

Submitted by: Chair of the Assembly at  
the Request of the Acting Mayor  
Prepared by: Planning Department  
For reading: April 14, 2009

CLERK'S OFFICE  
APPROVED

Date: 4-14-09 Anchorage, Alaska  
AR 2009-87

1 A RESOLUTION OF THE ANCHORAGE MUNICIPAL ASSEMBLY APPROVING  
2 A MINOR AMENDMENT TO AN EXISTING ALCOHOLIC BEVERAGES  
3 CONDITIONAL USE TO ALLOW FOR A CHANGE FROM A  
4 RESTAURANT/EATING PLACE USE AND LICENSE NUMBER 4075 TO A  
5 BEVERAGE DISPENSARY USE AND LICENSE NUMBER 2289 IN THE B-3  
6 (GENERAL BUSINESS) DISTRICT, PER AMC 21.15.030.G, FOR THE HAUTE  
7 QUARTER GRILL, LOCATED AT 11221 OLD GLENN HIGHWAY, ROBERT  
8 PIPPEL SUBDIVISION, LOT 2; GENERALLY LOCATED AT THE NORTHEAST  
9 CORNER OF OLD GLENN HIGHWAY AND MONTE ROAD.

10  
11 (Eagle River Community Council) (Case 2009-061)

12  
13 THE ANCHORAGE ASSEMBLY RESOLVES:

14  
15 **Section 1.** A conditional use permit and license Number 4075 for an Alcoholic  
16 Beverages Conditional Use in the B-3 District for a Restaurant/Eating Place Use  
17 per AMC 21.40.180D.8, for the Haute Quarter Grill, located within the Robert  
18 Pippel Subdivision, Lot 2, has existed and operated continuously since 2000.

19  
20 **Section 2.** This minor amendment will allow the relocation and transfer of  
21 Beverage Dispensary License Number 2289 to the site. The petitioner will cease  
22 to operate the Restaurant/Eating Place Use, and will instead operate the existing  
23 restaurant with the Beverage Dispensary License and Use.

24  
25 **Section 3.** There is no change to the floor plan, required parking or to business  
26 operating hours.

27  
28 **Section 4.** This change of license type will not change the principal use as a  
29 restaurant, has no significant effect to the surrounding neighborhood, and is a  
30 minor amendment. This minor amendment generally meets the applicable  
31 provision of AMC 21.15.030.G.2 (a).

32  
33 **Section 5.** The minor amendment is approved subject to the following  
34 conditions:

- 35  
36 1. A Notice of Zoning Action shall be filed with the District Recorder's Office  
37 within 120 days of the Assembly's approval of a minor amendment to an  
38 existing conditional use approval for a beverage dispensary use in the B-3  
39 district.

2. All uses shall conform to the plans and narrative submitted with this minor amendment to a conditional use application.

3. This minor amendment to an existing conditional use approval is for an Alcoholic Beverages Conditional Use in the B-3 District for a Beverage Dispensary Use per AMC 21.40.180D.8. to allow a change of license type from Restaurant/Eating Place, License Number 4075 to Beverage Dispensary License Number 2289 for the Haute Quarter Grill, located at 11221 Old Glenn Highway.

**Section 6.** This resolution shall become effective immediately upon passage and approval by the Anchorage Assembly.

PASSED AND APPROVED by the Anchorage Assembly this  
14th day of April 2009.

ATTEST:

  
Chair

  
Municipal Clerk

(Planning Case Number 2009-061)  
(Tax Identification Number 050-161-02)



**MUNICIPALITY OF ANCHORAGE  
ASSEMBLY MEMORANDUM**

**No. AM 192-2009**

**Meeting Date: April 14, 2009**

**From:** Acting Mayor

**Subject:** A RESOLUTION OF THE ANCHORAGE MUNICIPAL ASSEMBLY APPROVING A MINOR AMENDMENT TO AN EXISTING ALCOHOLIC BEVERAGES CONDITIONAL USE TO ALLOW FOR A CHANGE FROM A RESTAURANT/EATING PLACE USE AND LICENSE NUMBER 4075 TO A BEVERAGE DISPENSARY USE AND LICENSE NUMBER 2289 IN THE B-3 (GENERAL BUSINESS) DISTRICT, PER AMC 21.15.030.G, FOR THE HAUTE QUARTER GRILL, LOCATED AT 11221 OLD GLENN HIGHWAY, ROBERT PIPPEL SUBDIVISION, LOT 2; GENERALLY LOCATED AT THE NORTHEAST CORNER OF OLD GLENN HIGHWAY AND MONTE ROAD.

1 The Haute Quarter Grill has made application for a minor amendment in  
2 accordance with AMC 21.15.030.G to allow for a change of license type from an  
3 existing restaurant/eating place alcoholic beverages conditional use and  
4 License Number 4075 to a beverage dispensary use and License Number  
5 2289, in the B-3 district. The site is located at 11221 Old Glenn Highway.

6  
7 A valid alcoholic beverages conditional use for a restaurant/eating place use  
8 and license is currently in place. The original conditional use was approved by  
9 the Assembly on December 12, 2000, with AR 2000-351, Planning Department  
10 case number 2000-229.

11  
12 There is no change in to the principal use as a restaurant, nor to the floor plan,  
13 parking or to operating business hours.

14  
15 AMC 21.15.030.G.2 (a) requires that "the Assembly, upon an express finding  
16 that the proposed modifications will have a significant effect on the surrounding  
17 neighborhood or on owners or occupiers of adjacent property...may determine  
18 that a public hearing is necessary. In such event the hearing shall be  
19 scheduled as soon as practicable after the matter first comes before the body  
20 for conclusion." Approval of this memorandum will determine that the proposed

1 modifications are minor in nature and have no significant effect on the  
2 surrounding neighborhood.

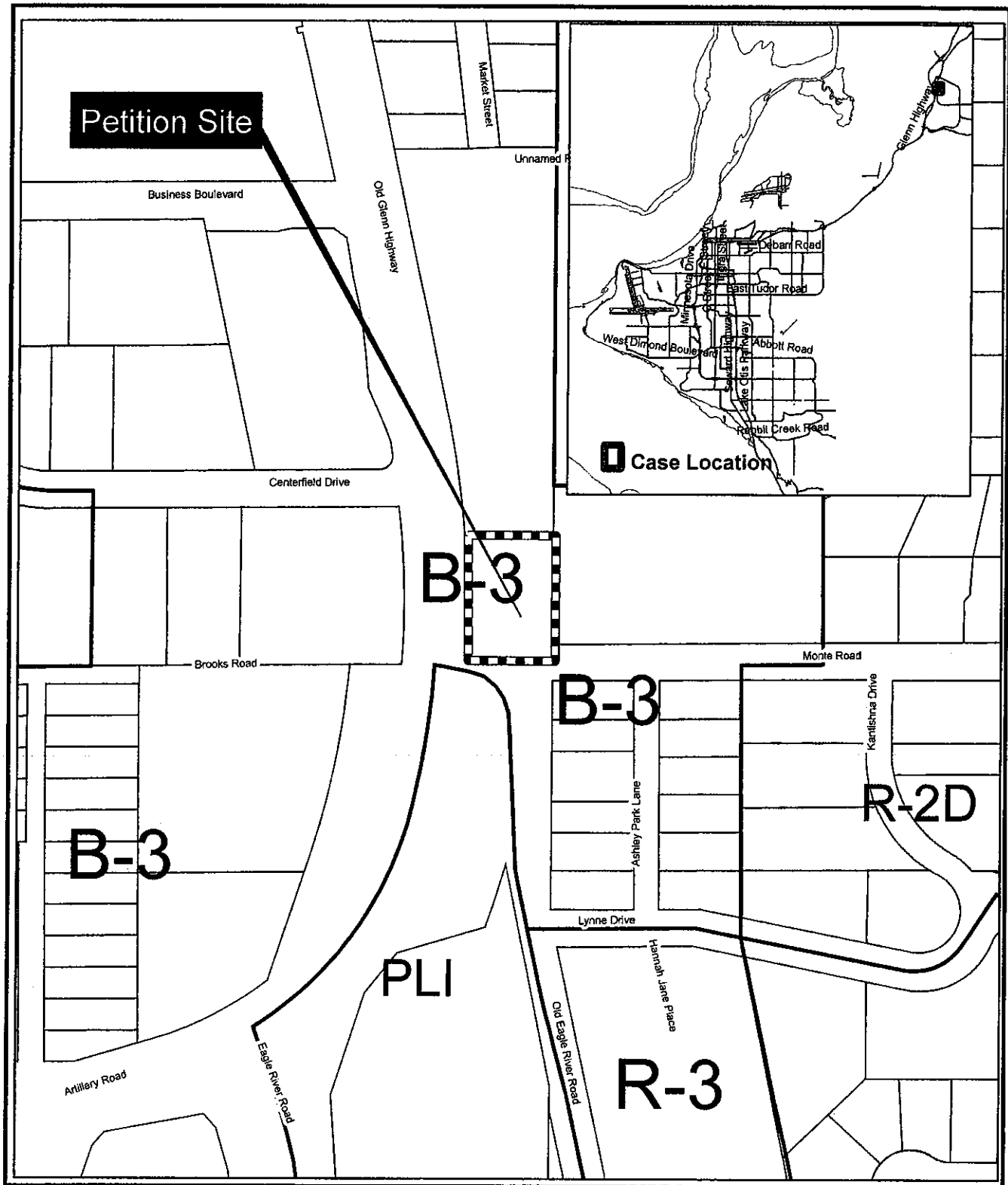
3  
4 THE ADMINISTRATION BELIEVES THIS TO BE A MINOR AMENDMENT TO  
5 THE EXISTING CONDITIONAL USE.  
6

7  
8 Prepared by: Jerry T. Weaver Jr., Zoning Administrator,  
9 Planning Department  
10 Concur: Tom Nelson, Director, Planning Department  
11 Concur: Mary Jane Michael, Executive Director,  
12 Office of Economic & Community Development  
13 Concur: Michael K. Abbott, Municipal Manager  
14 Respectfully submitted: Matt Claman, Acting Mayor  
15  
16  
17

18 (Tax Parcel Number 050-161-02)  
19 (Planning Case Number Case 2009-061)  
20  
21  
22  
23

# 2009-061

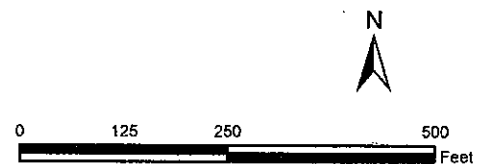
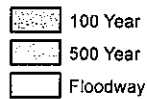
# EXHIBIT A



Municipality of Anchorage  
Planning Department

Date: March 25, 2009

### Flood Limits





**Municipality of Anchorage**  
**Planning Department**  
**Counter Sales and Fees**

Planning

4700 Elmore Road

Anchorage, AK 99504-

Phone: (907) 343-7931 Fax: (907) 249-7541

Employee: Eileen Pierce

Invoice Date: 3/18/2009

Customer Name:

Invoice Number: 1745

Type of Case: Zoning

Order Date: 3/18/2009

Bill To:

Haute Quarter Grill

Anchorage,

Product Name	Quantity	Unit	Unit Price	Total	Key
Zoning - minor amend/time ext - CU, variance, site plan	1.00	Each	\$960.00	\$960.00	52

Case Number: Zoning Case Number To Be Assigned

Comment: No Remarks or Comments

Total Due: \$960.00

**PLEASE PAY AT CASHIER**

(Next to the Building Safety Check-in Station)

Receipt #: \_\_\_\_\_

Cash: \_\_\_\_\_

Check: \_\_\_\_\_

Charge: \_\_\_\_\_

01 02 118680 03/18/09 04:04PM  
052 Planning/Zoning Fee \$960.00

Void: ☐ Reason: \_\_\_\_\_

Supervisory Approval: \_\_\_\_\_

Case #  
2009-061

Wednesday, March 18, 2009

Page 1 of 1

002

Attn: Mary Aitor  
3 pages

March 4, 2009

Haute Quarter Grill  
11221 Old Glenn Hwy  
Eagle River, AK 99577  
907-622-4745

Re: Beverage Dispensary License #2289

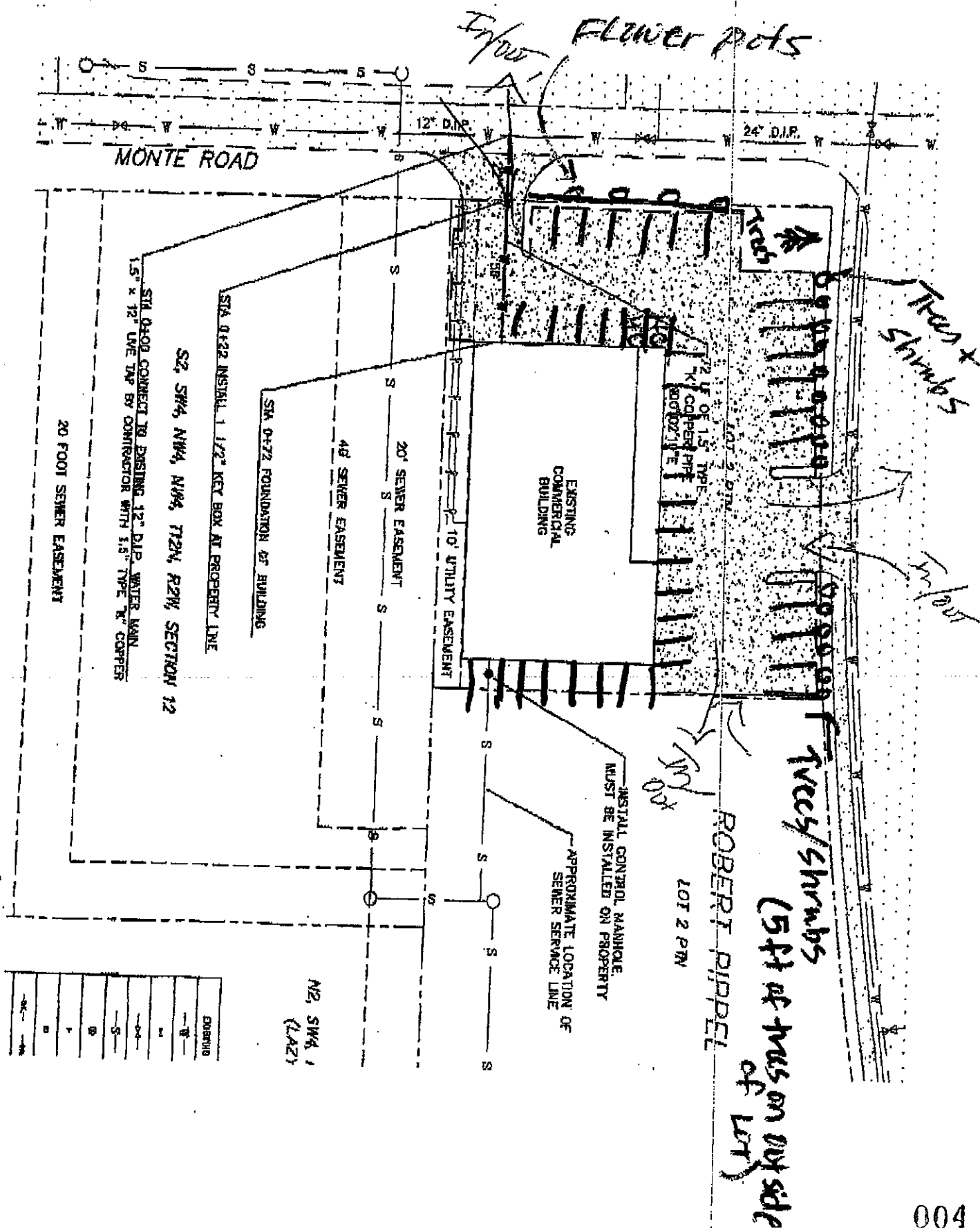
I am requesting to change the condition of our existing beer & wine license. I need a minor amendment to the existing conditional use/ AR 2000-351.

The new beverage dispensary license is #2289 for a full beverage dispensary license. We will be surrendering the current beer & wine license #4075 to the ABC board. No change has been made to the restaurant regarding table and chairs.

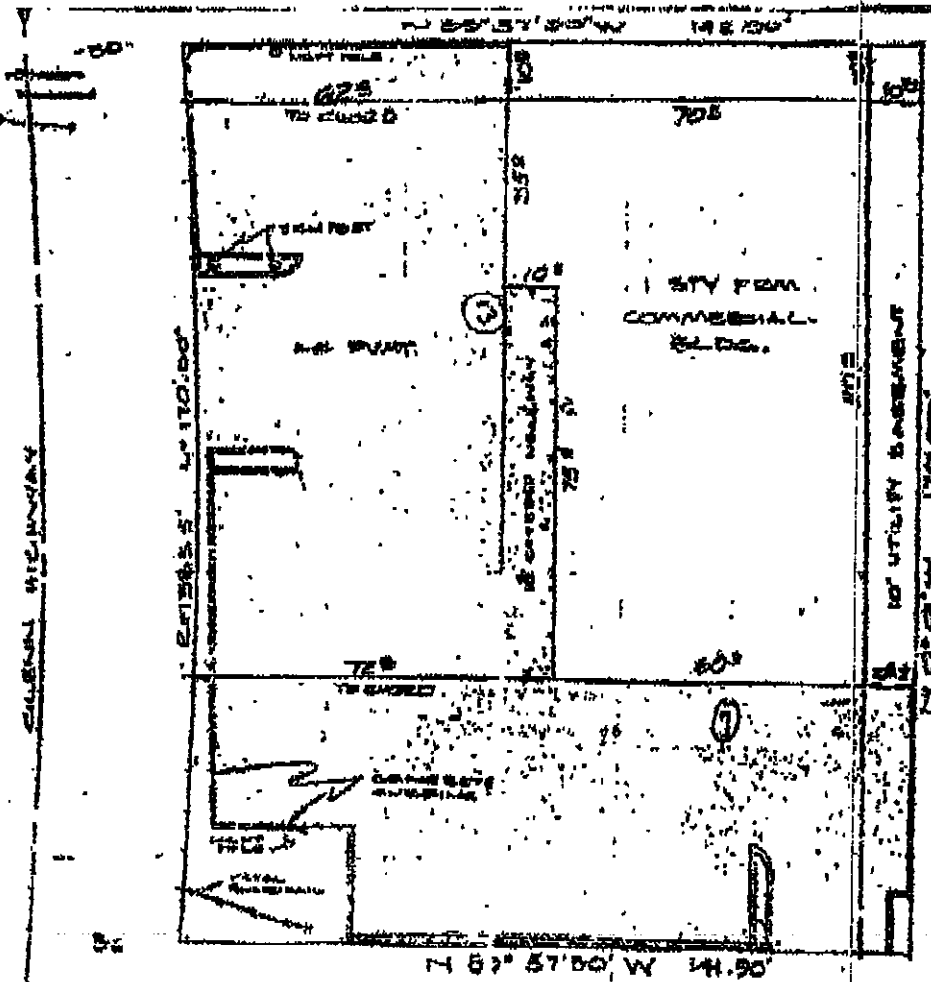
Attached is the as built with parking and landscaping.

Thank you,

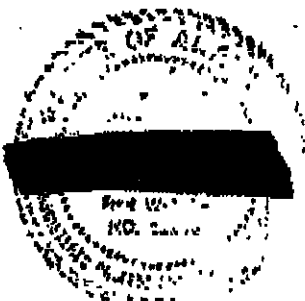
Lynn Perez  
Owner/Haute Quarter Grill



206-449-0566



Ms. Jean Pope  
19583 Portlett Ln  
Bethell, WA 98012



SCALE 1"=50' FEB 17 1997  
BASEMENTS OF RECORD, OTHER THAN  
THOSE SHOWN ON THE RECORDED  
PLAN ARE NOT SHOWN HEREIN.  
10001  
PAGE 02

AS-BUILT NO CONCRETE SET THIS DATE

I hereby certify that I have purchased a Mortgage's  
specimen of the following described property:  
PORTLETT SECTION 11, T4N, R10E, S12E  
ANCHORAGE, ALASKA  
Anchorage Recording District, Alaska, and that the map  
shows situated thereon are within the property lines and  
do not overlap or encroach on the property lines adjacent to  
it, that no improvements on the property have been made  
since the date of the previous map, and that there are  
no easements, rights, or other visible encumbrances  
on the property except as indicated herein.  
Signed at Anchorage, Alaska

Witness my hand and seal of the State of Alaska this 22nd day of November 2003.

FRANK WALATKA & ASSOCIATES  
Engineers and Surveyors

11/20/2003 05:41 PM

05/28/2003 05:45

2004481612

005

CLERK'S OFFICE

APPROVED

Date: 12/12/00

Submitted by: Chairman of the  
Assembly at the Request  
of the Mayor  
Prepared by: Planning Department

For reading DECEMBER 12, 2000

Anchorage, Alaska  
AR 2000-351

A RESOLUTION OF THE ANCHORAGE MUNICIPAL ASSEMBLY APPROVING  
A CONDITIONAL USE FOR SALES OF ALCOHOLIC BEVERAGES  
(RESTAURANT EATING PLACE LICENSE) LOCATED IN THE PIPPEL  
SUBDIVISION, PORTION LOT 2, GENERALLY LOCATED AT THE  
NORTHEAST CORNER OF MONTE ROAD AND OLD GLENN HIGHWAY,  
EAGLE RIVER.

(D. Jean Pope, d.b.a. Haute Quarter Grill) (Case 2000-229)

THE ANCHORAGE ASSEMBLY RESOLVES:

Section 1. The conditional use permit for a restaurant and eating place license  
located in the Pippel Subdivision, portion Lot 2 is approved subject to the  
following conditions:

1. A notice of Zoning Action shall be filed with the District Recorder's Office  
within 120 days of the Alcoholic Beverage Control Board's approval of the  
license.
2. All construction and uses shall conform to the plans and narrative  
submitted.
3. 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.

4. 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.).

Section 2. Failure to comply with the conditions of this conditional use permit shall constitute grounds for its revocation.

Section 3. This resolution shall become effective immediately upon passage and approval by the Anchorage Assembly.

PASSED AND APPROVED by the Anchorage Assembly this 12  
day of December, 2000.

ATTEST:

Fay Van Hemmingen  
Chairman

Lynne Ferguson  
Municipal Clerk

(2000-229)  
(050-161-02)



# MUNICIPALITY OF ANCHORAGE

## ASSEMBLY MEMORANDUM

No. AM 1068-2000

Meeting Date: 12-12-2000

From: Mayor

Subject: AR 2000- 351

Restaurant Eating Place Liquor License for the  
Haute Quarter Grill Restaurant

- 1 D. Jean Pope, d.b.a. Haute Quarter Grill, has made application for a new
- 2 conditional use permit for a Restaurant Eating Place liquor license.
- 3 If approved as presented, the petitioner must comply with the stipulated conditions
- 4 prior to commencing operation of the conditional use for the sale of alcoholic
- 5 beverages.

Reviewed by:

Harry J. Kieling Jr.  
Municipal Manager

Reviewed by:

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

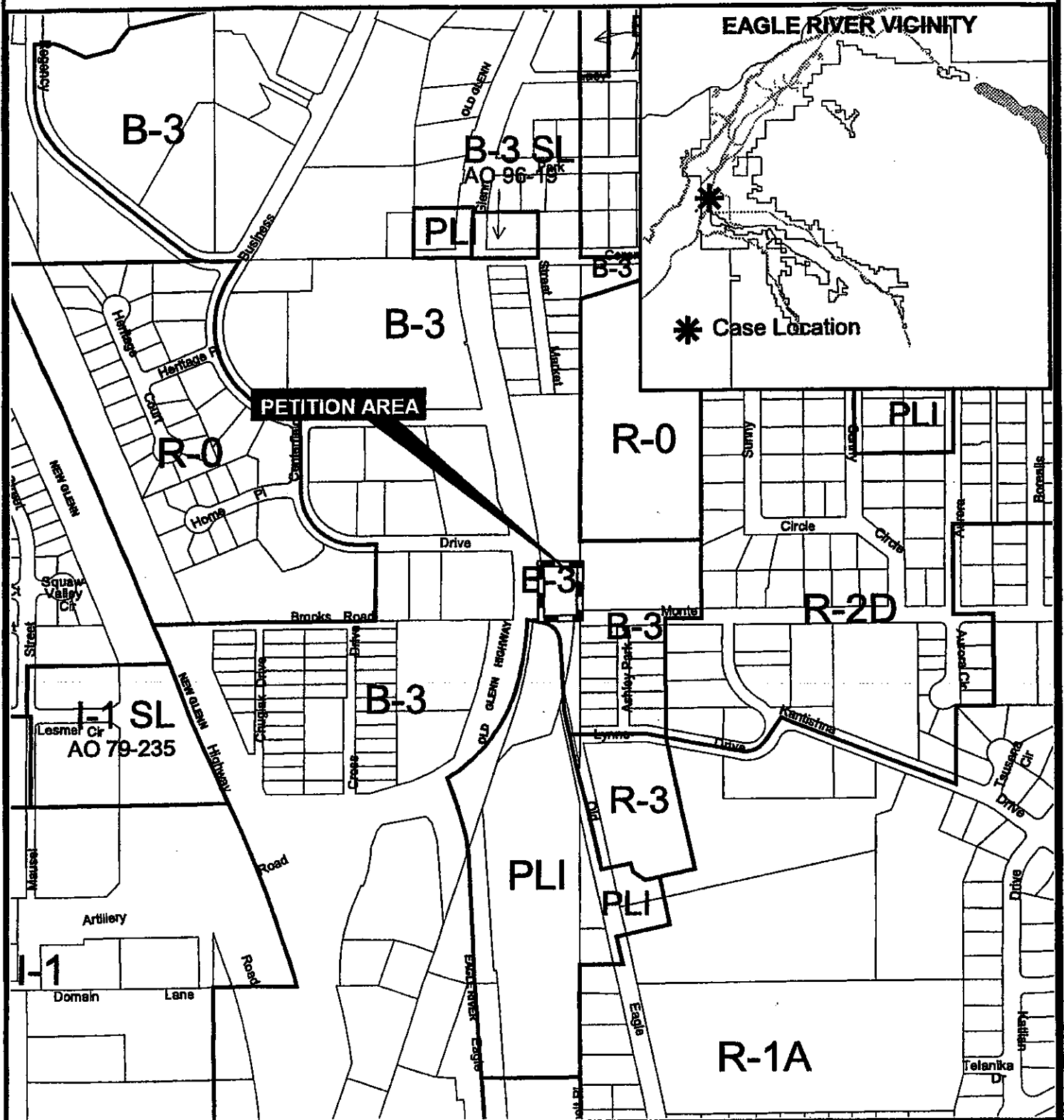
Respectfully submitted,

George P. Wuerch  
Mayor

Prepared by:

Susan R. Fison, Acting Director  
Planning Department

# CONDITIONAL USE (LIQUOR) 2000-229



Municipality of Anchorage  
Planning Department



Date: OCTOBER 27, 2000

## Flood Limits

- 100 Year Floodplain
- 500 Year Floodplain
- Floodway



009

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

**DATE:** December 12, 2000

**CASE NO.:** 2000-229

**APPLICANT:** D. Jean Pope, d.b.a. Haute Quarter Grill

**REQUEST:** 2000-229: Restaurant/Eating Place License

**LOCATION:** Pippel Subdivision, Portion Lot 2; generally located at the northeast corner of Monte Road and Old Glenn Highway, Eagle River.

**STREET ADDRESS:** 11221 Old Glenn Highway

**ATTACHMENTS**

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

**TAX PARCEL** 050-161-02

**RECOMMENDATION SUMMARY:**

Approval of the conditional use permit subject to conditions.

**SITE:**

Acres: 0.65 Acres (28,400 square feet)  
Vegetation: None  
Zoning: B-3, General Business District  
Topography: Level  
Existing Use: Haute Quarter Grill Restaurant  
Soils: Public Sewer and Water

### **COMPREHENSIVE PLAN**

Classification: Commercial  
Density: N/A

### **SURROUNDING AREA**

	NORTH	EAST	SOUTH	WEST
Zoning:	B-3	B-3	B-3/PLI	B-3
Land Use:	General Business	General Business	General Business / Public Lands and Institutions	General Business

### **SITE DESCRIPTION AND PROPOSAL:**

The petition site is located at the northeast corner of Monte Road and Old Glenn Highway in Eagle River. The building is occupied by the Haute Quarter Grill, as well as by Eagle River Gift & Pawn and Mike's Liquor & Grocery. Mike's Liquor & Grocery currently has a package store license for alcoholic beverage sales, and has been in business since the 1970's. No information was readily located regarding a conditional use permit for this liquor store.

The petitioner is requesting a new conditional use for a restaurant/eating place license.

On November 8, 2000, the Municipal Assembly approved a resolution, AR 2000-332, for a temporary conditional use permit for a restaurant/eating place liquor license for the Haute Quarter Grill at this site. This temporary conditional use is conditioned to expire on December 12, 2000, which is the hearing date for the conditional use request.

To the west of the petition site, across from Old Glenn Highway, is a bank and bank property. To the north is a shopping center.

Directly abutting the east of the petition property is a church. Directly to the south is Eagle River Elementary School. The church is approximately 400 feet from the door of the Haute Quarter Grill to the church door. The lots are abutting lots. The school structure is approximately 800 feet from the restaurant, but the school site and its lots are also abutting the lot on which the restaurant is sited.

Alaska Statue 04.11.410 (Restriction of location near churches and schools) states that a package store or beverage dispensary license may not be issued if the licensed premises would be located in a building with a public entrance within 200 feet of a school ground or church building, if those structures are in use prior to the issuance of a license. While the structure is in 200 feet of a school site, the application is not for one of these type of licenses, but rather for a restaurant/eating place license.

Within 1,000 feet of this application there are 5 liquor licenses: 1 Beverage Dispensary License, 1 Restaurant/Eating Place License, and 3 Package Store Licenses.

The Haute Quarter Grill has a gross leaseable floor area of 2,300 square feet. It has 31 fixed seats, and 46 non-fixed seats, for a total of 77. The normal business hours will be from 11 AM to 10:30 PM, with alcoholic beverages available during this time. The petitioner estimates the ratio of sales to be 30% alcoholic beverages to 70% food. The petitioner does not propose any entertainment or environmental conditions in the facility that meets the definition of "indecent material" or "adult entertainment." The application submitted states that servers and management will be TAMS certified, and if beverage is ordered, food orders will be solicited. The petitioner does indicate all employees in direct contact with alcohol will be trained in accordance with the ABC Board's Liquor Server Awareness Training Program. No special security provisions are proposed, other than periodic checks of the parking lot.

## **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.**

The 1993 Chugiak-Eagle River Comprehensive Plan does not specifically addresses the sales of alcoholic beverages. However, several goals of the Comprehensive Plan do address economic and recreational opportunities. A general conclusion is that economic and recreational opportunities are referenced in the Plan.

The plan emphasizes the need for centrally locating commercial uses, and the need for small-scale and local entrepreneurship. The use of this site as a restaurant complies with the plan.

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

This standard is met.

Title 21 provides no specific standards and the Assembly has not adopted zoning regulations for alcoholic beverage sales. The B-3 general business district area provides for alcoholic beverage sales through the conditional use permit process.

**B. 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.

This request has approval from the Eagle River Community Council.

Directly abutting the east of the petition property is a church. Directly to the south is Eagle River Elementary School. The church is approximately 400 feet from the door of the Haute Quarter Grill to the church door. The lots are abutting lots. The school structure is approximately 800 feet from the restaurant, but the school site and its lots are also abutting the lot on which the restaurant is sited.

Alaska Statute 04.11.410 (Restriction of location near churches and schools) states that a package store or beverage dispensary license may not be issued if the licensed premises would be located in a building with a public entrance within 200 feet of a school ground or church building, if those structures are in use prior to the issuance of a license. While the structure is in 200 feet of a school site, the application is not for one of these type of licenses, but rather for a restaurant/eating place license.

The intent of this statute is stated in the 1999 Edition of the State Alcoholic Beverage Control regulations, as follows: "Legislative intent. - The intent of the legislature in enacting former AS 01.15.020, covering the subject matter of this section, must have been the desire to protect children attending school from direct exposure to some of the demoralizing circumstances which, by the authority of common knowledge, seem incident to the traffic in intoxicating liquor. In re Wakefield, 10 Alaska 599 (D. Alaska 1976), decided under former AS 04.15.020." Notes to these decision also state that the ABC Board may exercise discretion and refuse to issue the license even through the proposed location of a package store complies with these requirements,

but also the mere proximity to a school beyond 200 feet would not constitute good cause to deny a license, but rather some additional evidence of a threat must exist.

There is no evidence of such a threat to the children attending the school to the south, or to the church to the east.

The petition site does not appear to detract from the aesthetic quality of the surrounding area. There appears to be no record of violation of the current liquor licenses. The surrounding land uses are primarily commercial or governmental services, all uses that will not be negatively impacted by the addition of a restaurant/eating place license for beer and wine to this property.

**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.

This restaurant is located within a shopping center, which has parking on-site. Pedestrian circulation to this site will rely on the existing sidewalks on the west side of the lot. No special transportation or pedestrian issues have been identified with this liquor license.

Traffic circulation will not be impacted. There is existing access directly from the on-site parking to the Old Glenn Highway.

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

This standard is met.

The addition of the a beverage dispensary license to building will not have a significant impact on public services.

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

This standard is met.

The change in licenses will not cause any environmental pollution.

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

This standard is met.

The site land use and the general area land use will not change as a result of this conditional use permit.

**Standards Chapter 10.50 Alcoholic Beverages**

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

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

This standard is met.

Within 1,000 feet of this application there are 5 liquor licenses: 1 Beverage Dispensary License, 1 Restaurant/Eating Place License, and 3 Package Store Licenses.

There is a Package Store License on-site in a separate business, one to the southwest at the corner of Cross Drive and Artillery Road and one next to Safeway grocery store on Business Boulevard. The other two licenses are to the north of the site, one on the Old Glenn Highway and another at the corner of Market Street and Coronado Street.

There will be no net increase to the number of licenses at this location. There is a package store license for Mike's Liquor and Grocery, which is for a separate business operated in this shopping center.

This is a medium concentration of licenses in a downtown business/commercial area where it is expected one would find a heavier concentration than usual of tourist related uses, such as hotels,

restaurants, bars, lounges, theatres, convention centers etc. The approval of this type of license at this location is not likely to have any negative impact to the community.

The close proximity of shopping, eating, and business opportunities is one the attributes of a business area that makes it an inviting place to visit. Below is a table indicating the liquor licenses within 1,000 feet of the petition site and the type of license held.

Chepo's Mexican Restaurant	11535 Market Street	Beverage Dispensary
Oaken Keg Spirit Shop	11409 Business Blvd.	Package Store
Eagle River Liquors	16535 Artillery Rd.	Package Store
Villa Italia	11401 Old Glenn Highway	Restaurant/Eating Place
Mike's Liquor & Grocery	11221 Old Glenn Highway	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 application states in Section B regarding "training" that **all** employees will be trained in the T.A.M. program. Proof that this issue is satisfied must occur prior to commencing retail sale operation. The ABC Board reviews and requires this requirement to be met.

- 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.

The license owner does not currently have a liquor licenses at this location. There has been no evidence of a record of non-compliance.

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

This standard appears to be met.

The applicant proposes no increased security measures as a result of the restaurant and eating place license. This application is for a new license, not a transfer of license nor for additional licenses.

- 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.

No reports have been received of debts or taxes owed to the Municipality of Anchorage by this applicant.

- 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.**

This standard is met.

No evidence has been presented that depicts this license holder as a threat to the public health.

- 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:**

Staff finds this application for conditional use permit for a Restaurant/Eating Place License meets the standards set forth in Title 10 and Title 21 and may be approved.

Staff recommends approval of the conditional use permit subject to the following:

1. A notice of Zoning Action shall be filed with the District Records Office within 120 days of the Alcoholic Beverage Control Board's approval of the license.
2. All construction and uses shall conform to the plans and narrative submitted.
3. 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.

4. 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.).

**2000-229**





Fri Oct 27, 11:04:10, 2000

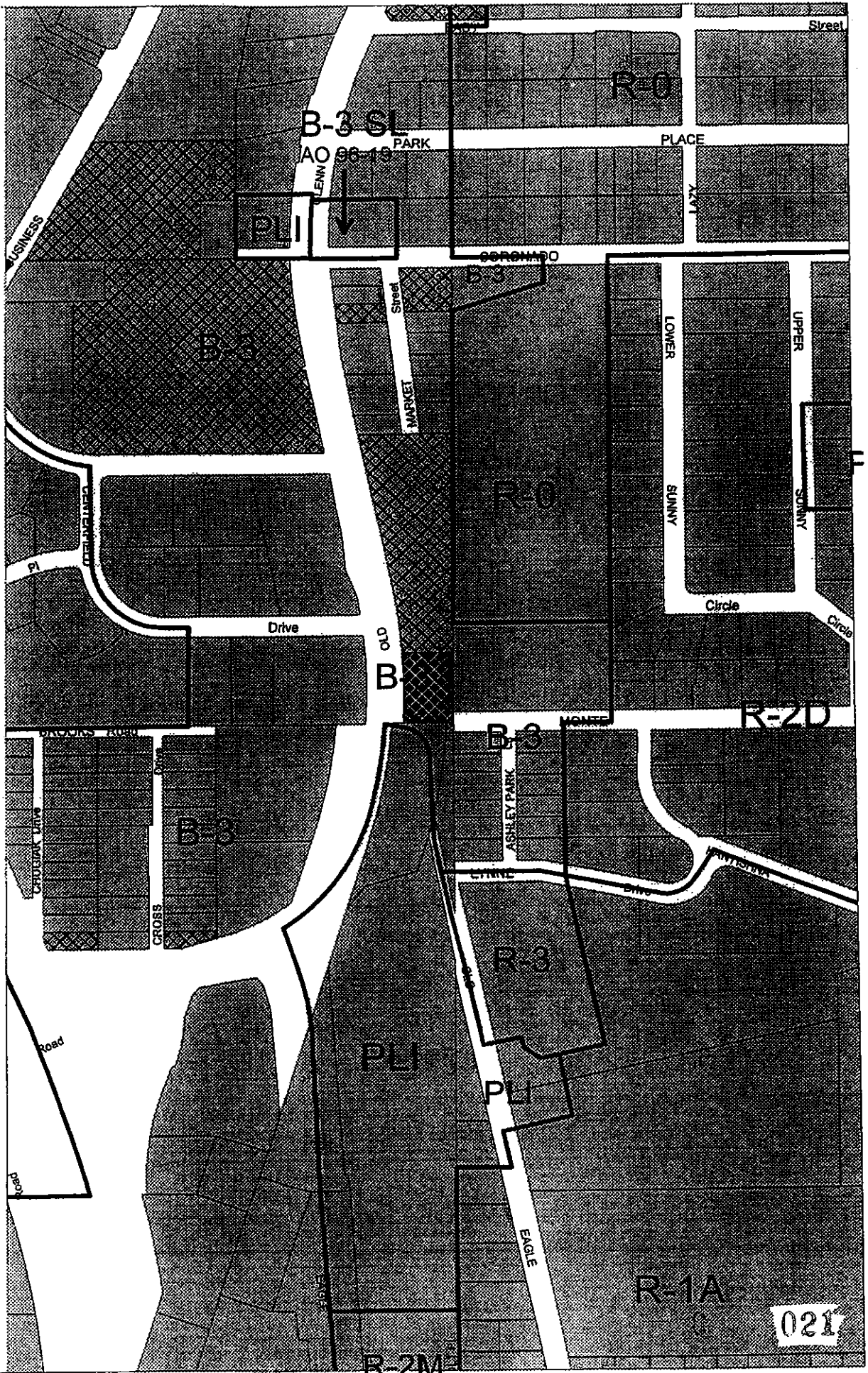
Composition: Parcels



Scale 1:14449

**Legend:**

-  Parcels
-  Streets
-  Zoning
-  Alcohol



Submitted by: Assembly Members Kendall,  
Fairclough & Meyer  
Prepared by: Department of Law  
For reading: November 8, 2000

Anchorage, Alaska

AR 00-332

**A RESOLUTION OF THE MUNICIPAL ASSEMBLY GRANTING A TEMPORARY  
CONDITIONAL USE PERMIT FOR A RESTAURANT/EATING PLACE LIQUOR LICENSE  
AT 11221 OLD GLENN HIGHWAY FOR THE HAUTE QUARTER GRILL.**

---

1 WHEREAS, the applicant has made a request for a temporary conditional use permit and  
2 temporary non-protest of the issuance of the new restaurant/eating place license to allow the  
3 service of alcohol in its new restaurant during the upcoming holiday season; and  
4

5 WHEREAS, the Eagle River Community Council and Eagle River Chamber of Commerce have  
6 had an opportunity to review the request and have given their support to the granting of the  
7 conditional use permit and to the granting of the new restaurant/eating place license; and  
8

9 WHEREAS, the applicant filed its request for conditional use on October 25, but notice as  
10 required by law will not be given by the Municipality until November 18; and  
11

12 WHEREAS, the municipal code requirements, including notice and public hearing, are silent on  
13 the issue of granting a temporary conditional use permit and temporary non-protest of the license;  
14 and  
15

16 WHEREAS, the next Municipal Assembly meeting is not scheduled until December 12, when the  
17 public hearing will be held on the conditional use permit application and on the issue of protest or  
18 non-protest of the new license; and  
19

20 WHEREAS, it is important to the financial success of this business that it be open during the  
21 holiday season; now, therefore;  
22

23 **THE ANCHORAGE ASSEMBLY RESOLVES;**  
24

25 **Section 1:** The conditional use permit for the restaurant and eating place license located at 11221  
26 Old Glenn Highway, Eagle River, Alaska, known as the Haute Quarter Grill, is temporarily  
27 approved and the temporary issuance of the restaurant/eating place license is not protested subject  
28 to the following conditions:  
29

- 30 1. The conditional use application and the issue of protest/non-protest shall both come  
31 before the Anchorage Assembly for public hearing on December 12, 2000 at which  
32 time the permit may be granted, denied or additional conditions may be imposed

1 and the license application may be protested or not, or conditions imposed on the  
2 non-protest.

3  
4 2. This temporary approval of the conditional use permit and the temporary non-  
5 protest for this location expires upon Assembly determination as to the grant or  
6 denial of the permanent conditional use or protest or non-protest of the license  
7 application.

8  
9 3. This temporary approval is granted only because of the specific circumstances of  
10 this application. The Assembly does not waive its right to deny the conditional use  
11 permit or to protest this license application or to condition either one or both in the  
12 manner provided by law.

13  
14 4. After the public hearing and upon Assembly approval of the proposed conditional  
15 use and non-protest of the license application, a new resolution incorporating all of  
16 the necessary and required conditions of approval shall be adopted by the  
17 Assembly.

18  
19 Section 2: Failure to comply with any conditions of this temporary conditional use permit and  
20 temporary non-protest shall constitute grounds for revocation.

21  
22 Section 3: This resolution shall become effective immediately upon passage and approval by the  
23 Anchorage Assembly.

24  
25 PASSED AND APPROVED by the Anchorage Assembly this \_\_\_\_\_ day of  
26 November, 2000.

27  
28  
29  
30 \_\_\_\_\_  
31 Fay Von Gemmingen, Chair

32 ATTEST:

33  
34 \_\_\_\_\_  
Municipal Clerk

Municipality Of Anchorage  
ANCHORAGE WATER & WASTEWATER UTILITY

MEMORANDUM

RECEIVED

NOV 08 2000

MUNICIPALITY OF ANCHORAGE  
PLANNING & ZONING DIVISION

DATE: November 6, 2000

TO: Zoning and Platting Division, DCPD

FROM: Hallie Stewart, Engineering Technician *H Stewart*

SUBJECT: Municipal Assembly Public hearing of December 12, 2000  
AGENCY COMMENTS DUE November 14, 2000

AWWU has reviewed the materials received October 30, 2000, and has the following comments.

00-229 Pippel, Lot 2 (conditional use) Grid NW151

1. An AWWU water main is located within the Old Glenn Highway.
2. An AWWU sanitary sewer main is located within an easement located east of the referenced lot.
3. AWWU has no objection to the proposed conditional use to permit a restaurant serving alcoholic beverages in the B-3 general business District.

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



**MUNICIPALITY OF ANCHORAGE**

Department of Health and Human Services

P.O. Box 196650

Anchorage, Alaska 99519-6650

**RECEIVED**

NOV 05 2000

MUNICIPALITY OF ANCHORAGE  
PLANNING & ZONING DIVISION



**RECEIVED**

NOV 06 2000

MUNICIPALITY OF ANCHORAGE  
PLANNING & ZONING DIVISION

**Date:** November 2, 2000

**To:** Zoning & Platting Division, CPD

**From:** James Cross, PE, Program Manager, On-Site Services

**Subject:** Request for Comments on Case(s) - November 14, 2000

The Environmental Services Division, On-Site Services, has reviewed the following case and has these comments:

00-229      A request concept/final approval of a conditional use.  
                 No objections.

# STATE OF ALASKA

DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES

CENTRAL REGION - PLANNING

TONY KNOWLES, GOVERNOR

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

November 6, 2000

RE: MOA Zone Requests

**RECEIVED**

NOV 07 2000

MUNICIPALITY OF ANCHORAGE  
PLANNING & ZONING DIVISION

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

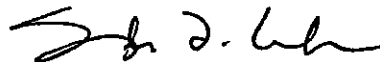
Dear Mr. Weaver:

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

- 00-186 Site Review: Cemetery on 9<sup>th</sup> Avenue ( Revised)
- 00-208 Rezone: Bluebell Subdivision, Tract A
- 00-209 Rezone: Ashland Subdivision, Tract A
- 00-210 Amendment Hillside Wastewater Plan: Bluebell & Ashland Subdivision
- 00-212 Variance: Encroachment Bayshore West #2, Blk 10, Lt 15
- 00-213 Variance: Encroachment Kluane Terrace #4
- 00-214 Variance: Construction in required setback, Valley View Terrace, Blk 3, Lt 2
- 00-224 Conditional Use: Alcoholic beverage sales, Bond Subdivision
- 00-227 Conditional Use: Liquor store, Muldoon Heights Subdivision
- 00-228 Variance: Beacon Park Subdivision, Blk 2, Lt 12A
- ✓ 00-229 Conditional Use: Restaurant serving alcohol, Pippel Subdivision, Eagle River

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

Sincerely,



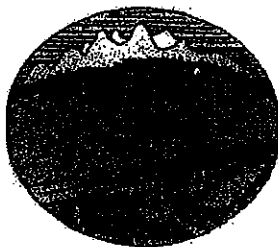
Sandra L. Cook  
Anchorage Area Planner

SLC/hh

cc: James Sharp, RLS, Engineering Supervisor, ROW  
Jon Spring, Senior Planner, MOA Transportation Planning  
Jeri Ann Strand, ROW Assistant, ROW  
Bill Strickler, Chief, Traffic, Safety & Utilities

**2000-2001 Officers:**

Chair: Bill Kuhlmann 694-2426  
V. Chr: Charlie Horsman 694-1319  
Sec: Jim Yeargan 694-2571  
Treas: Greg Culbert 696-4878



**2000-2001 Directors:**

Willard Ferrell 696-2570  
Carl Waters 696-8886  
Brian Fay 694-3293

**Eagle River Community Council  
P.O. Box 773952  
Eagle River, Alaska 99577**

**RECEIVED**

NOV 20 2000

MUNICIPALITY OF ANCHORAGE  
PLANNING & ZONING DIVISION

November 15, 2000

Mr. Bill Greene, Attorney  
Municipality of Anchorage  
P.O. Box 196650  
Anchorage, AK. 99519-6650

Re: Conditional Use Permit for Haute Quarter Grill – Beer and Wine License

Dear Mr. Bill Greene,

The Eagle River Community Council has taken a position of support for the opening of the new Eagle River restaurant – Haute Quarter Grill. The Council would like to go on record in support of the granting of the conditional use permit on November 21<sup>st</sup> with the final hearing for the public on December 12<sup>th</sup>.

We believe that a beer and wine license is a necessity for a new restaurant to have in place on the grand opening date, if the restaurant is to be successful in our community. We have watched other restaurants fail in our community, in part, because of this lack in customer convenience.

The Council would like to assist the Perez's in their request and hope that they have a successful business in our community.

Sincerely,

Bill Kuhlmann, Chair  
Eagle River Community Council

Cc: Fay Von Gemmingen  
Anna Fairclough  
Dan Kendall  
✓ Jerry Weaver  
Mr. and Mrs. Alex Perez



**Municipality of Anchorage**  
 Department of Community Planning and Development  
 P.O. Box 196650  
 Anchorage, Alaska 99519-6650  
**CONDITIONAL USE APPLICATION**  
**ALCOHOLIC BEVERAGE SALES**

Check # 6734

<b>OFFICE USE</b>	
REC'D By:	<u>gab</u>
Verify Own:	<u>OK</u>
Poster and Affidavit:	_____
Fee \$	<u>500.00</u>
Hearing Date	<u>12/12/00</u>

Case Number: 2000-229

This application for a alcoholic beverage sales conditional use is for the following:

<input 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 checked="" type="checkbox"/> Restaurant	

A. Please fill in the information requested below. Print one letter or number per block.

1. Abbreviated legal description (T12N R2W SEC 2 LOT 45 or SHORT SUB BLK 3 LOT 34) Full legal on back page.

LOT 2 PTN PIPEL SUBDIVISION

2. Site address

11221 OLD GLEN HWY Eagle River

AIC 99527

3. Petitioner's Name (Last - First)

Perez Lynn

Address:

100 Bunnell St. #7B

City

Anchorage

State:

AK

Phone

Number:

907-333-5316

Zip:

99508

4 Petitioner's representative

LYNN PEREZ

Address:

100 Bunnell St. #7B

City

Anchorage

State:

AK

Phone

Number:

907-333-5316

Zip:

99508

5 Property owner if petitioner is not property owner

D. Jean Pope

Address:

P.O. Box 5788

City

Carefree

State:

ARIZONA

Phone

Number:

480-595-1460

Zip:

85377

6. Current Zoning:

B3

9. Principal Tax Number:

0501610200001

7. Petition Acreage:

2.8400

10. No. of Tax Parcels:

1

8. Grid Number:

151

11. Community Council:

Eagle River Community Council \*

B. I hereby certify that (I am)/(I have been authorized to act for) owner of the property described above and that I desire conditional use approval in conformance with Title 21 of the Anchorage Municipal, Code of Ordinances. I understand that payment of the conditional use application fee is nonrefundable and is to cover the costs associated with processing this applications, 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 Staff or the Assembly due to administrative reasons.

Date:

10/24/00

Signature:

Lynn Perez

\*Agents must provide written proof of authorization

C. Please check or fill in the following

1. Comprehensive Plan -- Land Use Classification

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

2. Comprehensive Plan Residential Land Use Intensity

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

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

*See front page.*

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### STANDARDS FOR CONDITIONAL USE APPROVAL

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

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

*yes*

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---

---

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

*yes, Restaurant has been existing we just wish to serve Beer + Wine.*

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---

---

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

*yes*

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- 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.

No Change anticipated. Existing facility has 51 available parking spaces.

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

No negative impact.

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

Existing Water & Sewer.

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

No negative impact.

## STANDARDS CHAPTER 10.50 ALCOHOLIC BEVERAGES

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

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

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

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

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

No

1
02345

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

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

4
---

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

Happy hours?

Games or contests that include consumption of alcoholic beverages?

Patron access and assistance to public transportation?

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

Non-alcoholic drinks available to minors?

Solicitation or encouragement of alcoholic beverage consumption?

Yes	No
	X
	X
X	
X	
X	
	X

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

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

inside facility: SERVERS AND MANAGEMENT WILL BE  
TAMS CERTIFIED; IF BEVERAGE IS ORDERED  
FOOD WILL BE SOLICITED WITH ORDER

outside facility: Periodic checks of parking lot.

- E. **Payment of taxes and debts.** When application is made for renewal of a license the assembly shall consider, pursuant to AS 4.11.330, whether the applicant is delinquent in payment of taxes owed to the Municipality. When application is made for transfer of ownership of a license the Assembly shall consider, pursuant to AS 4.11.360, whether the municipality has received either payment or adequate security, for the payment of any debts or taxes, including any estimated taxes for the current year, arising from the conduct of the licensed business. Adequate security for the payment of debts and taxes may be in the form of: 1) escrowed funds sufficient to pay the debts and taxes claimed and any escrow fees; 2) actual payment of debts and taxes claimed; or, 3) a guarantee agreement in accordance AMC 10.50.030. Any guarantee agreement shall be in writing, signed by the transferor, transferee and Municipality

Are real estate and business taxes current?

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

Yes	No
X	
	X

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

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

Yes	No
<input checked="" type="checkbox"/>	<input type="checkbox"/>

### FACILITY OPERATIONAL INFORMATION

1. What is the proposed or existing business name:

HAUTE QUARTER GRILL

2. The facility occupant capacity?

Gross leaseable floor space in square feet:	2300
Number of fixed seats(booth and non movable seats):	31
Number non-fixed seats(movable chairs, stools, etc.):	46

3. What will be the hours of operation?

Normal business hours will be from:	11:00	to:	10:30
Alcoholic beverages will be available from:	11:00	to:	10:30

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

Alcoholic beverage sales in percentage	30 %
Food sales in percentage	70 %
Other	%

5. Type of entertainment proposed:

	Check all that apply
Recorded music	<input checked="" type="checkbox"/>
Live music	<input type="checkbox"/>
Floor shows	<input type="checkbox"/>
Patron dancing	<input type="checkbox"/>
Sporting events	<input type="checkbox"/>
Other	<input type="checkbox"/>
None	<input type="checkbox"/>

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

Yes	No
	X

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

N/A

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

8. Site plans and other drawings depicting the following:  
(single copy if copy is 8½x11 or 8½x14 of each, otherwise 21 copies of each)

*[Handwritten scribbles]*

*[Handwritten scribbles]*

- site plan with building footprint, parking space layout and vehicle access points drawn to scale  
location of conditional use area if less than whole building  
identification of alcoholic beverage sales or service areas  
building elevations (photograph is acceptable)  
building floor plans drawn to scale

<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>

**PROPERTY OWNER AUTHORIZATION  
and  
ACKNOWLEDGMENT of APPLICATION**

(I)(WE) hereby grant permission to and acknowledge that

\_\_\_\_\_ is  
applying for a conditional use permit for the retail sales of alcoholic beverages on a property under (MY)(OUR) ownership and that as part of the conditional use permit process the Assembly may apply conditions which will be the responsibility of the property owner to satisfy.

☒ (I)(WE) hereby assign *Hyun Perez* to act as (MY)(OUR) agent in this conditional use permit application.

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

Signed this 24<sup>th</sup> of October 2000  
1999.

*[Signature]*  
Signature

*[Signature]*  
Title

Application is for: (check one)

☒ Two Year

☐ Seasonal - Dates of operation not to exceed 12 mos.

### SECTION A. LICENSE INFORMATION. Must be completed for all types of applications.

Type of Application: <input type="checkbox"/> New <input type="checkbox"/> Renewal <input type="checkbox"/> Transfer of License Holder <input type="checkbox"/> Relocation	License Type <u>Beer &amp; Wine</u> <u>A. 504.11.100</u> Current Liquor License Number	Statute Reference Sec. 04.11. <u>100</u> <input checked="" type="checkbox"/> Within a Municipality (Specify) <u>Anchorage</u> OR <input type="checkbox"/> Outside Municipality If renewal, has the license been exercised or active at least 30 eight-hour days during each of the two preceding calendar years? (AS 04.11.330(3)) <input type="checkbox"/> YES <input type="checkbox"/> NO If no, application will be denied unless written request for waiver of operation is approved by the Alcohol Beverage Control Board.	For License Years <u>200-2002</u> Federal EIN <u>92-2173608</u>	<b>FEES</b> License Fee \$ <u>600 -</u> Filing Fee: \$ <u>100 -</u> <u>50 -</u> Penalty (if applicable) \$ Total Submitted \$ <u>750 -</u>
After applicant's or transferee's name and mailing address as it should appear on the license: <u>Alex &amp; Lynn Perez</u> <u>100 Bunnell St. #7B</u> <u>Anchorage, AK 99508</u> <u>HAUTE QUARTER GRILL INC.</u> <input checked="" type="checkbox"/> THIS IS A NEW MAILING ADDRESS		Doing Business As (Business Name) <u>HAUTE QUARTER GRILL, Inc</u> Street Address or Location of Business <u>11221 Old Glen Hwy</u> City <u>Eagle River, AK 99577</u> Business Phone Number(s) <u>907-1022-4745</u>		
		Community Council Name and Mailing Address (See Instructions) <u>Bill Kuhlmann</u> <u>P.O. Box 773952</u> <u>Eagle River, AK 99577</u> <u>Eagle River Community Council</u>		

### SECTION B. PREMISES TO BE LICENSED. Must be completed for New and Relocation applications.

Name to be used on public sign or in advertising to identify premises: <u>HAUTE QUARTER GRILL, Inc.</u> Closest School Grounds: <u>Eagle River Elementary</u> Closest Church: <u>Eagle River Baptist</u>	Distance measured under: <input checked="" type="checkbox"/> AS 04.11.410 OR <input type="checkbox"/> Local Ordinance No.:	Is location of premises greater than or less than 50 miles from the boundaries of a municipality (incorporated city, borough or unified municipality)? <input type="checkbox"/> Greater than 50 miles <input checked="" type="checkbox"/> Less than 50 miles <input type="checkbox"/> Not Applicable
Premises to be licensed in: <input checked="" type="checkbox"/> Existing Facility <input type="checkbox"/> New Building <input type="checkbox"/> Proposed Building		<input type="checkbox"/> Plans submitted to Fire Marshall (Required for new and proposed buildings) <input checked="" type="checkbox"/> Diagram of Premises Attached (Required for all New and Relocation applications)

### SECTION C. RENEWAL INFORMATION. Must be completed for Renewal applications.

Has licensed premises where alcoholic beverages are sold, served, consumed, possessed and/or stored been changed from the last diagram submitted? <input type="checkbox"/> YES <input type="checkbox"/> NO	Has the statement of financial interest changed from the last statement submitted? <input type="checkbox"/> YES <input type="checkbox"/> NO	PACKAGE STORE. Is this a renewal of the annual notice required under 15AAC 104.645 to sell alcoholic beverages in response to written orders? <input type="checkbox"/> YES <input type="checkbox"/> NO
---	--	---

### SECTION D. TRANSFER INFORMATION. Must be completed for Transfer of License Holder and Relocation applications only.

<input type="checkbox"/> Involuntary Transfer. Attach documents which evidence "default" under AS 04.11.570.	Name(s) and Mailing Address of Current Licensee(s)
<input checked="" type="checkbox"/> Regular Transfer. Any instrument executed under AS 04.11.570 for purposes of applying AS 04.11.360(4)(B) in a later involuntary transfer, must be filed with this application (15AAC 104.107). Real or personal property conveyed with this transfer is: (Attach extra sheets if necessary)	BEFORE TRANSFER, Doing Business As: (Business Name) BEFORE TRANSFER, Street Address or Location

### SECTION E. CORPORATION INFORMATION. Must be completed if applicant or co-applicant is a corporation. (AS 04.11.390)

Corporate Name <u>HAUTE QUARTER GRILL, Inc.</u> Mailing Address <u>11221 Old Glen Hwy</u> City, State, Zip Code <u>Eagle River, AK 99577</u>	Doing Business As (Business Name) <u>HAUTE QUARTER GRILL</u> Street Address or Location of Business <u>11221 Old Glen Hwy</u> City and State <u>Eagle River, AK 99577</u>	Date of Incorporation in Alaska <u>10-9-2000</u> Corporate Office Phone No. <u>907-333-5316</u>
Is the above named corporation in good standing with the State of Alaska, Department of Commerce and Economic Development? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	Registered Agent (Name and Mailing Address) <u>Lynn Perez</u> <u>100 Bunnell St. #7B</u> <u>Anchorage, AK 99508</u>	Agent's Alaska Residency Years: <u>19</u> Months: <u>0</u> Agent's Phone No. <u>907-333-5316</u>

### CORPORATION DIRECTORS AND STOCKHOLDERS (Use additional sheets if necessary)

Full Name (Do not use initials)	Home Address	Date of Birth	% or Shares of Ownership
<u>Lynn Ray Perez</u>	<u>100 Bunnell #7B Anch, AK 99508</u>	<u>7-15-70</u>	<u>51%</u>
<u>Alex Perez III</u>	<u>100 Bunnell #7B Anch, AK 99508</u>	<u>11-29-62</u>	<u>49%</u>

THIS AREA OFFICE USE ONLY

Full Name (Do not use initials) <b>Lynn Ray Perez</b>			Full Name (Do not use initials) <b>Alex Perez III</b>		
Mailing Address <b>100 Bunnell St. #7B</b>			Mailing Address <b>100 Bunnell St. #7B</b>		
City, State, Zip Code <b>Anchorage, AK 99508</b>			City, State, Zip Code <b>Anchorage, AK 99508</b>		
Home Address (if different from mailing address) <b>Same</b>			Home Address (if different from mailing address) <b>Same</b>		
Date of Birth <b>7-15-70</b>	Home Phone <b>333-5316</b>	Work Phone <b>529-1945</b>	Date of Birth <b>11-29-62</b>	Home Phone <b>333-5316</b>	Work Phone <b>622-4715</b>
Length of Alaska Residency Years <b>19</b> Months <b>0</b>		If applicant is a corporation, identify the corporate office you hold <b>President</b>	Length of Alaska Residency Years <b>19</b> Months <b>0</b>		If applicant is a corporation, identify the corporate office you hold <b>Vice President</b>
Full Name (Do not use initials)			Full Name (Do not use initials)		
Mailing Address			Mailing Address		
City, State, Zip Code			City, State, Zip Code		
Home Address (if different from mailing address)			Home Address (if different from mailing address)		
Date of Birth	Home Phone	Work Phone	Date of Birth	Home Phone	Work Phone
Length of Alaska Residency Years Months	If applicant is a corporation, identify the corporate office you hold.		Length of Alaska Residency Years Months	If applicant is a corporation, identify the corporate office you hold.	

**SECTION G. INDIVIDUAL/CORPORATE OFFICER BACKGROUND.** Must be completed for all types of applications.

Has any individual or corporate officer named above now have any direct or indirect interest in any other alcoholic beverage business licensed in Alaska or any other state?

☒ NO ☐ YES If yes, give state, name of business, and address.

Has any individual or corporate officer named above 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?

☐ NO ☐ YES If yes, please explain on separate sheet of paper.

**SECTION H. DECLARATION.** Must be read and certified by each applicant.

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 uncontracted obligations.

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 1.11.450, no person other than the applicant(s) or 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.

This application is for a Beverage Dispensary or Package Store license. I certify that each applicant named on this application has resided in a state of Alaska for at least one year prior to the date of this application; and/or the applicant is a corporation registered and qualified to do business in the state of Alaska for one year prior to the date of this application, or all of the shareholders have resided in the state of Alaska for at least one year prior to the date of this application.

SIGNATURE(S) OF CURRENT LICENSEE(S) (APPLICANT)		SIGNATURE(S) OF TRANSFEREE(S)	
<b>Lynn Ray Perez</b> <b>7/15/01</b> <b>ADL 631402</b>			
Subscribed and sworn to before me this <b>22nd</b> day of <b>October</b> , 2000		Subscribed and sworn to before me this _____ day of _____, 19____	
Notary Public in and for Alaska		Notary Public in and for Alaska	
Commission expires <b>01-10-01</b>		Commission expires _____	

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, counters, bars, coolers, stages, etc.

DBA: Haute Quarter Grill

PREMISES LOCATION: 11221 Old Glen Hwy Eagle River, AK 99508

Indicate scale by x after appropriate statement or show length and width of premises. \_\_\_\_\_ 1 SQ. = 4 FT.

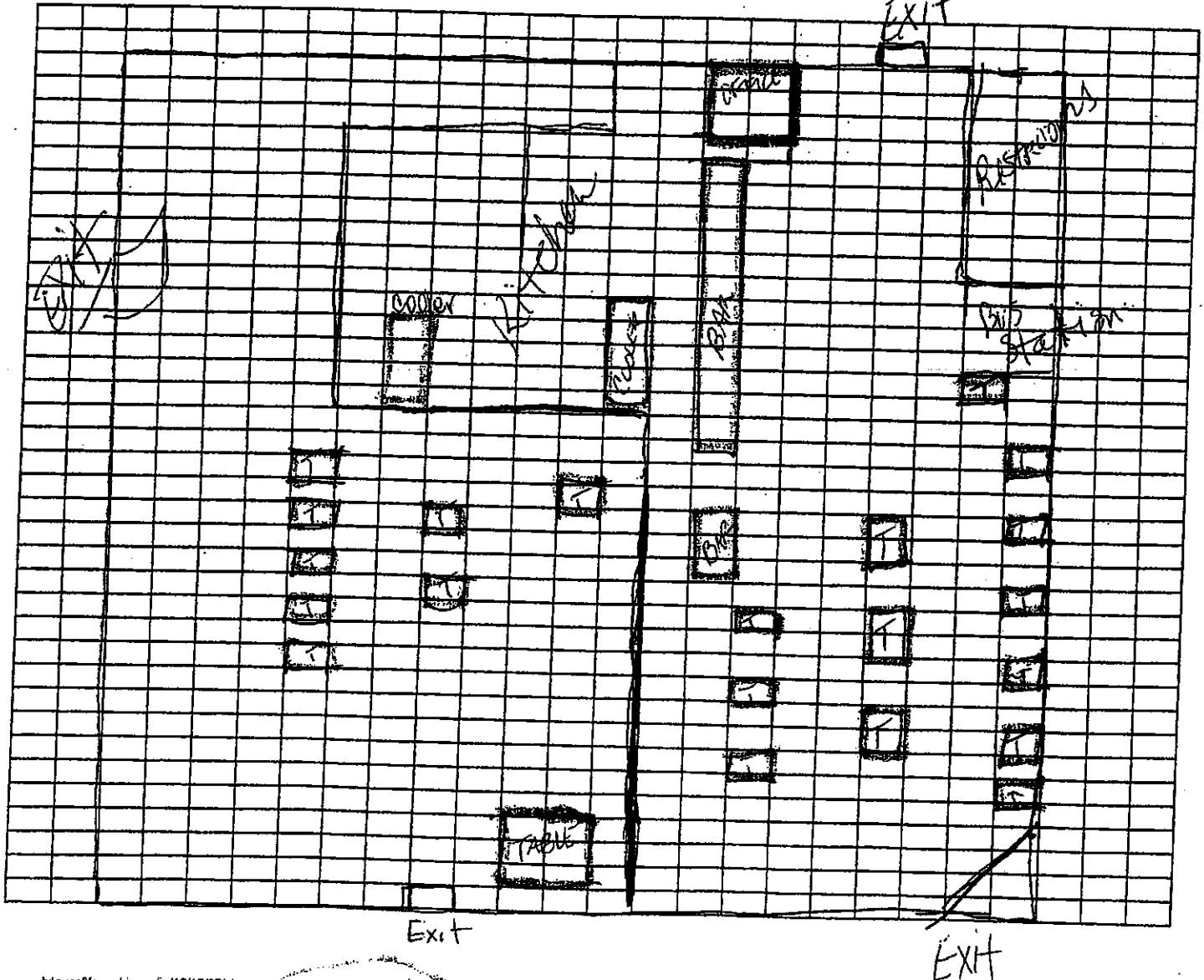
SCALE A: \_\_\_\_\_ 1 SQ. = 1 FT.

SCALE B: \_\_\_\_\_

Length and width of premises in feet:

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.**

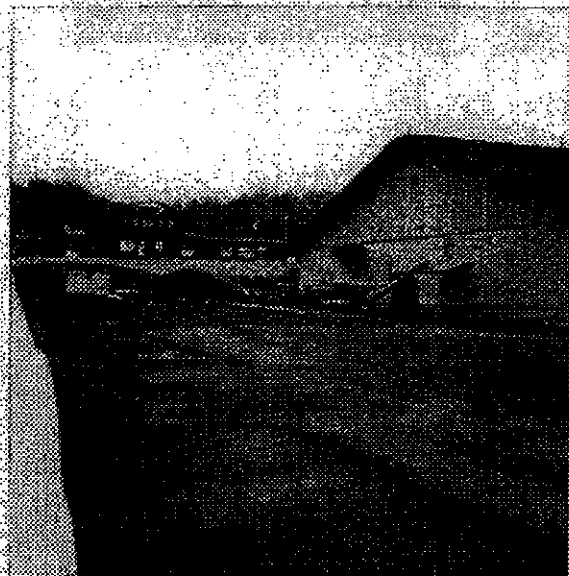
~~STORE, ~~STAGE~~~~



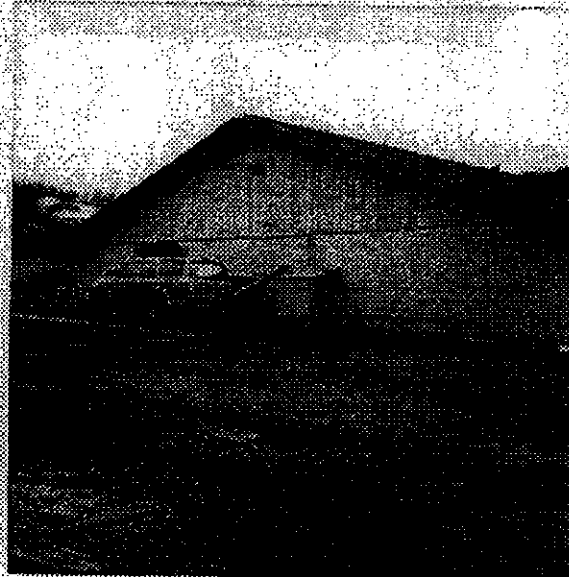


FRONT BUILDING  
~~1480 sq. ft.~~

- Location of conditional use are.
- 1480 sq. ft; ~~1480~~ Left side of Building.
- Building elevation



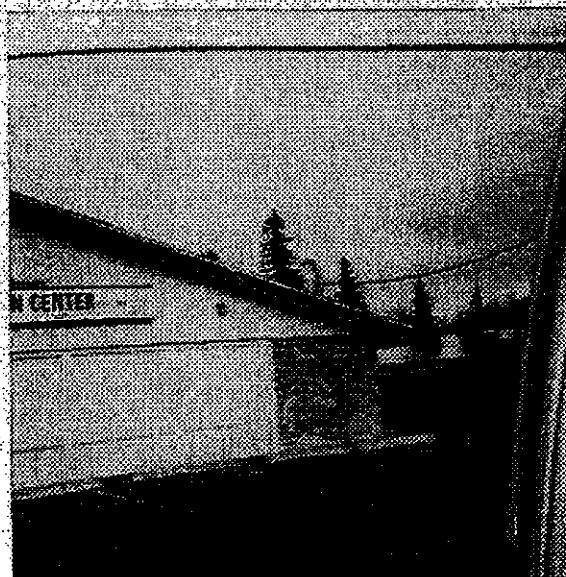
SIDE PARKING / BUILDING  
North



SIDE BUILDING  
North



FRONT PARKING  
West



Ⓟ SIDE BUILDING  
South



BUSINESS SIGN



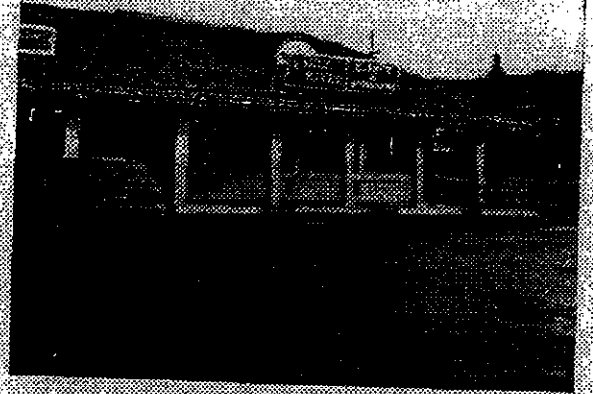
SIDE BUILDING



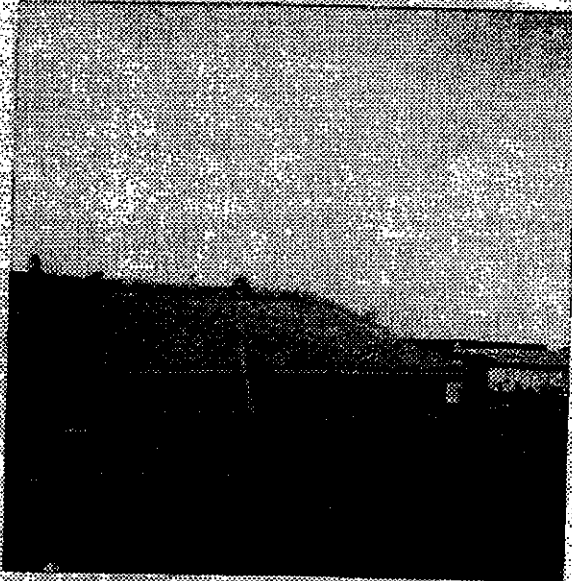
FRONT EXIT



SIDE PARKING



FRONT BUILDING  
AND PARKING



BACK BUILDING



FRONT EXIT

Municipality of Anchorage  
MUNICIPAL CLERKS OFFICE  
Agenda Document Control Sheet

*Ag 2000-350*

<b>1</b>	SUBJECT OF AGENDA DOCUMENT  Haute Quarter Grill liquor conditional use permit	DATE PREPARED 11/27/00
		INDICATE DOCUMENTS ATTACHED <input type="checkbox"/> AO <input checked="" type="checkbox"/> AR <input checked="" type="checkbox"/> AM <input type="checkbox"/> AIM
<b>2</b>	DEPARTMENT NAME Planning Department	DIRECTOR'S NAME Susan R. Fison, Acting Director
<b>3</b>	THE PERSON THE DOCUMENT WAS ACTUALLY PREPARED BY A. Chambers	HIS/HER PHONE NUMBER 343-4215
<b>4</b>	COORDINATED WITH AND REVIEWED BY	INITIALS                      DATE
5	Mayor	
	Heritage Land Bank	
	Merrill Field Airport	
	Municipal Light & Power	
	Port of Anchorage	
	Solid waste services	
	Water & wastewater utility	
4	Municipal Manager <i>B(29)</i>	<i>M</i> <i>11/30/00</i>
	Cultural & Recreational Services	
	Employee Relations	
	Finance, Chief Fiscal Officer	
	Fire	
	Health & Human Services	
	Office of Management & Budget	
	Management Information Services	
	Police	<i>CC</i> <i>11-27-00</i>
2	Planning, Development & Public Works	
	Development Services	
	Facility Management	
1	Planning	<i>SRZ</i> <i>11-27-00</i>
	Project Management & Engineering	
	Street Maintenance	
	Traffic	
	Public Transportation Department	
	Purchasing	
3	Municipal Attorney	<i>MS</i> <i>11/28/00</i>
	Municipal Clerk	
	Other	
5	SPECIAL INSTRUCTIONS/COMMENT Pre-advertised for 12/12/2000  <i>12. New Public Hearings</i>	
6	ASSEMBLY MEETING DATE REQUESTED	7 PUBLIC HEARING DATE REQUESTED December 12, 2000

00-002(10/00)

**RECEIVED**  
Office of Municipal Clerk

DEC 1 2000

P.O. Box 196650  
Anchorage, AK 99519-6650

041

**Content ID:** 007564**Type:** AR\_AllOther - All Other Resolutions

A RESOLUTION OF THE ANCHORAGE MUNICIPAL ASSEMBLY APPROVING  
A MINOR AMENDMENT TO AN EXISTING ALCOHOLIC BEVERAGES  
CONDITIONAL USE TO ALLOW FOR A CHANGE FROM A  
RESTAURANT/EATING PLACE USE AND LICENSE NUMBER 4075 TO A

**Title:** BEVERAGE DISPENSARY USE AND LICENSE NUMBER 2289 IN THE B-3  
(GENERAL BUSINESS) DISTRICT, PER AMC 21.15.030.G, FOR THE HAUTE  
QUARTER GRILL, LOCATED AT 11221 OLD GLENN HIGHWAY, ROBERT  
PIPPEL SUBDIVISION, LOT 2; GENERALLY LOCATED AT THE NORTHEAST  
CORNER OF OLD GLENN HIGHWAY AND MONTE ROAD.

**Author:** weaverjt

**Initiating** Planning  
**Dept:**

**Description:** A RESOLUTION OF THE ANCHORAGE MUNICIPAL ASSEMBLY APPROVING  
A MINOR AMENDMENT TO AN EXISTING ALCOHOLIC BEVERAGES  
CONDITIONAL USE

**Date** 3/24/09 10:44 AM  
**Prepared:**

**Director** Tom Nelson  
**Name:**

**Assembly** 4/14/09  
**Meeting Date:**

<b>Workflow Name</b>	<b>Action Date</b>	<b>Action</b>	<b>User</b>	<b>Security Group</b>	<b>Content ID</b>
Clerk_Admin_SubWorkflow	4/3/09 11:55 AM	Exit	Michael Abbott	Public	007564
MuniMgrCoord_SubWorkflow	4/3/09 11:55 AM	Approve	Michael Abbott	Public	007564
MuniManager_SubWorkflow	4/3/09 11:54 AM	Approve	Michael Abbott	Public	007564
CFO_SubWorkflow	3/24/09 1:38 PM	Approve	Sharon Weddleton	Public	007564
ECD_SubWorkflow	3/24/09 12:36 PM	Approve	Tawny Klebesadel	Public	007564
Planning_SubWorkflow	3/24/09 12:36 PM	Approve	Tom Nelson	Public	007564
AllOtherARWorkflow	3/24/09 12:33 PM	Checkin	Jerry Weaver Jr.	Public	007564
ECD_SubWorkflow	3/24/09 12:26 PM	Reject	Tawny Klebesadel	Public	007564
Planning_SubWorkflow	3/24/09 11:47 AM	Approve	Tom Nelson	Public	007564
AllOtherARWorkflow	3/24/09 11:34 AM	Checkin	Jerry Weaver Jr.	Public	007564