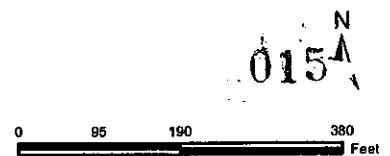
2007-173



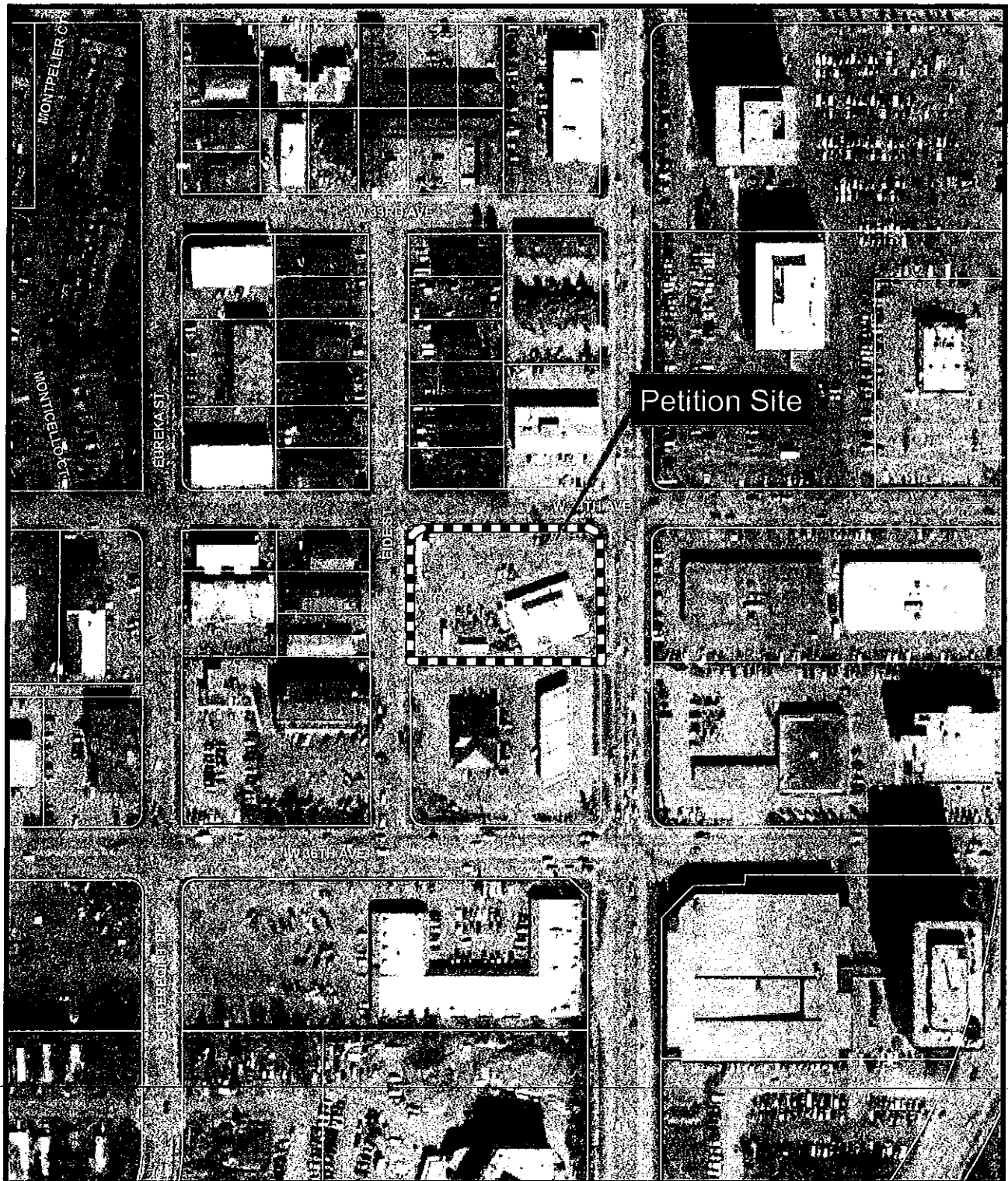
Municipality of Anchorage
Planning Department

Date: October 19, 2007

-  Single Family
-  Multi-Family
-  Mobile Home Park




2007-173



Municipality of Anchorage
Planning Department

Date: October 19, 2007

016 

0 137.5 275 550 Feet

DEPARTMENTAL COMMENTS

Reviewing Agency Comment Summary Case No.: 2007-173

Agency	Comments Included in Packet	No Comments and/or Objections	No Response
Air Pollution Control			
Alaska DEC			
Alaska Division of Parks			
Alaska DOT/PF			
Anchorage Police Department			
AWWU		X	
Code Enforcement			
Development Services			
DHHS			
Environmental			
DHHS Social Services			
Community Council			
Fire Prevention			
Flood Hazard		X	
ML&P			
On-Site Water & Wastewater		X	
Parks and Recreation			
Physical Planning			
Project Mgt & Engineering		X	
Right-of-Way		X	
School District			
Transit		X	
Treasury			
Traffic & Transportation Planning		X	

*Mid Town
Community Council* X

RECEIVED

OCT 30 2007

**Municipality Of Anchorage
ANCHORAGE WATER & WASTEWATER UTILITY**

**Municipality of Anchorage
Zoning Division**

MEMORANDUM

DATE: October 25, 2007
TO: Jerry Weaver, Zoning Division Administrator, Planning Department
FROM: Paul Hatcher, Engineering Technician III, AWWU *PH*
SUBJECT: **Zoning Case Comments**
Planning & Zoning Commission Hearing December 11, 2007
Agency Comments due November 13, 2007

AWWU has reviewed the materials and has the following comments.

07-171 INTERAIR BLK 1 LT 2, The sales, dispensing, or service of alcoholic beverage in the L-1 Light Industrial District, Grid SW1831

1. AWWU water line is located in International Airport Road.
2. AWWU sanitary sewer lines are located along rear property line of parcel in 10' utility easement.
3. AWWU has no comment regarding the conditional use for a restaurant serving alcohol in an L-1 District.

07-173 CALAIS BLK 11 LT 2B, A billiard parlor serving alcohol, Grid SW1630

1. AWWU water mainline located in Eide Street currently serves property.
2. AWWU sanitary sewer lines located in Eide Street and 34th Avenue currently serve property.
3. AWWU has no comment regarding the conditional use for a billiard parlor serving alcohol.

07-174 ADAMSVILLE TR C, A restaurant serving alcohol, Grid SW1339

1. AWWU water mainline located in Edward Street currently serves property.
2. AWWU sanitary sewer lines located in 20' Sewer Easement located to the East of property currently serves property.
3. AWWU has no comment regarding the conditional use for a restaurant serving alcohol.



FLOOD HAZARD REVIEW SHEET

RECEIVED

NOV 13 2007

MUNICIPALITY OF ANCHORAGE
PLATTING DIVISION

Date: 11/13/07

Case: 2007-173

Flood Hazard Zone: C

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:
- ☒ I have no comments on this case.

Reviewer: Jeffrey Urbanus



**Municipality of Anchorage
Development Services Department
Building Safety Division**

MEMORANDUM



RECEIVED

OCT 30 2007

Municipality of Anchorage
Zoning Division

DATE: October 30, 2007
TO: Jerry Weaver, Jr., Platting Officer, CPD
FROM: *DR* Daniel Roth, Program Manager, On-Site Water and Wastewater Program
SUBJECT: Comments on Cases due November 13, 2007

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

2007 - 171 A request concept/final approval of a conditional use to permit the sales, dispensing, or service of alcoholic beverage in the I - 1 Light Industrial District

No objection

2007 - 173 A request concept/final approval of a conditional use to permit a billiard parlor servicing of alcoholic beverages in the B - 3 General Business District

No objection

2007 - 174 A request concept/final approval of a conditional use to permit a restaurant servicing alcohol in the B - 1A Local and neighborhood business District

No objection



Municipality of Anchorage
Project Management & Engineering Department



Comments to Miscellaneous Zoning Applications

RECEIVED

DATE: November 16, 2007

NOV 16 2007

TO: Jerry Weaver, Platting Officer

MUNICIPALITY OF ANCHORAGE
PLATTING DIVISION

FROM: Sharen Walsh, P.E., Private Development Plan Review Engineer

SUBJECT: Comments for hearing date: 12/11/07

Case Nos. 2007-171, 173, 174

PM&E has no comment regarding these conditional use permit approvals.



MUNICIPALITY OF ANCHORAGE

Development Services Department
Right of Way Division



MEMORANDUM

RECEIVED

DATE: November 14, 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: Request for Comments on Assembly case(s) for December 11, 2007.

NOV 14 2007

MUNICIPALITY OF ANCHORAGE
PLATTING DIVISION

Right of Way Division has reviewed the following case(s) due November 13, 2007.

- 07-171 Interair, Block 1, Lot 2, grid 1831
(Conditional Use for Alcohol Sales, Dispensing, or Serving, Bar)
Right of Way Division has no comments at this time.
Review time 15 minutes.
- 07-173 Calais, Block 11, Lot 2B, grid 1630
(Conditional Use for a Billiard Parlor Serving Alcoholic Beverages)
Right of Way Division has no comments at this time.
Review time 15 minutes.
- 07-174 Adamsville, Tract C, grid 1339
(Conditional Use for Alcohol Dispensing, Restaurant)
Right of Way Division has no comments at this time.
Review time 15 minutes.

Pierce, Eileen A

RECEIVED

From: Staff, Alton R.
Sent: Wednesday, November 07, 2007 10:11 AM
To: McLaughlin, Francis D.; Stewart, Gloria I.; Pierce, Eileen A
Subject: Planning and Zoning Comments

NOV 07 2007

Municipality of Anchorage
Zoning Division

Zoning Case 2007-169 The Public Transportation Department has worked with Glacier Valley Transportation in establishing local transit service in Girdwood. Pedestrian connections to the established public transportation corridor should be encouraged.

The Public Transportation Department has no comment on the following Zoning Cases:

2007- 170

171

173

174

178

183

187

The Public Transportation Department has no comment on the following short plats:

S11039-4

S11624-2

S11629-2

S11638-1

S11639-1

Thank you for the opportunity to review.

Alton R. Staff
Planning Manager
Public Transportation Department
3650A East Tudor Road
Anchorage, AK 99507
907-343-8230



MUNICIPALITY OF ANCHORAGE
Traffic Department



MEMORANDUM

NOV 07 2007

Municipality of Anchorage
Zoning Division

DATE: November 6, 2007
TO: Jerry T. Weaver, Platting Supervisor, Planning Department
THRU: Leland R. Coop, Associate Traffic Engineer
FROM: Mada Angell, Assistant Traffic Engineer
SUBJECT: Traffic Engineering and Transportation Planning Comments for
December 11, 2007 Assembly Public Hearing

07-171 Interair; Conditional Use to sell alcohol; Great Alaska Bush
Company; Grid 1831

Traffic Engineering and Transportation Planning have no comment.

07-173 Calais; Conditional Use to permit alcohol; The Anchorage Billiard
Palace

Traffic Engineering and Transportation Planning have no comment.

07-174 Adamsville; Conditional Use to permit alcohol; Little BBQ House
Korean Cuisine; Grid 1339

Traffic Engineering and Transportation Planning have no comment.

07-178 Charlie Brown; Conditional Use to sell alcohol; Grid 1629

Traffic Engineering and Transportation Planning have no comment.

MIDTOWN COMMUNITY COUNCIL

November 12, 2007

Department of Planning
Zoning and Platting Division
PO Box 196650
Anchorage, AK 99519-6650

RE: Case No. 2007-173
BP Billiards

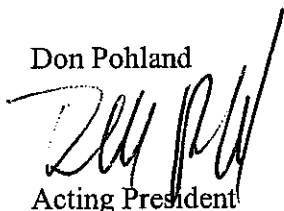
To Whom It May Concern:

The Midtown Community Council met on October 10, 2007 and Laurel J. Peterson, representing B.P. Billiards, LLC, attended and presented to us his client's plans for occupying the former Wayne's Texas Bar-B-Q and their request for a conditional use permit for serving alcoholic beverages. I also received a package from the Planning Department detailing the same.

The Midtown Community Council has no objections to granting the Billiards Palace a conditional use permit for serving alcoholic beverages.

Thank you for considering our voice in this matter.

Don Pohland



Acting President
Midtown Community Council

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) B.P. Billiards, LLC	Name (last name first) Attorney: Peterson, Laurel J.
Mailing Address 3705 Arctic Blvd PMB 496 Anchorage, AK 99503	Mailing Address 805 W 3rd Avenue, Suite 200 Anchorage, AK 99501
Contact Phone: Day: 929-7214 Night: 230-5401	Contact Phone: Day: 278-1568 Night: 243-3229
FAX: 929-7214 (same)	FAX: 276-0215
E-mail: SueGriffinAK@aol.com	E-mail: ljplaw@gci.net

*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):	009-062-76-000
Site Street Address:	3400 "C" Street, Anchorage, AK 99503
Property Owner (if not the Petitioner):	
Current legal description: (use additional sheet in necessary) Lot 2B, Block 11, CALAIS SUBDIVISION, according to the official plat thereof, filed under Plat Number 97-117, Records of the Anchorage Recording District, Third Judicial District, State of Alaska.	
Zoning: B-3	Acreage: (Land) 57,905 SqFt (Bldg) 6,897 SqFt
Grid #	

ALCOHOLIC BEVERAGE CONTROL BOARD LICENSE PROPOSED

<input checked="" type="checkbox"/> Beverage Dispensary	<input type="checkbox"/> Private Club	<input type="checkbox"/> Restaurant, exempt
<input 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 type="checkbox"/> Restaurant	
Is the proposed license: <input type="checkbox"/> New <input checked="" type="checkbox"/> Transfer of location: ABC license number: 2742		
Transfer license location: 3400 "C" Street, Anchorage, AK 99503		
Transfer licensed premises doing business as: Anchorage Billiard Palace		

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: Oct. 9, 2007 Signature: Sue B. Griffin, Owner B.P. Billiards LLC
(Agents must provide written proof of authorization)

Accepted by: AC	Poster & Affidavit: AC	Fee: \$4,000	Case Number: 2007-173
-----------------	------------------------	--------------	-----------------------

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.

Oct. 9, 2007

Date

Sue H. Guffin owner L.P. Billiards, LLC

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):

Proposed: Anchorage Billiard Palace, formerly Wayne's Texas BBQ

What is the gross leaseable floor space in square feet?

6,897 Sq.Ft. (Building)

What is the facility occupant capacity?

230

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

94

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

See drawings

What will be the normal business hours of operation?

10:00 a.m. to 2:30 a.m.

What will be the business hours that alcoholic beverages will be sold or dispensed? As per ABC requirements, only during the hours allowed for the specific day of the week applicable.

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

50 % Alcoholic beverage sales

50 % 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

None within 200 feet.

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.
Pedestrian and vehicular traffic circulation has already been approved when the existing land and building were constructed and approved. There will be no changes from that which prior existed.
2. The demand for and availability of public services and facilities. The current use of the building will not create a greater demand for public services or public facilities.
3. Noise, air, water or other forms of environmental pollution. Buffers and greenbelt areas have been built and currently exist in order to minimize vehicular traffic noise. They will continue to exist. The parking plan has been prior approved and will not be changed.
4. The maintenance of compatible and efficient development patterns and land use intensities. The proposed use of the building, as remodeled, is consistent with the commercial use and development along the C Street business corridor.

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?

None

Within 1,000 feet of your site are how many active liquor licenses? Two (Outback Steakhouse, across C Street, is the closest.

How would you rate this area's license concentration on a scale of 1 to 5 with 5 = high 2 ^{up}

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

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

(Mid-town Community Council has already expressed their non-objection.)

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

Aerial

Wed Oct 17, 11:58:20, 2007

Map: Aerial

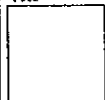


Scale 1:2500

Legend:

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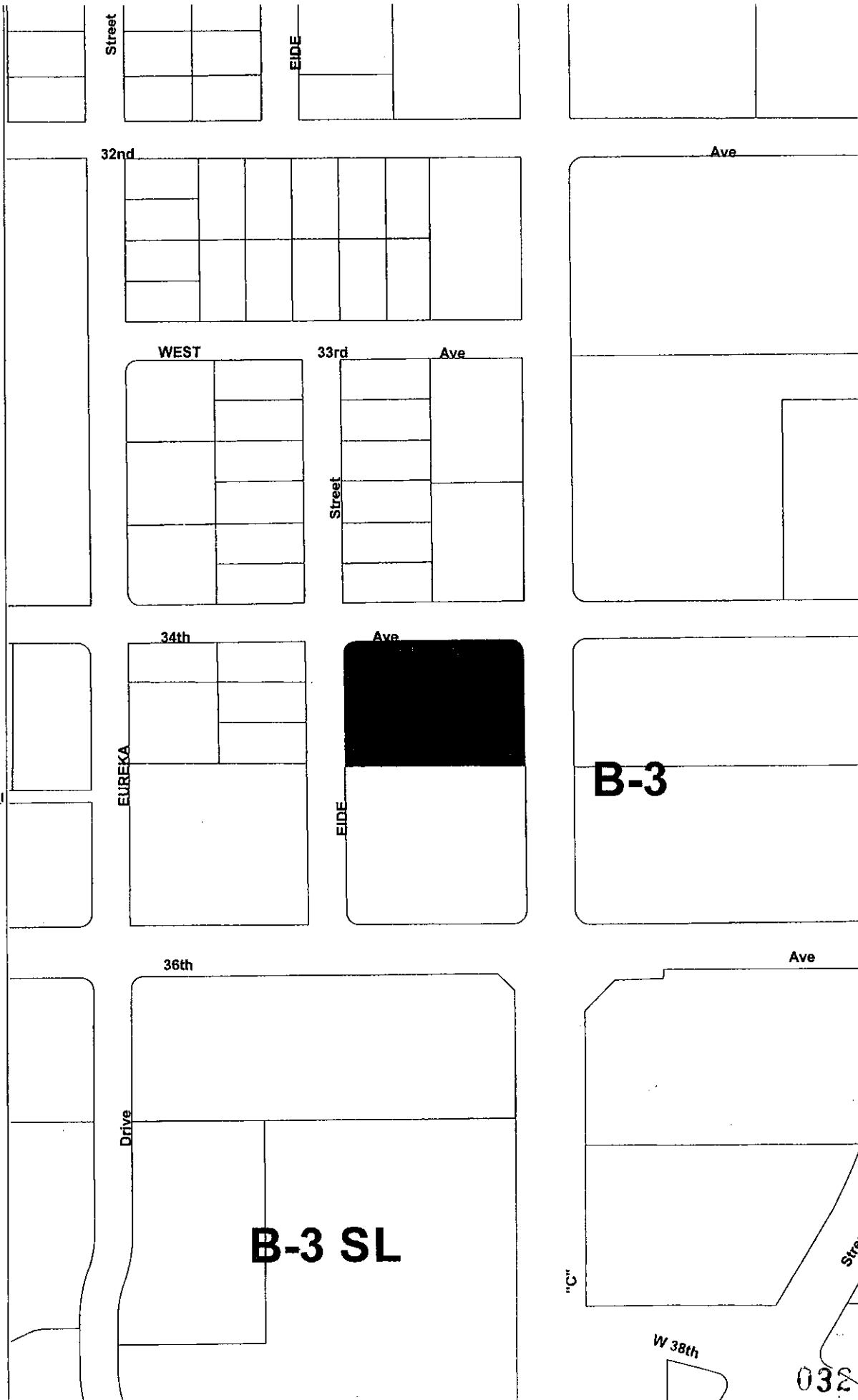
Txt ZONE_TYPE



PARCELS

CityView™

Municipal Software Corporation



Attachment A

The conditional use requested will be located on property abutting the A/C Street Business Corridor consisting of numerous office and restaurant facilities located within the immediate area. From Fireweed Lane through International Airport Road, there are numerous existing conditional use permits in existence. This particular property has been granted a conditional use permit in the past. While abutting C Street, the primary traffic pattern will be from there. The new business venture at this location should have less traffic and employee use and access activity than prior existing with former business venture.

The building and site improvements will not be expanded or changed. However, the theme motif of the prior business will be reduced through paint modification and theme-oriented items removed.

Parking is more than adequate for the proposed business venture, with outlying property areas enhanced with sound and buffer-control compatibility design. While the building will be substantially improved in its interior, the exterior will be minimally changed to be less theme-oriented and more compatible with the business venture intended at the site.

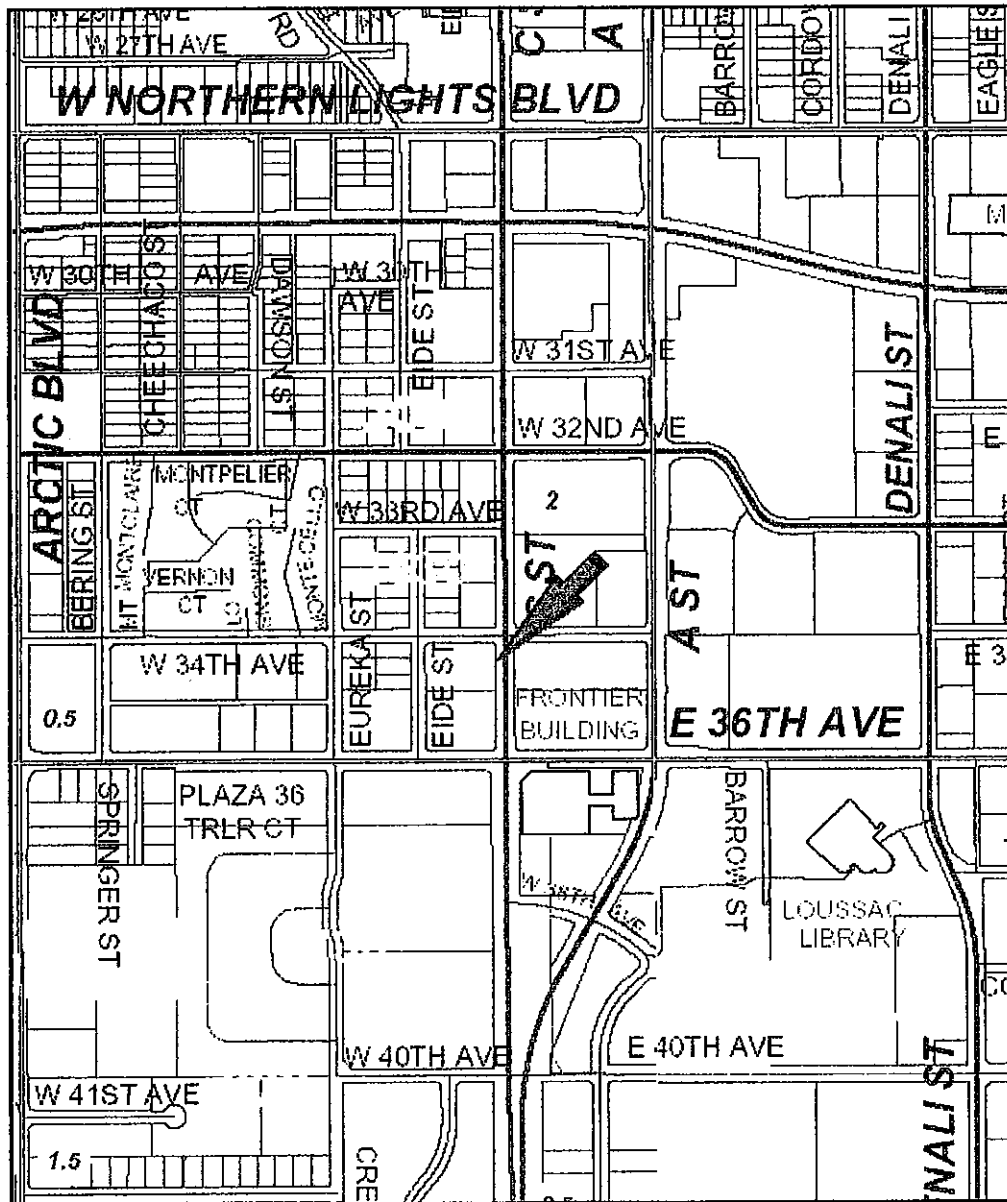
Attachment B

The property in question is already zoned B-3 and a conditional use is compatible with the surrounding business and interests, particularly in light of the fact that it has prior had such a conditional use. The zoning and location of the property along the C Street Corridor allow for and encourage the continued existence of business ventures such as the one proposed.

Attachment C

As already stated, the zoning and prior business use at this location have always been found to be consistent with the business venture proposed. The Mid-town Community Council and Existing Use District have recognized the A/C Corridor as primary business properties and, on October 10th, the Mid-town Community Council expressed their non-objection to the conditional use request.

Location Map



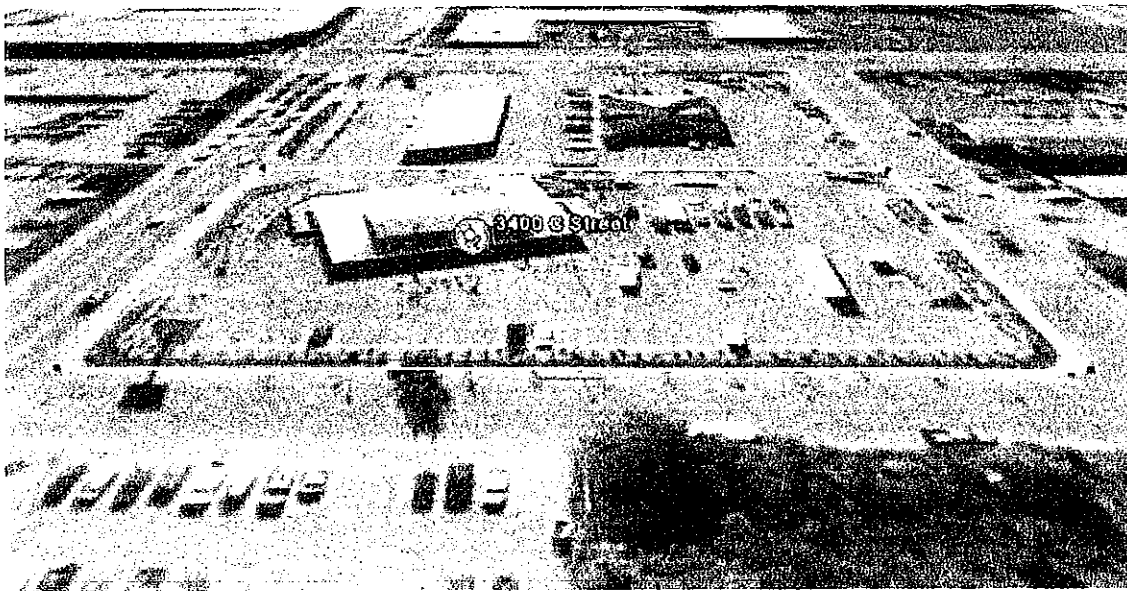
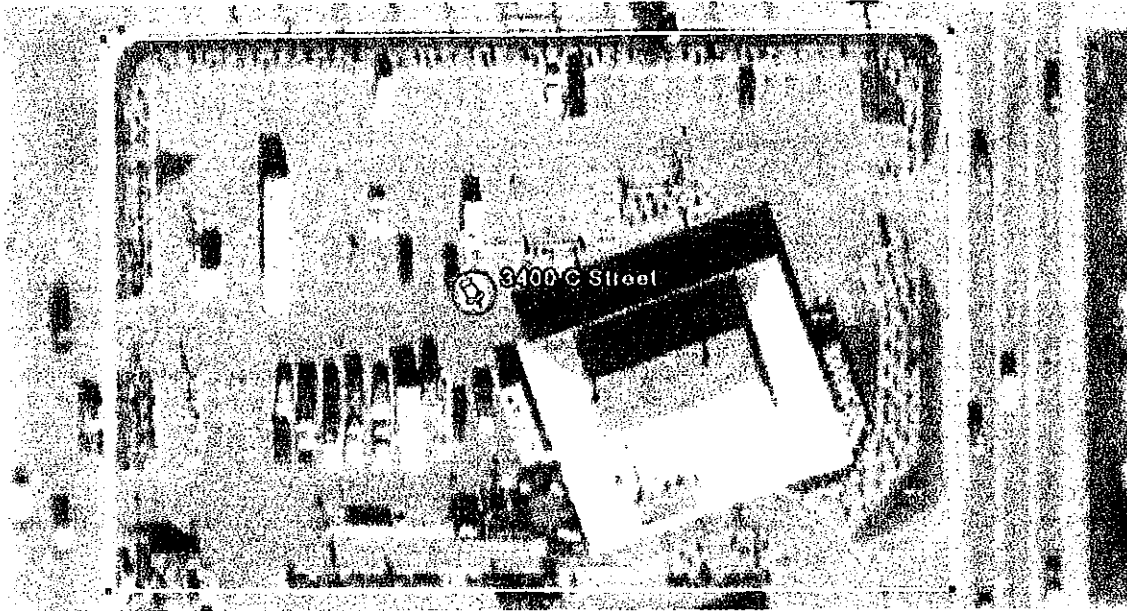
Stewart Smith, Associate Broker
Keller Williams Realty
Phone/Fax: 865-6505 / 865-6530

Carl Kuhn, CCIM
Jack White Commercial
Phone/Fax: 762-5887 / 762-1838

www.stusell.com

Page 6

Aerial Photograph



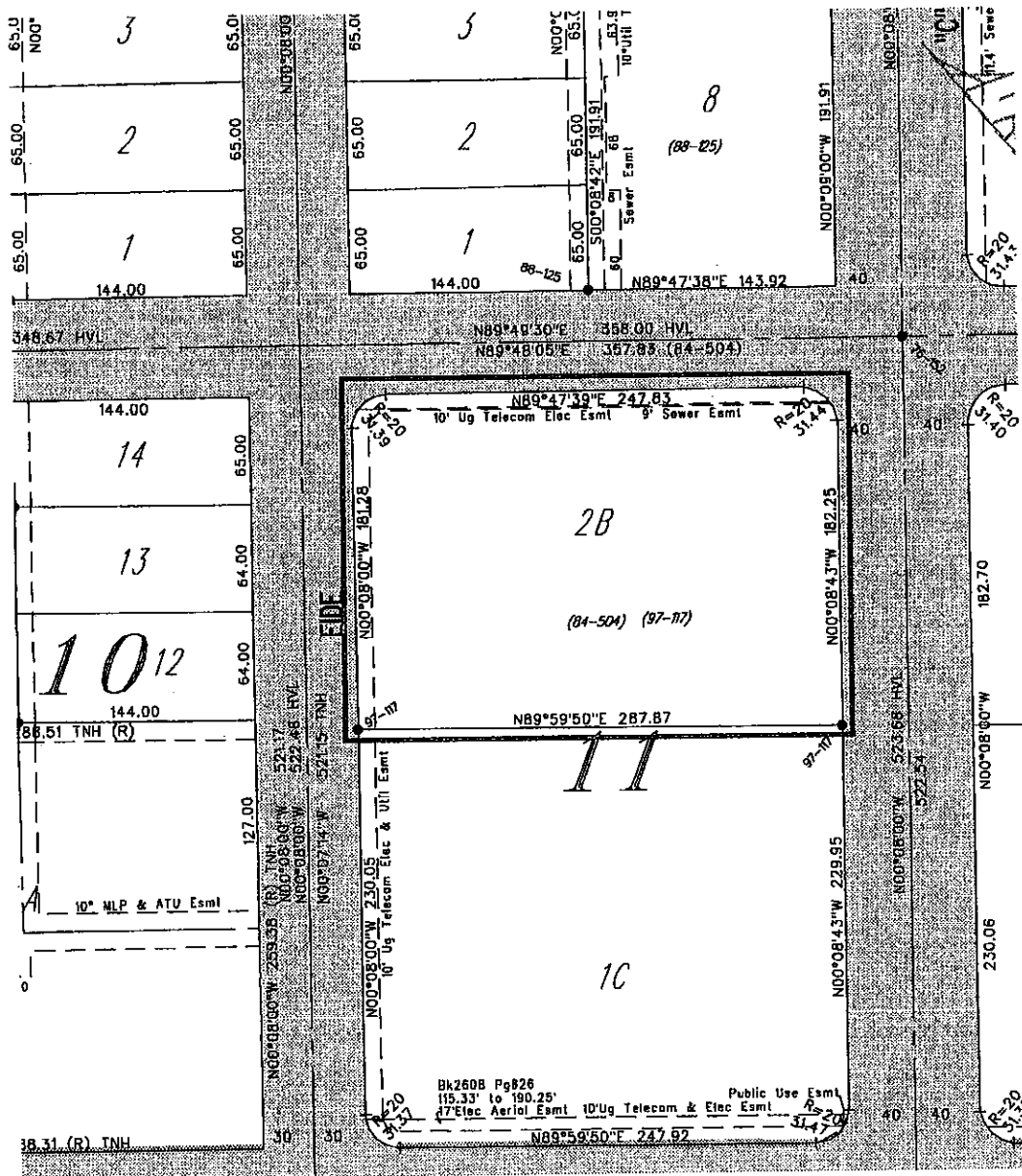
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Plat Map



Stewart Smith, Associate Broker
Keller Williams Realty
Phone/Fax: 865-6505 / 865-6530

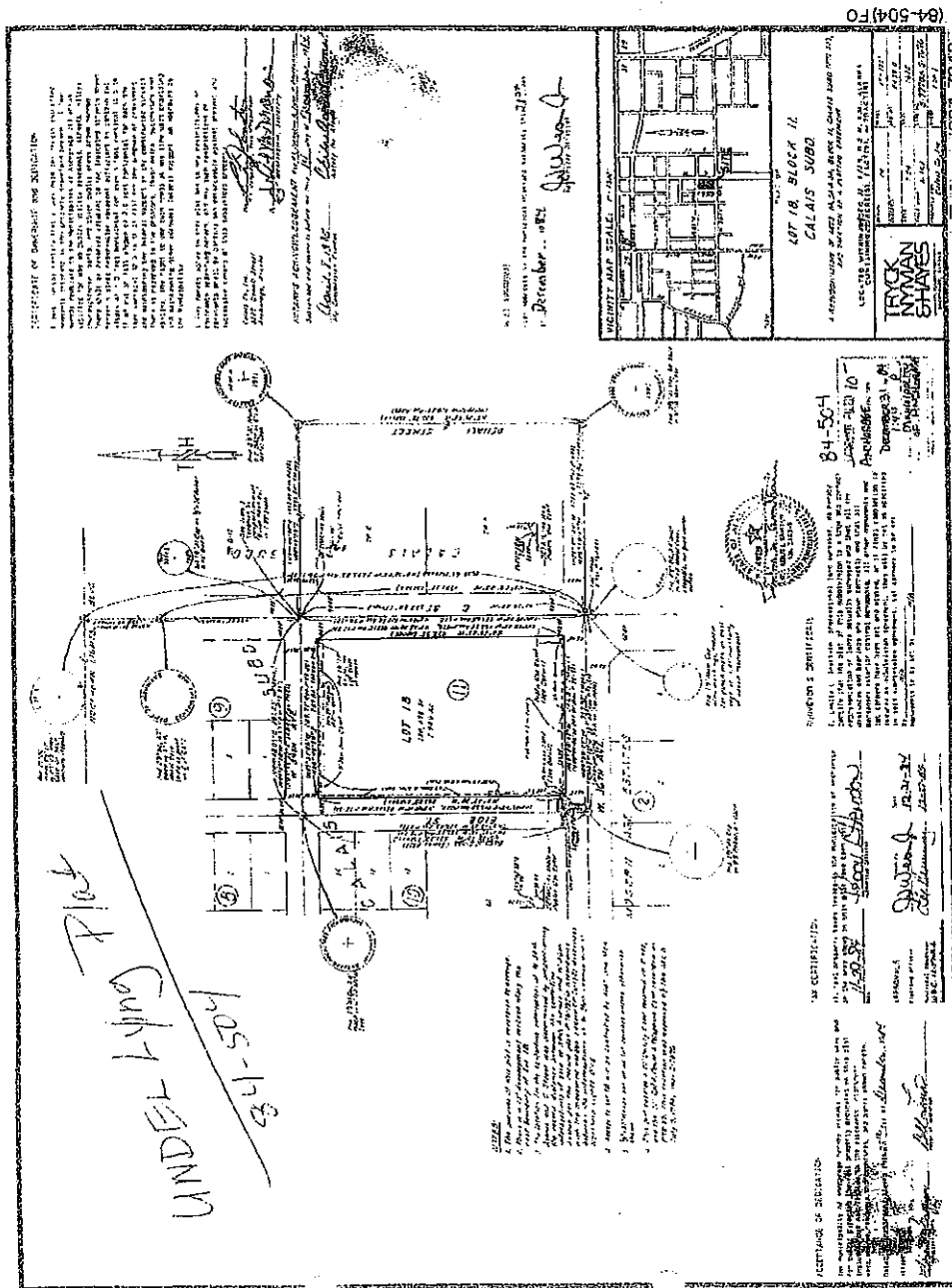
Carl Kuhn, CCIM
Jack White Commercial
Phone/Fax: 762-5887 / 762-1838

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Page 8

038

Plat Map



Stewart Smith, Associate Broker
Keller Williams Realty
Phone/Fax: 865-6505 / 865-6530

Carl Kuhn, CCIM
Jack White Commercial
Phone/Fax: 762-5887 / 762-1838

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039



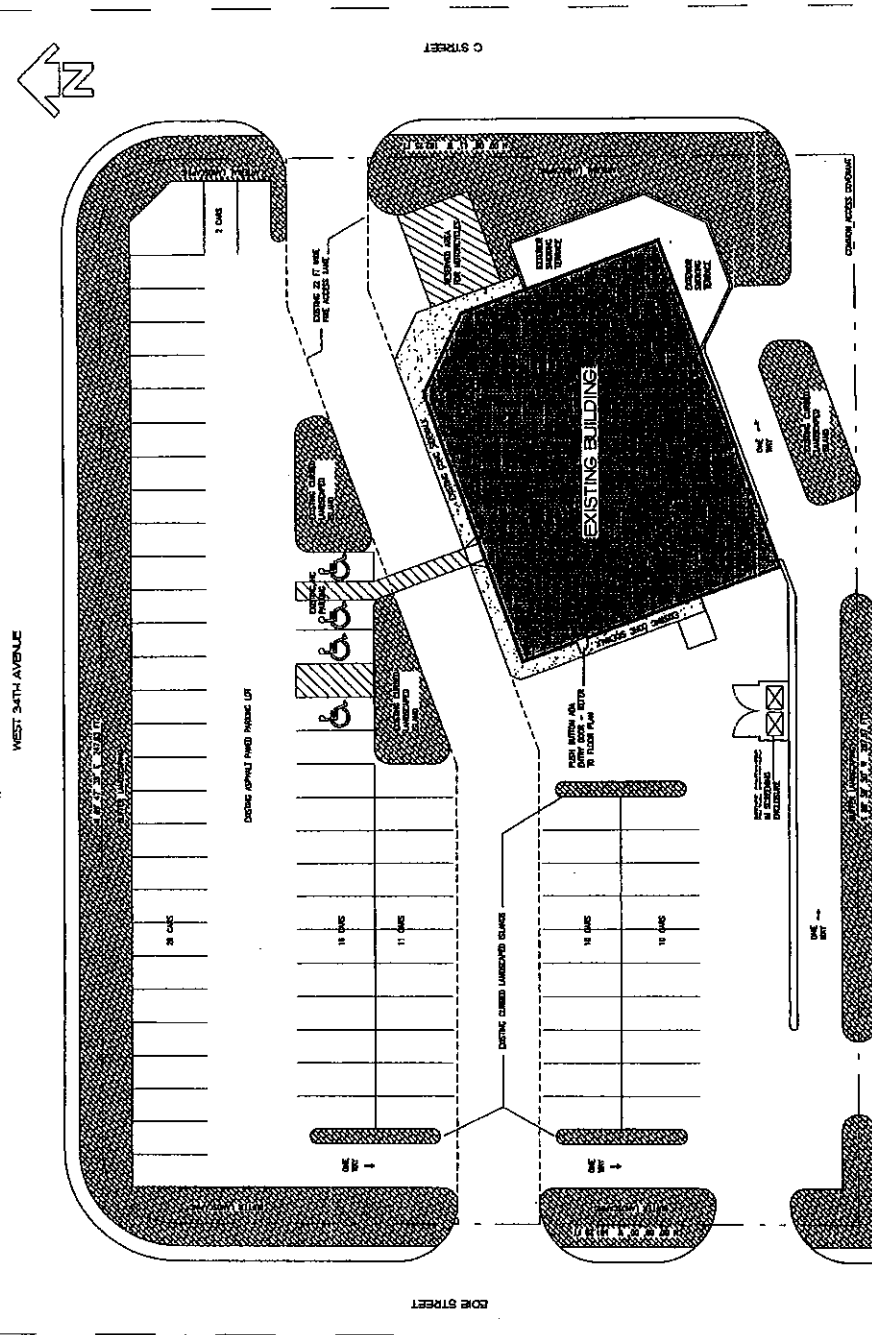
HIS MONSARRAT, ARCHITECT
 2507 BLUEBERRY SUITE 101
 ANCHORAGE, ALASKA 99503
 [907] 279-0663 FAX 279-0663

DATE 10/9/97
 JOB NUMBER 2008-10
 SCALE AS SHOWN
 DRAWN BY

PROPOSED RENOVATION OF
 3400 C STREET
 ANCHORAGE ALASKA

A1
 SHEET

TENANT IMPROVEMENT DRAWINGS FOR **THE ANCHORAGE BILLIARD PALACE** 3400 C STREET, ANCHORAGE, ALASKA



SCALE: 1/16" = 1'-0"
 0' 6" 12" 24'
 EXISTING SITE PLAN - ANCHORAGE BILLIARD PALACE - 3400 C STREET
 ALL THE IMPROVEMENTS ARE SHOWN. ALL THE IMPROVEMENTS ARE CONSTRUCTED UNDER THE SAME PERMIT.

PARKING CALCULATIONS
 15 VEH. SPACES & 20 VEH. SPACES PER LOT - 30
 15 VEH. SPACES & 20 VEH. SPACES PER LOT - 30
 15 VEH. SPACES & 20 VEH. SPACES PER LOT - 30
 15 VEH. SPACES & 20 VEH. SPACES PER LOT - 30

ARCHITECT
 RIC MONSARRAT - ARCHITECT
 2507 BLUEBERRY
 ANCHORAGE, ALASKA 99503
 CONTACT: RIC MONSARRAT
 TEL: (907) 279-0663
 FAX: (907) 279-0663

INTERIOR DESIGN
 DAVID STEVENS & ASSOCIATES INC.
 8406 NORTH 36TH STREET
 SCOTTSDALE, ARIZONA 85258
 CONTACT: DAVID STEVENS
 TEL: (702) 228-5713
 FAX: (702) 228-7863

STRUCTURAL
 OREN & ASSOCIATES INC.
 13135 OLD GLEN HWY #207
 EAGLE RIVER, ALASKA 99577
 CONTACT: BEN OREN
 TEL: (907) 694-0507
 FAX: (907) 694-0508

MECHANICAL
 DAVID G. HEUSSER & COMPANY
 2401 LAKE GEORGE DRIVE
 ANCHORAGE, ALASKA 99504
 CONTACT: DAVE HEUSSER
 TEL: (907) 338-0761
 FAX: (907) 338-0761

ELECTRICAL
 EIC ENGINEERS
 5401 CORDOVA STREET, SUITE 301
 ANCHORAGE, ALASKA 99518
 CONTACT: ERIC COWLING
 TEL: (907) 348-9712
 FAX: (907) 348-9713

CONTRACTOR
 R & C RESTORATION
 7930 KING STREET, SUITE B
 ANCHORAGE, ALASKA 99513
 CONTACT: COREY PACH
 TEL: (907) 522-6000
 FAX: (907) 349-0922



3407 ALBUQUERQUE, ANCHORAGE, ALASKA 99503
[907] 273-0888 FAX 273-8888
3407 ALBUQUERQUE, ANCHORAGE, ALASKA 99503
[907] 273-0888 FAX 273-8888

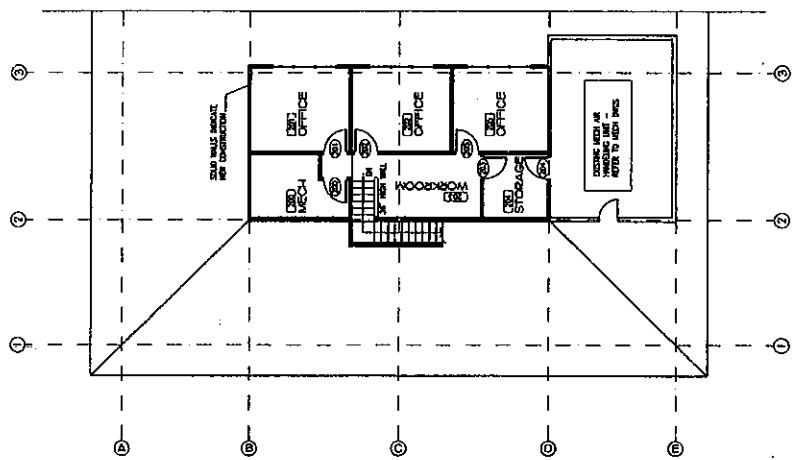
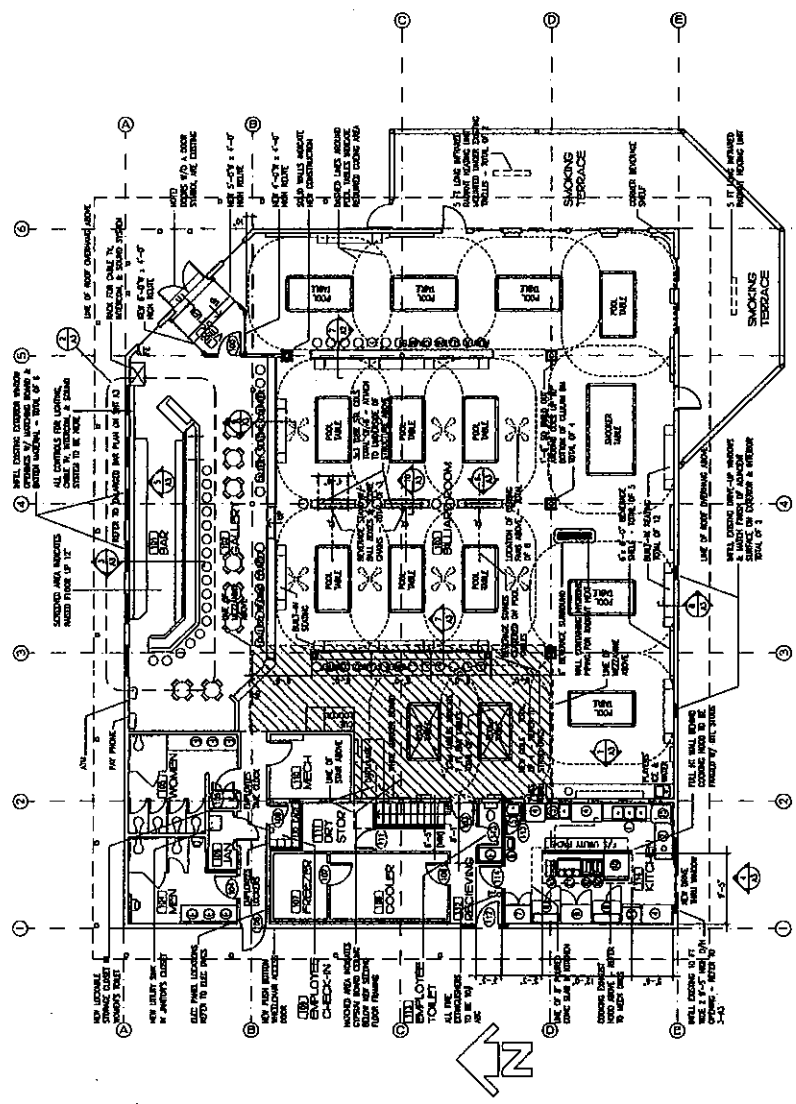
DATE 10/9/07
JOB NUMBER 2004-10
SCALE AS SHOWN
DRAWN BY
RE

PROPOSED RENOVATION OF
3400 C STREET
ANCHORAGE, ALASKA

A2
SHEET

DOOR SCHEDULE			
NO.	DOOR	TYPE	REMARKS
101	3'0" x 7'0"	SW SWGL	1/2" FULL IMPREGNATED GLASS INL
102	3'0" x 7'0"	SW SWGL	DOOR TO 1ST FLOOR
103	3'0" x 7'0"	SW SWGL	DOOR TO 1ST FLOOR
104	3'0" x 7'0"	SW SWGL	DOOR TO 1ST FLOOR
105	3'0" x 7'0"	SW SWGL	DOOR TO 1ST FLOOR
106	3'0" x 7'0"	SW SWGL	DOOR TO 1ST FLOOR
107	3'0" x 7'0"	SW SWGL	DOOR TO 1ST FLOOR
108	3'0" x 7'0"	SW SWGL	DOOR TO 1ST FLOOR
109	3'0" x 7'0"	SW SWGL	DOOR TO 1ST FLOOR
110	3'0" x 7'0"	SW SWGL	DOOR TO 1ST FLOOR
111	3'0" x 7'0"	SW SWGL	DOOR TO 1ST FLOOR
112	3'0" x 7'0"	SW SWGL	DOOR TO 1ST FLOOR
113	3'0" x 7'0"	SW SWGL	DOOR TO 1ST FLOOR
114	3'0" x 7'0"	SW SWGL	DOOR TO 1ST FLOOR
115	3'0" x 7'0"	SW SWGL	DOOR TO 1ST FLOOR
116	3'0" x 7'0"	SW SWGL	DOOR TO 1ST FLOOR
117	3'0" x 7'0"	SW SWGL	DOOR TO 1ST FLOOR
118	3'0" x 7'0"	SW SWGL	DOOR TO 1ST FLOOR
119	3'0" x 7'0"	SW SWGL	DOOR TO 1ST FLOOR
120	3'0" x 7'0"	SW SWGL	DOOR TO 1ST FLOOR

CODE ANALYSIS	
REMARKS: EXISTING RENOVATION OF THE 3400 C STREET BLDG - 3-USE BUILDING WITH THE EXISTING BILLIARD FLOOR.	REMARKS: EXISTING RENOVATION OF THE 3400 C STREET BLDG - 3-USE BUILDING WITH THE EXISTING BILLIARD FLOOR.
REMARKS: EXISTING RENOVATION OF THE 3400 C STREET BLDG - 3-USE BUILDING WITH THE EXISTING BILLIARD FLOOR.	REMARKS: EXISTING RENOVATION OF THE 3400 C STREET BLDG - 3-USE BUILDING WITH THE EXISTING BILLIARD FLOOR.
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REMARKS: EXISTING RENOVATION OF THE 3400 C STREET BLDG - 3-USE BUILDING WITH THE EXISTING BILLIARD FLOOR.	REMARKS: EXISTING RENOVATION OF THE 3400 C STREET BLDG - 3-USE BUILDING WITH THE EXISTING BILLIARD FLOOR.



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

ANCHORAGE BILLIARD PALACE TENANT IMPROVEMENT FLOOR PLAN

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

MEZZANINE LEVEL PLAN

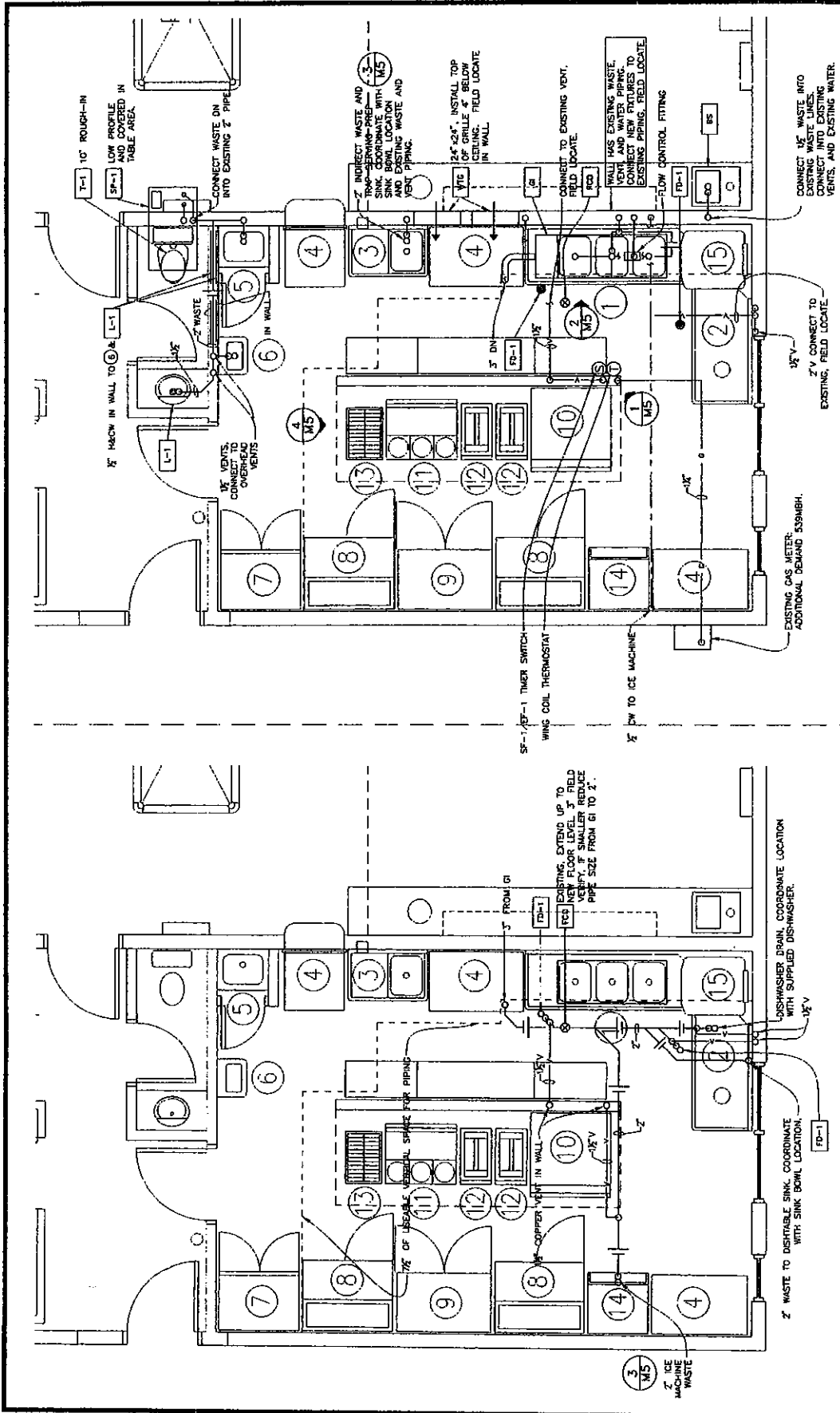


3507 ALABAMA AVE SUITE 101
ANCHORAGE, ALASKA 99503
(907) 273-0993 FAX 273-0993

DATE	10/06/07
JOB NUMBER	1000-10
SCALE	AS SHOWN
DESIGN BY	W.H.

PROPOSED RENOVATION OF
3400 C STREET
ANCHORAGE
ALASKA

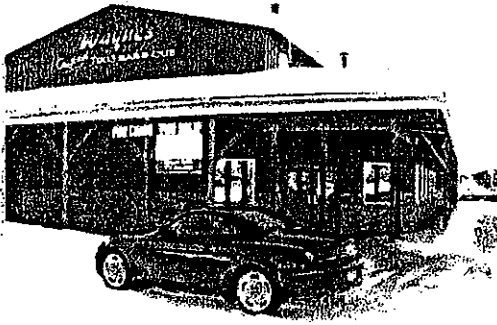
M3
SHEET



ENLARGED KITCHEN FLOOR PLAN
SCALE: 1/2" = 1'-0" / GRAPHIC SCALE: 0' 1' 2' 3'

ENLARGED KITCHEN UNDER FLOOR PLAN
SCALE: 1/2" = 1'-0" / GRAPHIC SCALE: 0' 1' 2' 3'

SUBJECT PHOTOGRAPHS
SUBJECT PHOTOGRAPHS



NORTHEAST CORNER OF SUBJECT BUILDING



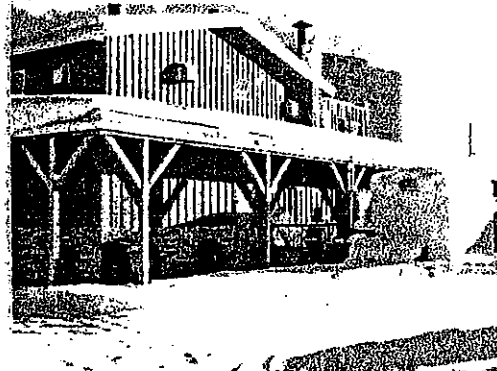
EASTSIDE OF SUBJECT BUILDING



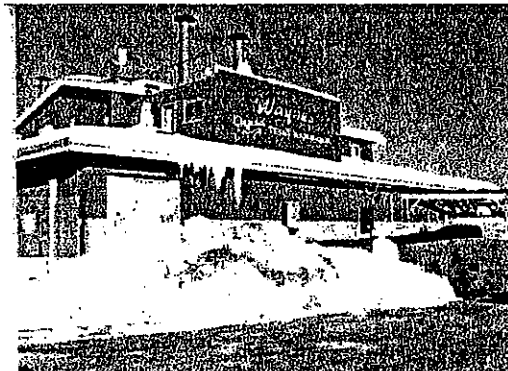
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NORTHWEST CORNER OF SUBJECT BUILDING



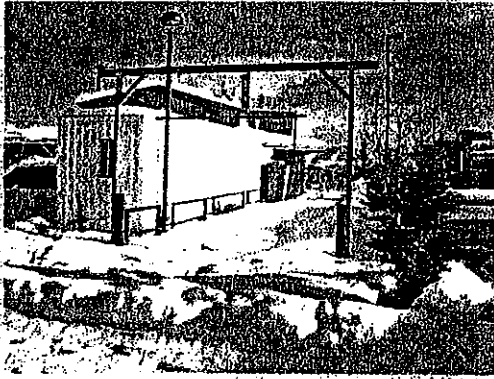
WESTSIDE OF SUBJECT BUILDING



SOUTHSIDE OF SUBJECT BUILDING

SUBJECT PHOTOGRAPHS

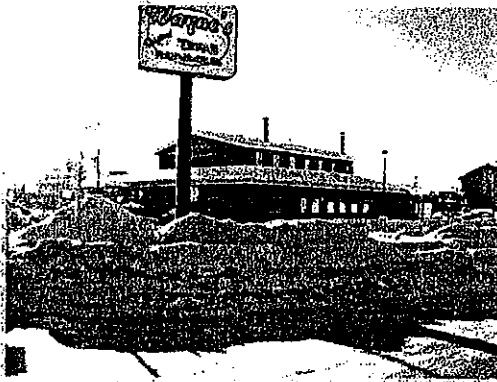
SUBJECT PHOTOGRAPHS



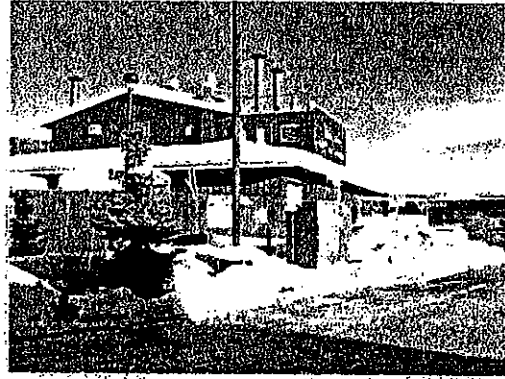
DRIVE THRU ENTRANCE TO SUBJECT BUILDING



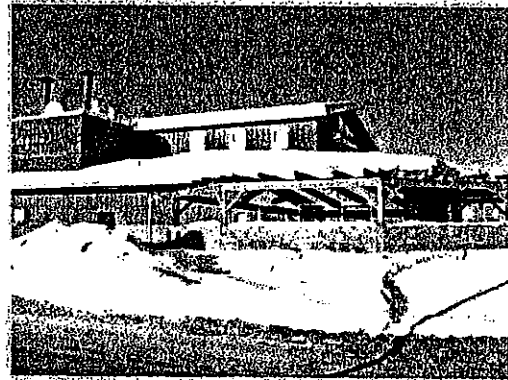
TRELLIS FOR PATIO AREAS



NORTHEAST CORNER SUBJECT PARCEL



SOUTHERN BOUNDARY SUBJECT PARCEL



SOUTHEAST CORNER OF SUBJECT BUILDING



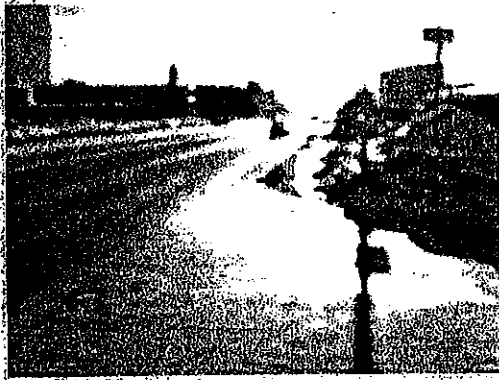
NORTHWEST CORNER OF SUBJECT PARCEL

ERICKSON & ASSOCIATES

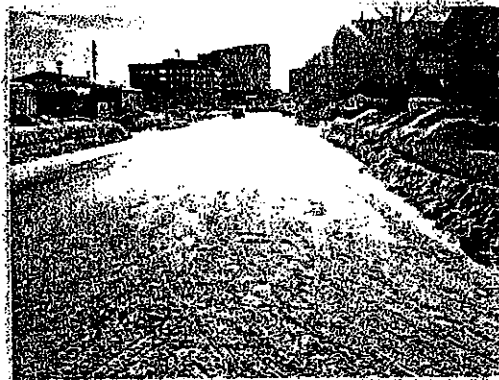
REAL ESTATE APPRAISERS & CONSULTANTS

SUBJECT PHOTOGRAPHS

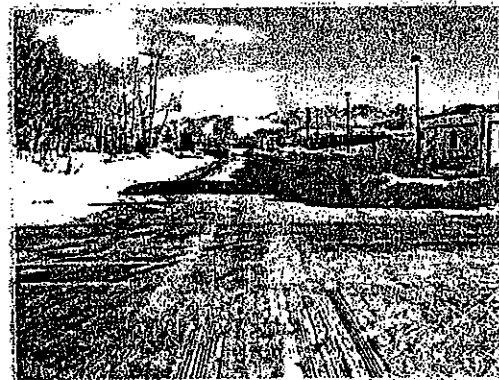
SUBJECT STREETS



"C" STREET FACING SOUTH



EIDE STREET FACING SOUTH



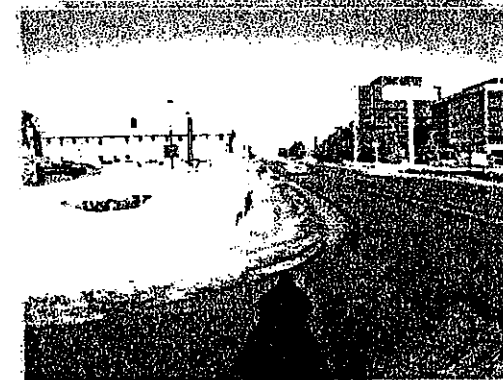
WEST 34TH STREET FACING EAST



WEST 34TH STREET FACING WEST



EIDE STREET FACING NORTH

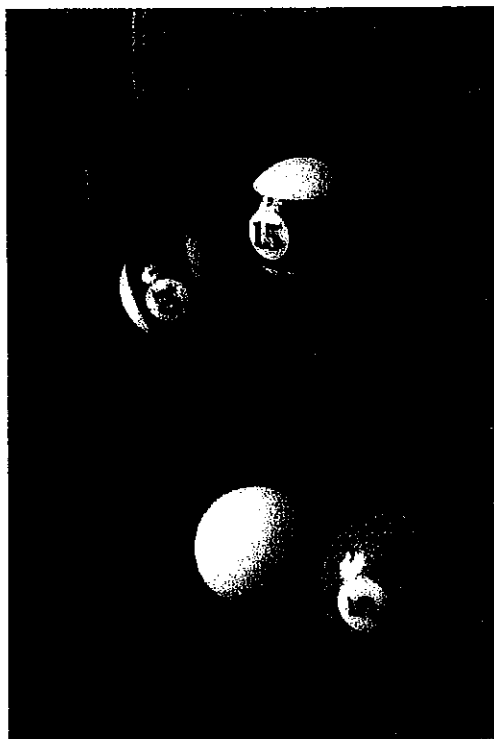


"C" STREET FACING NORTH

ERICKSON & ASSOCIATES

REAL ESTATE APPRAISERS & CONSULTANTS

Billiard Palace



Corner Pocket Grill

"Committed to use the highest quality, fresh products
We only use 100% cholesterol-free Canola Oil for
frying"

Hours

Monday - Friday 11 A.M. - 12 A.M.
Saturday 11 A.M. - 1 A.M.
Sunday 3 P.M. - 12 A.M.

CORNER POCKET BURGERS

All Burgers made with 1/3 lb Lean, Angus Beef, charbroiled to medium well,
Served with mayo, tomato, lettuce and onions
Your choice of French Fries, Small Green Salad or Cup of Soup

Original Burger

1/3 lb of the finest ground Angus
Chuck served on a bun with lettuce,
tomatoes, onions & pickle
\$6.95

The Irish

Original Burger, basted with our one
of a kind Irish whiskey BBQ sauce and
sauteed onions, topped with lettuce
and tomato \$7.25

Port of Call

Our Original Burger seasoned Cajun,
New Orleans style, topped a with
sauteed onions \$7.25

Honolulu Burger

Basted with our own teriyaki sauce,
topped with pineapple and Swiss
cheese \$8.25

Mushroom Burger

Sauteed fresh mushrooms teriyaki
sauce, and even more melted Swiss
cheese \$8.25

Billiard Palace Blues

Our Original Burger topped with aged
blue cheese \$7.90

Bacon Cheese

Corner Pocket's Original Burger
loaded with cheese and bacon.
\$8.55

Honey Mustard Chicken

Charbroiled breast of chicken
brushed with our very own honey
mustard sauce, topped with cheddar
cheese, onions, lettuce, tomato and
mayo \$6.95

Chicken Burger

Northwest grown breast of chicken
marinated in our secret recipe sauce,
topped with onion, mayo, lettuce and
tomato \$7.25

Irish Chicken Burger

Basted with our one of a kind Irish
whiskey BBQ sauce and sauteed
onions, topped with lettuce and
tomato \$8.25

Honolulu Chicken

Charbroiled breast of chicken.
Basted with our own teriyaki sauce,
topped with pineapple and Swiss
cheese \$8.55

New York Hot Dog

Certified kosher beef frankfurter
grilled to perfection. Served on a
warm roll, with lettuce, tomato and
onions on request \$7.25

Halibut & Chips

Alaskan Halibut pieces dipped in our
own beer batter and battered with
special breading. \$8.85

APPETIZERS

Fried Zucchini
Lightly breaded, topped with grated
parmesan

\$4.95

Chicken Strips
Tenderloins, deep-fried, Served with
French fries and BBQ Sauce or S&S
Sauce.

\$8.85

Onion Rings
Beer batter dipped, basket.

\$4.50

Bay Shrimp
Large Prawns seasoned and
breaded.

\$6.85

Crab Cakes
Lightly breaded.

\$5.85

SOUPS & SALADS

Boston Claim Chowder
or Soup of the Day

Cup \$2.50 Bowl \$3.95

Green Salad

Fresh mixture of garden greens and
romaine, served with choice of
dressings. Topped with croutons

Small \$3.65 Large \$5.95

Soup & Salad

Small green salad and a bowl of soup

\$6.25

Corner Pocket Caesar Salad
Crisp Romaine Lettuce, tossed with
our fresh house made Caesar
dressing. Topped with croutons and
Parmesan cheese

\$5.75

Grilled Chicken Caesar
Marinated breast of chicken strips
flavored with your choice of plain,
BBQ, Cajun or Teriyaki seasoning.
Served over our Creaser salad

\$8.25

Soup & Half Sandwich
Turkey, Ham, or Tuna with Swiss or
Cheddar cheese

\$6.75

Tuna Salad
Dolphin Safe white albacore tuna on
romaine, avocado and tomato slices.
Tossed with house vinaigrette

\$8.45

CORNER POCKET FAVORITES

Tuna Melt

Dolphin safe Albacore Tuna melted
with Tillamook Cheddar on
Sourdough

\$7.80

Minnesota Fats'
Grilled Ham & Cheese

Honey cured ham with natural
Swiss, served on your choice of bread

\$7.55

Oven Roasted Turkey

Sliced turkey breast, lettuce, tomato
and your choice of Swiss or Cheddar
on your choice of bread.

\$7.25

Corner Pocket Club

Sliced turkey breast & strips of thick
bacon, lettuce, tomato and mayo on
your choice of bread.

\$7.80

PIZZA

Chicken Ranch Pizza

\$ 9.00

Garlic Butter Sauce, Mozzarella, Fire Grilled Chicken, Bacon, Topped with
Ranch Dressing

Cheeseburger Pizza

\$ 9.00

Ground Hamburger Meat, Tomato, Onions, Mozzarella

Made to Order, Small \$ 5.00, Large \$ 9.00

Includes 1 -topping. Additional Toppings \$.50 for small, \$ 1.00 for large

Toppings: Pepperoni, Canadian Bacon, Black Olives, Mushrooms, Pineapple,
Italian Sausage, Hamstring, Onions, Tomatoes, Jalapenos, Grill Fire
Chicken, BBQ Ranch, Extra Cheese

We accept all major credit cards.
No personal checks, please.

Corner Pocket Grill

3501 "C" Street
Anchorage, AK 99517

Phone (907) 230-5401

Fax (907) 230-5401

<http://www.cornerpocketgrill.com>

Catering Available

9'-0"



RED NEON

18" PIPE



28'-0" HT

*only
25' max
allowed*



NOT TO SCALE

DOUBLE FACE ILLUMINATED POLE SIGN



2840 COMMERCIAL DR.
ANCHORAGE, ALASKA 99501
PH.338-7446 FAX 258-7192

CLIENT:		ADDRESS/SITE:		APPROVED BY CLIENT:	
BILLIARD PALACE		ANCHORAGE, ALASKA			
JOB DESCRIPTION:					
D/F POLE SIGN					
JOB NO.:	DESIGN NO.:	SCALE:	DESIGNER:	SALES REP:	DATE
	270	3/8" = 1'-0"	BRINT W.	DAVE HAEBUS	10/1/07
<small>THE DESIGN DEPICTED HEREIN IS THE SOLE PROPERTY OF SIGNCO AND MAY NOT BE REPRODUCED IN WHOLE OR PART WITHOUT WRITTEN PERMISSION OF THAT COMPANY. ACTUAL COLORS MAY VARY SLIGHTLY DUE TO TRANSLUCENCY OF ACRYLIC PLASTICS AND PAINTS.</small>					

NARRATIVE

Anchorage Billiard Palace has been a local business for in excess of twenty-five years. Its former business location (4848 Old Seward Highway) was prior located just south of the south/west corner of Tudor and Old Seward Highway. As of January 1, 2007, the prior business location was sold and the building demolished.

Anchorage Billiard Palace caters to adult, serious pool and billiard players interested in quality equipment, leagues, and tournament play. The business is equipped with high-end antique billiard and pool tables made available to the players in a serious and quality setting. Limited food service and availability of alcoholic beverages are ancillary to the business entity rather than primary.

The current location is 3400 "C" Street, located on the "C" Street Business Corridor. Neither the building nor the property improvements will be significantly changed. However, the building has suffered interior fire loss and substantial remediation is required. This is ongoing and plans are being submitted and approved by the appropriate municipal authorities.

The target date for completion of renovation is set for January 1, 2008, and it is anticipated that the business hours will be from 10:00 a.m. to close-of-business as required by beverage control rules. The prior business located on site was the subject of a conditional-use permit. This was allowed to lapse due to a bankruptcy filing and the referenced fire. The impact on the adjacent properties will be minimal in that the traffic pattern and usage should be less than the prior business venture. The Mid-town Community Council has, on October 10th, expressed their non-objection to the new business venture at this location.

ADMITTED STATE OF ALASKA

LAUREL J. PETERSON
A PROFESSIONAL CORPORATION
ATTORNEY AT LAW
805 WEST THIRD AVENUE, SUITE 200
ANCHORAGE, ALASKA 99501
FAX (907) 276-0215
(907) 278-1568

ADMITTED STATE OF WASHINGTON

October 10, 2007

Jane Hannan
Business Registration Examiner
Alcoholic Beverage Control Board
DPS 5848 E Tudor Rd
Anchorage, Alaska 99507

Re: Beverage Dispensary License No. 2742
Current Licensee: B.P. Billiards, LLC
New Location Application
3400 "C" Street

Dear Jane:

As your ABC file will indicate, B.P. Billiards is currently the owner of that certain Beverage Dispensary License referenced above. Currently, it is a "no location" license which we are about to change. Recently the LLC has purchased the property located at 3400 "C" Street and remodeling of the building is ongoing.

I am, at this time, delivering to you the following documents representing our application to place this license at this location. You will find attached to this letter the following:

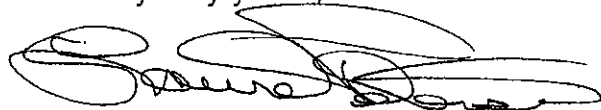
1. Original Application for Transfer;
2. Original Posting Affidavit;
3. Original Proof of Advertising (The Anchorage Daily News made an error and is correcting the same by advertising an amended notice tomorrow, October 11, 2007. Once completed, a supplemental proof will be filed.);
4. Original Creditors' Affidavit;

Jane Hannan
October 10, 2007

5. Original Statement of Financial Interest;
6. Original Diagram of Building (I have half-sized construction drawings of the premises which I will provide to you, if you so choose.);
7. Copy of Food Menu to be served on location;
8. Copy of Right Title and Interest (Statutory Warranty Deed);
9. Copy of Certificate of Organization relating to B.P. Billiards, LLC, with Taxpayer I.D. (Recently, we received notice of non-compliance from the State for failure to file an Initial Biennial Report. Copy of evidence of filing is also attached with the other documents.);
10. Duplicate original Fingerprint Cards for the following:
 - a. Sue Griffin, Owner of B.P. Billiards, LLC
 - b. Beverly Cordell, Secretary of B.P. Billiards, LLC
(No ownership interest.)(Currently pending with the Department of Law is the review of the original fingerprint cards that were filed earlier this year in compliance with the ownership transfer. In order to be complete with this location transfer, I am submitting duplicate copies, should you need them.); and
11. My law office check evidencing application/filing fee.

Tomorrow afternoon a renewed Conditional Use Permit will be filed with the Municipality. Also, I will discuss with you at the time of delivering these documents the renewal of the license just received. Thank you for any courtesies you may extend.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Laurel J. Peterson', with a large, stylized flourish at the end.

Laurel J. Peterson

LJP:tlb
Enc.
cc: Client

Alcoholic Beverage Control Board
5848 E Tudor Rd
Anchorage, AK 99507

Transfer Liquor License

4750

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: 2007	License Type: Beverage Dispensary License	Statute Reference: Sec. 04.11.090	License Fee: \$
License #: 2742			Filing Fee: \$100.00
Local Governing Body: (City, Borough or Unorganized) Anchorage	Community Council Name(s) & Mailing Address: Mid-Town 401 E Northern Lights Ste 402 Anchorage, AK 99505		Fingerprint: (\$59 per person)
Federal EIN or SSN: 20-5905358			Total Submitted: \$
Name of Applicant (Corp/LLC/LP/LLP/Individual/Partnership): B.P. Billiards, LLC	Doing Business As (Business Name): Anchorage Billiard Palace	Business Telephone Number: (907) 929-7214 Fax Number: 929-7214 (same)	
Mailing Address: 3705 Arctic Blvd PMB 496	Street Address or Location of Premise: 3400 "C" Street Anchorage AK 99503	Email Address: SueGriffinAK@aol.com	
City, State, Zip: Anchorage AK 99503			

SECTION B - TRANSFER INFORMATION.	
<input checked="" type="checkbox"/> Regular Transfer	Name and Mailing Address of Current Licensee: B.P. Billiards, LLC 3705 Arctic Blvd PMB 496 Anchorage AK
<input type="checkbox"/> Transfer with security interest: Any instrument executed under AS 04.11.670 for 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.	Business Name (dba) BEFORE transfer: Anchorage Billiard Palace
<input type="checkbox"/> Involuntary Transfer. Attach documents which evidence default under AS 04.11.670.	Street Address or Location BEFORE transfer: 3705 Arctic Blvd PMB 496 Anchorage AK

SECTION C - PREMISES TO BE LICENSED. Must be completed for RELOCATION applications.		
Closest school grounds: Over 200 feet	Distance measured under: <input checked="" 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.
Closest church: Over 200 feet	Distance measured under: <input checked="" type="checkbox"/> AS 04.11.410 OR <input type="checkbox"/> Local ordinance No.	<input type="checkbox"/> Premises is LESS than 50 miles from the boundaries of an incorporated city, borough, or unified municipality.
Premises to be licensed is: <input type="checkbox"/> Proposed building <input checked="" type="checkbox"/> Existing facility Remodeling to occur <input type="checkbox"/> New building		<input checked="" type="checkbox"/> Not applicable
		<input type="checkbox"/> Plans submitted to Fire Marshall (required for new & proposed buildings) <input checked="" type="checkbox"/> Diagram of premises attached

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

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

54

Liquor License

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) B.P. Billiards, LLC		Telephone Number (907) 929-7214	Fax Number 929-7214 (same)
Corporate Mailing Address: 3705 Arctic Blvd PMB 496		City Anchorage	State AK
Zip Code 99503		Date of Incorporation OR Certification with DCED Nov. 17, 2006	State of Incorporation Alaska
Name, Mailing Address and Telephone Number of Registered Agent Sue Griffin (907) 929-7214 3705 Arctic Blvd PMB 496, Anch, AK 99503			
Is the Entity in compliance with the reporting requirements of Title 10 of the Alaska Statutes? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> 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.			

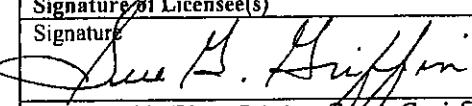
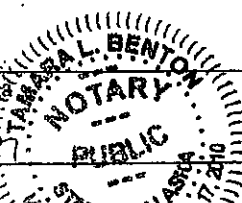
Entity Members (Must include President, Secretary, Treasurer, Vice-President, Manager and Shareholder/Member with at least 10%)					
Name	Title	%	Home Address & Telephone Number	Work Telephone Number	Date of Birth
Sue Griffin	Pres.	100	1345 E 27th Avenue Anchorage, AK 99508	929-7214	8/19/51
Beverly J. Cordell	Sec.	0	933 Clay Ct Anchorage, AK 99503	227-4511	12/31/69

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

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 contracted 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 	Signature
Name & Title (Please Print) Sue Griffin President, B.P. Billiards, LLC	Name & Title (Please Print)
Subscribed and sworn to before me this 20th day of September, 2007	Subscribed and sworn to before me this day of
Notary Public in and for the State of Alaska 	Notary Public in and for the State of Alaska
My commission expires: 7/17/10	My commission expires:

STATE OF ALASKA
ALCOHOLIC BEVERAGE CONTROL BOARD

AFFIDAVIT IN CONNECTION WITH POSTING LIQUOR LICENSE APPLICATION
Section 04.11.260, 04.11.310, & AAC 104.125 Alaska Statutes, Title 4

POSTING AFFIDAVIT

I, the undersigned, being first duly sworn on oath, depose and say that:

1. a. Posting of application for a new _____ liquor license
for _____
located at _____
(address and/or location)

OR

- b. Posting of application for transfer of a Beverage Dispensary liquor license
currently issued to B.P. Billiards, LLC whose business name (d/b/a)
Anchorage Billiard Palace
is _____ located at 3400 "C" Street, Anchorage, AK 99503
(address and/or location)

2. Has been completed by me for the following 10 FULL day period:

September 20, 2007 to October 8, 2007

*** Prior to the filing of said application, a true copy of the application was posted at the following described locations: (name and address of location)

- a. Location of premises to be licensed Anchorage Billiard Palace, 3400 "C" Street
b. Other conspicuous location in the area Mid-Town Post Office

3. I believe that with the approval of this application, population would not at one time exceed in the aggregate of one license of the type requested for population as provided by law. AS 04.11.400 (check one)

- a. ☐ a radius of five (5) miles of the proposed location.
b. ☒ an incorporated city, organized borough or unified municipality.
c. ☐ does not apply (application filed under AS 04.11.400(d)(e)(g) or transfer of license holder or location within an incorporated city or unified municipality or organized borough).
d. ☐ established village.
e. ☐ lodge license.

Tamara L Benton
(signature)

SUBSCRIBED and SWORN to me this 12 day of October, 2007

[Signature]
Notary Public in and for Alaska

AFFIDAVIT OF PUBLICATION

STATE OF ALASKA
THIRD JUDICIAL DISTRICT

Jada L. Nowling

being first duly sworn on oath
deposes and says that he/she is
an representative of the
Anchorage Daily News, a
daily newspaper. That said
newspaper has been approved
by the Third Judicial Court,
Anchorage, Alaska, and it now
and has been published in the
English language continually as a
daily newspaper in Anchorage,
Alaska, and it is now and during
all said time was printed in an
office maintained at the aforesaid
place of publication of said
newspaper. That the annexed is
a copy of an advertisement as it
was published in regular issues
(and not in supplemental form)
of said newspaper on

September 25, 2007; October 2, 9, 2007

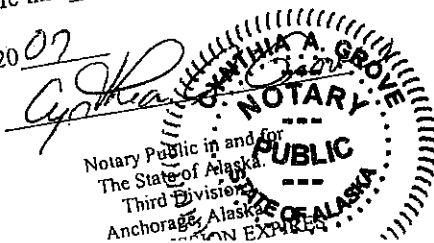
and that such newspaper was
regularly distributed to its
subscribers during all of said
period. That the full amount of
the fee charged for the foregoing
publication is not in excess of
the rate charged private
individuals.

Signed Jada L. Nowling

Subscribed and sworn to before

Me this 9 day of Oct

20 07



**LIQUOR LICENSE
TRANSFER NOTICE
(New Location Only)**

B.P. Billards, LLC d/b/a
Anchorage Billiard Palace
located at 3705 Arctic Blvd
PMB 496, Anchorage, AK
99503 is applying for trans-
fer of a Beverage Dispensary
license A.S. 04.11.090

** Interested persons should sub-
mit written comment to their local
governing body, the applicant and
to the Alcoholic Beverage Control
Board at 5848 E. Tudor Road,
Anchorage, AK 99507.

STATE OF ALASKA
ALCOHOL BEVERAGE CONTROL BOARD
Licensed Premises Diagram

INSTRUCTIONS: Draw a detailed floor plan of your present or proposed licensed premises on the graph below;
show all entrances and exits, and all fixtures such as tables, booths, games, counters, bars, coolers, stages, etc.

DBA: B.P. Billiards LLC dba ANCHORAGE Billiard Palace

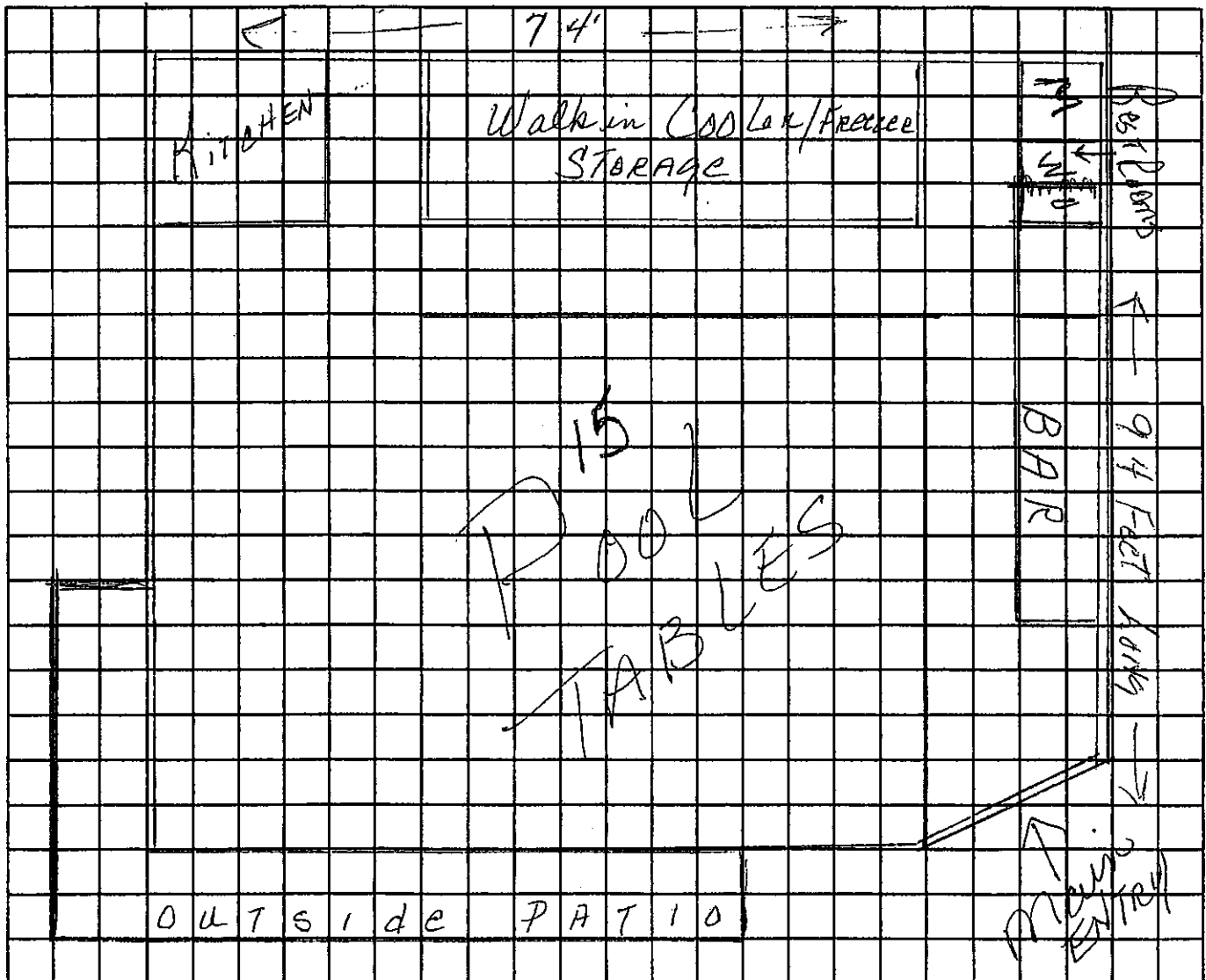
PREMISES LOCATION: 3400 C STREET

Indicate scale by x after appropriate statement or show length and width of premises.

SCALE A: _____ 1 SQ. = 4 FT. SCALE B: _____ 1 SQ. = 1 FT.

Length and width of premises in feet: 74 feet W 94 feet Long

Outline the area to be designated for sale, service, storage, and consumption of alcoholic beverages in red.
DO NOT USE BLUE INK OR PENCIL ON THIS DIAGRAM.



Alaska Entity #: 104628

State of Alaska
Department of Commerce, Community, and
Economic Development
Corporations, Business and Professional Licensing

**CERTIFICATE
OF
ORGANIZATION
Limited Liability Company**

THE UNDERSIGNED, as Commissioner of Commerce, Community, and Economic Development of the State of Alaska, hereby certifies that Articles of Organization duly signed and verified pursuant to the provisions of Alaska Statutes has been received in this office and have been found to conform to law.

ACCORDINGLY, the undersigned, as Commissioner of Commerce, Community, and Economic Development, and by virtue of the authority vested in me by law, hereby issues this certificate to

B.P. Billards, LLC

and attaches hereto the original copy of the Articles of Organization for such certificate.



IN TESTIMONY WHEREOF, I execute this certificate and affix the Great Seal of the State of Alaska on November 17, 2006.

A handwritten signature in black ink, appearing to read "William C. Noll".

William C. Noll
Commissioner



State of Alaska
Corporations, Business and Professional Licensing
CORPORATION SECTION
PO Box 110808
Juneau, AK 99811-0808

AK Entity #: 104628
Date Filed: 11/17/2006 01:14 PM
State of Alaska
Department of Commerce

ARTICLES OF ORGANIZATION
Online Filing
(Domestic Limited Liability Company)

The undersigned person(s) of the age of 18 years or more, acting as organizers of a limited liability company under the Alaska Limited Liability Act (AS 10.50) hereby adopt the following Articles of Organization:

Article 1. Name of the Limited Liability Company. The name of a limited liability company must contain the words "limited liability company" or the abbreviation "L.L.C.," or "LLC":

B.P. Billards, LLC

Article 2. The purpose for which the company is organized. A limited liability company may list any lawful as its purpose:

Any lawful.

Article 3. Registered Agent Name and Address:

Name:	Roberta C. Erwin
Mailing Address:	733 W 4th Ave., Ste. 302 Anchorage,, AK 99501
Physical Address if Mailing Address is a Post Office Box:	

Article 4. Duration:

Check this box if the duration is perpetual: ☒

If the duration is not perpetual, list the latest date upon which the Limited Liability Company is to dissolve:

Article 5. Management: Check this box if the company will be managed by a manager. ☐

Article 6. Optional Provisions:

No member of the LLC may transfer or sell their membership interest without the consent of the other member(s).

One or more organizer shall sign the Articles of Organization for a limited liability company.

Name of Organizer

Online Signature of Organizer

Roberta C. Erwin

Roberta C. Erwin

Date Submitted Online

November 17, 2006

**DISCLOSURE OF COMPANY ACTIVITIES
USING THE
NORTH AMERICAN INDUSTRY CLASSIFICATION SYSTEM
(NAICS)**

A separate disclosure of purpose must be attached to the entity creation filing that most closely describes the activities of the entity. The NAICS Code must not conflict with the purpose listed in the formation document.

The 6 digit NAICS industry grouping code that most clearly describe the initial activities of the corporation is:

722410

Alaska Business License # 739001

Alaska Department of Commerce, Community, and Economic Development

Division of Corporations, Business and Professional Licensing

P.O. Box 110806 Juneau Alaska 99811-0806

This is to certify that

ANCHORAGE BILLARD PALACE

3705 SRCTIC BLVD PMB 496, ANCHORAGE AK 99503

owned by

B.P. BILLARDS, LLC

is licensed by the department to conduct business for the period
November 17, 2006 through December 31, 2008
for the following line of business

72 - Accommodation and Food Services

This license shall not be taken as permission to do business in the state without
having complied with the other requirements of the laws of the State or of the United States.

This license must be posted in a conspicuous place at the business location.
It is not transferable or assignable.

William C. Noll
Commissioner



063

Alaska Business License # 739000

Alaska Department of Commerce, Community, and Economic Development
Division of Corporations, Business and Professional Licensing
P.O. Box 110806 Juneau Alaska 99811-0806

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It is not transferable or assignable.

William C. Noll
Commissioner



4

POSTING

AFFIDAVIT



RECEIVED

NOV 27 2007

PLANNING DEPARTMENT

AFFIDAVIT OF POSTING

CASE NUMBER: 2007-173

I, Laurel J. Peterson hereby certify that I have posted a **Notice of Public Hearing** as prescribed by Anchorage Municipal Code 21.15.005 on the property that I have petitioned for B.P. Billiards, LLC. The notice was posted on 10/12/07** which is at least 21 days prior to the public hearing on this petition. I acknowledge this Notice(s) must be posted in plain sight and displayed until all public hearings have been completed.

Affirmed and signed this 26 day of November, 2007



Signature

LEGAL DESCRIPTION

Tract or Lot 2B

Block 11

Subdivision Calais Subdivision

**All three sides of building posted from October 12, 2007, through November 26, 2007 (46 days).

HISTORICAL INFORMATION

PARCEL INFORMATION

APPRAISAL INFORMATION

Legal CALAIS
BLK 11 LT 2B

Parcel 009-062-76-000
Owner B P BILLIARDS LLC

01

Descr BAR/LOUNGE
Site Addr 3400 C ST

3705 ARCTIC BLVD PMB 496
ANCHORAGE AK 99503 5774

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

2002-156
2007-173

Case Number 2007-173 # of Parcels 1 Hearing Date 10/15/2007
Case Type Assembly conditional use for a billiard parlor serving alcoholic beverages
Legal An Alcoholic Beverage Conditional Use for a Beverage Dispensary License for Anchorage Billiard Palace. Calais Subdivision, Block 11, Lot 2B. Located at 3400 C Street.

PLAT

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

PERMITS

00 5275
01 4022
01 5112
07 6006

Permit Number 07 6006
Project
Work Desc Interior demo
Use A-2 ASSEMBLY, RESTAURANTS, BAR

BZAP

Action No.	Status
Action Date	Type
Resolution	

ALCOHOL LICENSE

4219

Business	Wayne's Original Texas Bar-B-Q	Applicants Name	Kodiak Foods LLC
Address	3400 C St	Conditions	AR 2002-237
	Anchorage, AK 99503		
License Type	Beverage Dispensary		
Status	Expired		

PARCEL INFORMATION

OWNER
B P BILLIARDS LLC

3705 ARCTIC BLVD PMB 496
ANCHORAGE AK 99503 5774
Deed 2007 0057045
CHANGES: Deed Date Sep 06, 2007
Name Date Sep 25, 2007
Address Date Sep 25, 2007

PARCEL
Parcel ID 009-062-76-000
Status
Renumbr ID 009-062-72-00000
Site Addr 3400 C ST
Comm Concl MIDTOWN
Comments REF 009-062-72

01

TAX INFO
2007 Tax 24,312.33 Balance 0.00 District 003

LEGAL

CALAIS
BLK 11 LT 2B

Unit SQFT 57,905
Plat 970117
Zone B3 Grid SW1630

HISTORY

	Year	Building	Land	Total
Assmt Final	2005	528,400	1,042,300	1,570,700
Assmt Final	2006	542,400	1,042,300	1,584,700
Assmt Final	2007	456,100	1,216,000	1,672,100
Exemptions				0
State Credit				0
Tax Final				1,672,100

PROPERTY INFO

#	Type	Land Use
01	COMMERCIAL	BAR/LOUNGE

SALES DATA

Mon	Year	Price	Source	Type

LAND & COMMON PARCEL INFORMATION

APPRAISAL INFORMATION

Legal CALAIS
BLK 11 LT 2B

Parcel 009-062-76-000

01 of 01

Owner B P BILLIARDS LLC

Site Addr 3400 C ST

3705 ARCTIC BLVD PMB 496
ANCHORAGE AK 99503

LAND INFORMATION

Land Use BAR/LOUNGE
Class COMMERCIAL
Living Units 000
Community Council 037 MIDTOWN
Entry: Year/Quality 02 1985 EXTERIOR
10 2007 INTERIOR
Access Quality GOOD
Access Type
Leasehold (Y=Leasehold)
Drainage GOOD
Front Traffic HIGH
Street PAVED CURB & GUTTER
Topography LOW LEVEL
Utilities PUBLIC WATER PHIRI IC: SEWFF
Wellsite N
Wet Land

CONDOMINIUM INFORMATION

Common Area 0
Undivided Interest 0.00

COMMERCIAL INVENTORY

APPRAISAL INFORMATION

Legal CALAIS
BLK 11 LT 2B

Parcel 009-062-76-000

01 of 01

01

Owner B P BILLIARDS LLC

Site Addr 3400 C ST
Prop Info # BAR/LOUNGE

3705 ARCTIC BLVD PMB 496
ANCHORAGE AK 99503

BUILDING INFORMATION

Structure Type BAR/LOUNGE

Building SQFT 7,492

Year Built 0000

Grade B-

Effective Year Built 2002

Property Information # 01

Building Number 01

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	CENTRAL	ADEQUATE	NORMAL	NORMAL
M1	M1	NORMAL	HOT AIR	CENTRAL	ADEQUATE	NORMAL	NORMAL

EXTERIOR DATA

Floor	Level	Size	Perim	Use Type	Hgt	Wall Type	Const Type
01	01	6,812	326	BAR/LOUNGE	14	FRAME T-111	WOOD JOIST(WD & STL)
M1	M1	680	0	SUPPORT AREA	08	ENCLOSURES	

BUILDING OTHER FEATURES - ATTACHED IMPROVEMENTS

Type	Qty	Size1	Size2
PORCH ENCLOSED	01	680	1

OTHER BUILDINGS AND YARD IMPROVEMENTS

Type	Size/Amt	Units	Yr/Built	Condition	Funct/Utility
PAVING ASPHALT PK	1	01	2000	NORMAL	NORMAL
PAVING CONCRETE-AV	1	01	2000	NORMAL	NORMAL
MERCURY LIGHT POLE	1	01	2000	NORMAL	NORMAL



MUNICIPALITY OF ANCHORAGE

Department of Health and Human Services



Date: November 11, 2007

RECEIVED

To: Department of Planning, Zoning and Platting Division

NOV 14 2007

From: Nathan Johnson, Division Manager, DHHS

MUNICIPALITY OF ANCHORAGE
PLATTING DIVISION

Subject: Comments Regarding CUP 2007-173

Case No. 2007-173

This is a request for a concept/final approval of a conditional use to permit: a billiard parlor serving of alcoholic beverages for B.P. Billiards, LLC at 3400 C Street. Currently there are 2 active liquor licenses within 1,000 feet of the petitioned location.

Food Safety - This CUP describes the renovation of 3400 "C" Street after fire damage for use as a limited food / beverage service facility. DHHS / FS&S must be contacted for kitchen and bar plan approvals, and permitting.

Policy #22 in the Anchorage Comprehensive Plan 20/20 says that "locational standards and criteria for retail sales/service of alcoholic beverage will be provided" however at this time, no standards have been established. Reasonable standards can be applied to this application until Assembly action is taken. The Municipality of Anchorage approves the conditional use permits for the location of all alcohol outlets based on community input and municipal department approvals.

The Conditional Use Permit process continues to be an important local power because it builds in an automatic protection that requires consideration of the impact of alcohol sales on the community. Neighborhoods that control for the number and location of alcohol outlets can help prevent community problems related to alcohol. This regulatory provision goes beyond economic considerations.

LAUREL J. PETERSON

A PROFESSIONAL CORPORATION

ATTORNEY AT LAW

805 WEST THIRD AVENUE, SUITE 200

ANCHORAGE, ALASKA 99501

FAX (907) 276-0215

(907) 276-1568

ADMITTED STATE OF ALASKA

ADMITTED STATE OF WASHINGTON

RECEIVED

NOV 29 2007

**Municipality of Anchorage
Zoning Division**

November 28, 2007

Mary Autor
Senior Planner
Planning Department
Municipality of Anchorage
PO Box 196650
Anchorage, Alaska 99519-6650

**Re: B.P. Billiards, LLC
Conditional Use Permit**

Dear Ms. Autor:

First let me thank you for taking my phone call yesterday and discussing the current pending conditional use permit filed by my office on behalf of B.P. Billiards. After our conversation, I contacted my client and reviewed the items that we had discussed. Let me clarify the following:

- We are totally unaware of any potential municipality taxes that may be outstanding and unpaid. However, earlier in the year, when we retransferred the license itself, a small amount of municipal tax money was due and it was satisfied completely prior to ABC Board approval. It is our belief that there will be none outstanding in that the business has not operated, and will not operate, during the calendar year 2007.
- As to the hours alcohol will be served, I have stated in the application that those hours will be governed by ABC Board regulations and requirements. In that the business is not operating at this time due to extensive renovation, we will stick with the general statement of times of service. However, once the business opens, the time-line of alcohol service may very well be reduced based on a specific review of business hours.

Mary Autor
November 28, 2007
Page 2

- As to the sign conversation we had, the design company proposing the sign itself is aware of the contrasting colors at issue and it has been specifically addressed by them. Hopefully they have the expertise to understand what is required to be in complete compliance with the ordinance.

Again, I thank you for the courtesies extended. Should anything come up that needs to be addressed, please feel free to contact me.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Laurel J. Peterson', with a large, stylized flourish at the end.

Laurel J. Peterson

LJP:tlb
cc: Client

Content Information**Content ID :** 005764**Type:** AR_AllOther - All Other Resolutions

Title: ALCOHOLIC BEVERAGES CONDITIONAL USE IN THE B-3
(GENERAL BUSINESS) DISTRICT FOR A BEVERAGE DISPENSARY
USE PER AMC 21.40.180 D.8 FOR B. P. BILLIARDS LLC, DOING
BUSINESS AS THE **ANCHORAGE BILLIARD PALACE**.

Author: weaverjt**Initiating Dept:** Planning

Description: ALCOHOLIC BEVERAGES CONDITIONAL USE IN THE B-3
(GENERAL BUSINESS) DISTRICT FOR A BEVERAGE DISPENSARY
USE PER AMC 21.40.180 D.8 FOR B. P. BILLIARDS LLC, DOING
BUSINESS AS THE ANCHORAGE BILLIARD PALACE.

Date Prepared: 11/28/07 5:25 PM**Director Name:** Tom Nelson

Assembly
Meeting Date: 12/11/07

Public Hearing
Date: 12/11/07

M.O.A
 2007 NOV 30 AM 11:52
 CLERK'S OFFICE

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	11/28/07 5:28 PM	Checkin	weaverjt	Public	005764
Planning_SubWorkflow	11/29/07 2:56 PM	Approve	nelsontp	Public	005764
ECD_SubWorkflow	11/29/07 3:58 PM	Approve	thomasm	Public	005764
MuniManager_SubWorkflow	11/29/07 6:21 PM	Approve	leblancdc	Public	005764
MuniMgrCoord_SubWorkflow	11/30/07 9:23 AM	Approve	abbottmk	Public	005764