

CLERK'S OFFICE
APPROVED

Submitted by: Chair of the Assembly at the
Request of the Acting Mayor
Prepared by: Planning Department
For reading May 12, 2009

Date: 5/12/09

Anchorage, Alaska
AR 2009-110

A RESOLUTION OF THE ANCHORAGE MUNICIPAL ASSEMBLY
APPROVING AN ALCOHOLIC BEVERAGES CONDITIONAL USE IN THE B-3
DISTRICT FOR A NEW PACKAGE STORE USE, LICENSE NUMBER 4883
PER AMC 21.40.180 D.8, FOR TCCH INC. dba WINE HOUSE @ JEWEL
LAKE; LOCATED WITHIN TEEKELL SUBDIVISION, LOT 2; SITE ADDRESS
BEING 8841 JEWEL LAKE ROAD, GENERALLY LOCATED AT THE
SOUTHEAST CORNER OF JEWEL LAKE ROAD AND WEST 88TH AVENUE.

(Sand Lake Community Council) (Case 2009-057)

THE ANCHORAGE ASSEMBLY RESOLVES:

Section 1. The conditional use permit for an Alcoholic Beverages Conditional Use in the B-3 District for a new package store use per AMC 21.40.180 D.8; located within Lot 2, Teekell Subdivision; 8841 Jewel Lake Road meets the applicable provisions of AMC 21.50.020 and AMC 21.50.160.

Section 2. The subject conditional use permit for an Alcoholic Beverages Conditional Use in the B-3 District for a new package store use/license per AMC 21.40.180 D.8, issued to TCCH Inc., dba Wine House @ Jewel Lake, License Number 4883, is approved subject to the following conditions:

1. A Notice of Zoning Action shall be filed with the District Recorder's Office within 120 days of the Assembly's approval for this new package store use in the B-3 District.
2. All uses shall conform to the plans and narrative submitted with this conditional use application.
3. This conditional use approval is for a package store use, License Number 4883 to be located at 8841 Jewel Lake Road, consisting of a lease area of 3,200 square feet out of the total 46,232 square feet of retail mall. Hours of operation are as allowed by Municipal ordinance, and will be Monday through Saturday 10:00 A.M. to 1:00 A.M., and Sunday 12:00 P.M. to 1 A.M.
4. All employees will be trained in accordance with the Alcoholic Beverage Control Board's "Liquor Server Awareness Training Program." 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.).


5. 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.
6. A copy of the conditions imposed by the Assembly in connection with this conditional use approval shall be maintained on the premise at a location visible to the public.
7. The approved conditional use is reflected on the following plans submitted as part of the application:
 - a. Case 2009-057, Site Plan, Scale 1" = 40'.
 - b. Floor Plan, Not to Scale

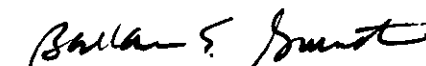
Section 3. Failure to comply with the conditions of this conditional use permit shall constitute grounds for its modification or revocation.

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

PASSED AND APPROVED by the Anchorage Assembly this
12th day of May 2009.

ATTEST:


Chair


Municipal Clerk

(Case 2009-057) (Tax Parcel ID# 012-363-04-000)



**MUNICIPALITY OF ANCHORAGE
ASSEMBLY MEMORANDUM**

No. AM 240-2009

Meeting Date: May 12, 2009

From: Acting Mayor

Subject: Alcoholic Beverages Conditional Use in the B-3 District for a New Package Store Use per AMC 21.40.180 D. 8, for TCCH Inc., dba "Wine House @ Jewel Lake," License Number 4883.

1 TCCH, Inc. has made application for a new conditional use permit for an
2 Alcoholic Beverages Conditional Use in the B-3 District, per AMC 21.40.180. D.
3 8, for a package store dba "Wine House @ Jewel Lake" License Number 4883,
4 located at 8841 Jewel Lake Road.

5
6 The petition property is a three-acre commercial lot located at the southeast
7 corner of West 88th Avenue and Jewel Lake Road. It contains a 46,232 square
8 foot commercial retail building (circa 1971) and a parking lot. In addition to the
9 Jewel Lake Bowl, the mall uses include a beauty supply store, u-haul office and
10 indoor self- storage.

11
12 The new package store will occupy 3,200 square feet of lease space, and will
13 replace a duplicate beverage dispensary license number 4340 held by the
14 Jewel Lake Bowl dba "The Place." Proposed hours of operation are as allowed
15 by municipal ordinance, and will be Monday through Saturday, 10:00 A.M. to
16 1:00 A.M., and Sunday 12:00 P.M. to 1:00 A.M. Employees will patrol the street
17 frontage of the building to ensure minimal loitering. The applicant will work with
18 surrounding tenants, neighbors, neighboring community councils and service
19 patrols to address any issues that may occur in or near the facility.

20
21 Within 1,000 feet of this application, there are three (3) restaurant/eating place
22 alcoholic beverages type licenses, one (1) beverage dispensary, and one (1)
23 beverage dispensary duplicate license that will be relinquished. There are no
24 schools or churches within 200 feet of the petition site. There are four package
25 store liquor licenses in the area west of Minnesota Drive and south of
26 Raspberry Road.

27
28 Anchorage Police Department reports no incidents for this address within the
29 prior two year period. There are no delinquent personal property taxes or real
30 property taxes owed at this time. The Sand Lake Community Council passed a

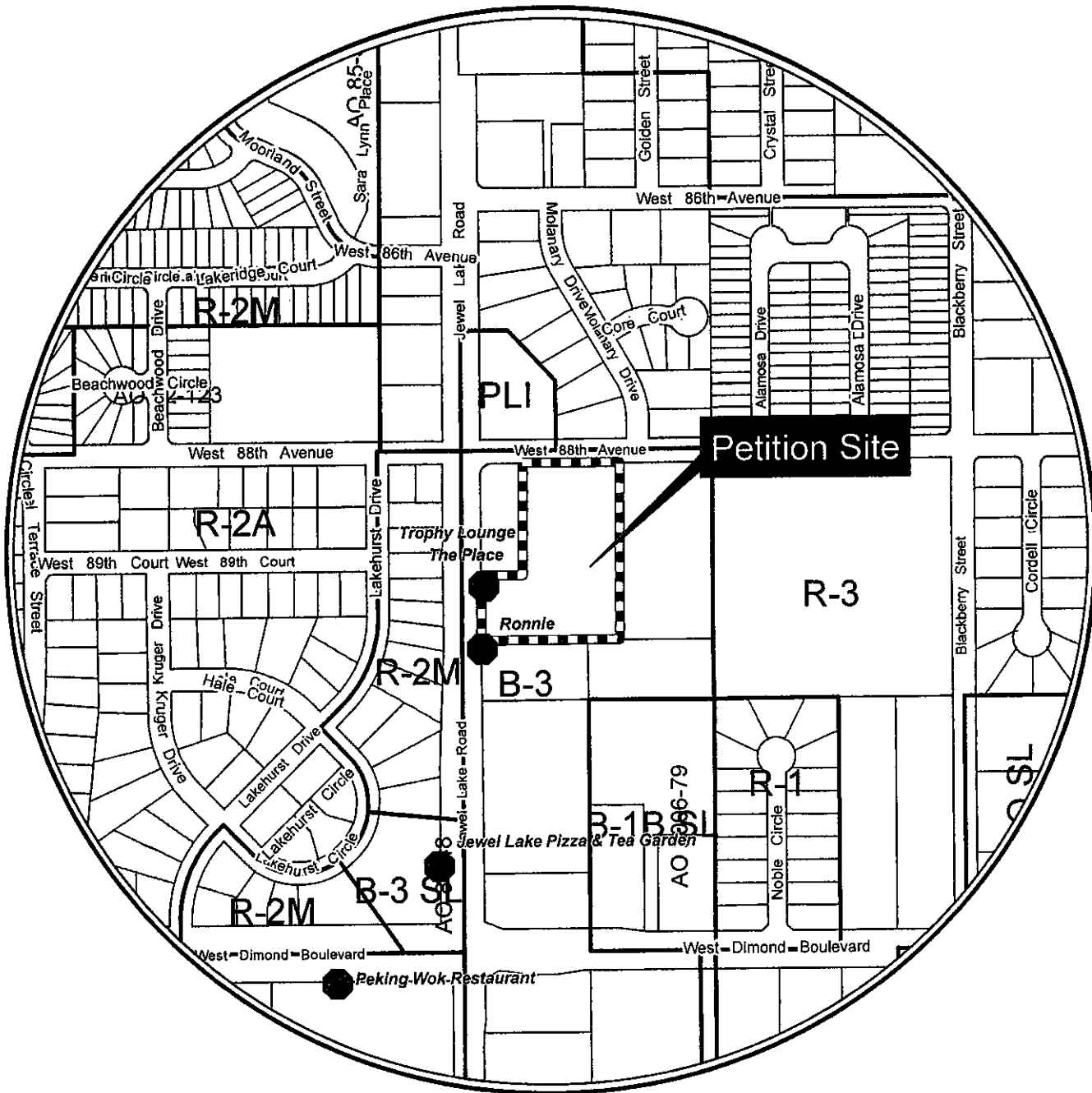
1 resolution supporting this proposal noting the applicant has demonstrated
2 sound, responsible business practices in the sale of alcohol. TCCH Inc. has
3 owned and operated Dimond Liquor since 2003.
4

5 THIS CONDITIONAL USE FOR A NEW PACKAGE STORE USE AND
6 LICENSE IN THE B-3 DISTRICT GENERALLY MEETS THE APPLICABLE
7 PROVISIONS OF AMC 21.50.020, 21.50.160, AND ALASKA STATUTE
8 04.11.150.
9

10
11 Prepared by: Jerry T. Weaver Jr., Zoning Administrator
12 Planning Department
13 Concur: Tom Nelson, Director, Planning Department
14 Concur: Mary Jane Michael, Executive Director,
15 Office of Economic and Community Development
16 Concur: James N. Reeves, Municipal Attorney
17 Concur: Michael K. Abbott, Municipal Manager
18 Respectfully submitted: Matt Claman, Acting Mayor
19
20
21

2009-057

EXISTING LIQUOR LICENSES WITHIN 1000'



**Municipality of Anchorage
Planning Department**

Date: March 12, 2009



Alcohol Existing License List Report

Case Number: 2009-057 Description: 1000'

Parcel Business Name	Parcel Owner Name Applicant Name	Parcel Owner Address Business Address	City Lic. Number	State Lic. Zone	Zip Lic. Type
✓ 01121127000 Jewel Lake Pizza & Tea Garden	HEBERTSON SCOTT & THERESA 95% Jade Dynasty, Inc.	9170 JEWEL LAKE RD #201 9150 Jewel Lake Rd	ANCHORAGE 1805	AK B3	99502 Restaurant/Eating Place
✓ 01138708000 Peking Wok Restaurant	CGF PROPERTIES INC Wirtz, Monica S.	5918 STONERIDGE MALL RD 3960 W Dimond Blvd	PLEASANTON 2813	CA B1B	94588 Restaurant/Eating Place
✓ 01236238000 Ronnie Sushi	TEEKELL CO ALASKA LLP Ronnie Inc,	8801 JEWEL LAKE ROAD 8901 Jewel Lake Rd	ANCHORAGE 4435	AK B3	99502 Restaurant/Eating Place
✓ 01236304000 The Place	TEEKELL COMPANY Teekell Company, Alaska LP	8801 JEWEL LAKE ROAD 8801 Jewel Lake Rd	ANCHORAGE 4340	AK B3	99502 Beverage Dispensary
✓ 01236304000 Trophy Lounge	TEEKELL COMPANY Teekell Company Alaska	8801 JEWEL LAKE ROAD 8801 Jewel Lake Rd	ANCHORAGE 1697	AK B3	99502 Beverage Dispensary

Alcohol Church and School List Report

Case Number: 2009-057 Description: 200'

Parcel	Parcel Owner Name	Parcel Site Address	Description
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**List of Package Store Liquor Licenses
West of Minnesota Drive and South of Raspberry Road**

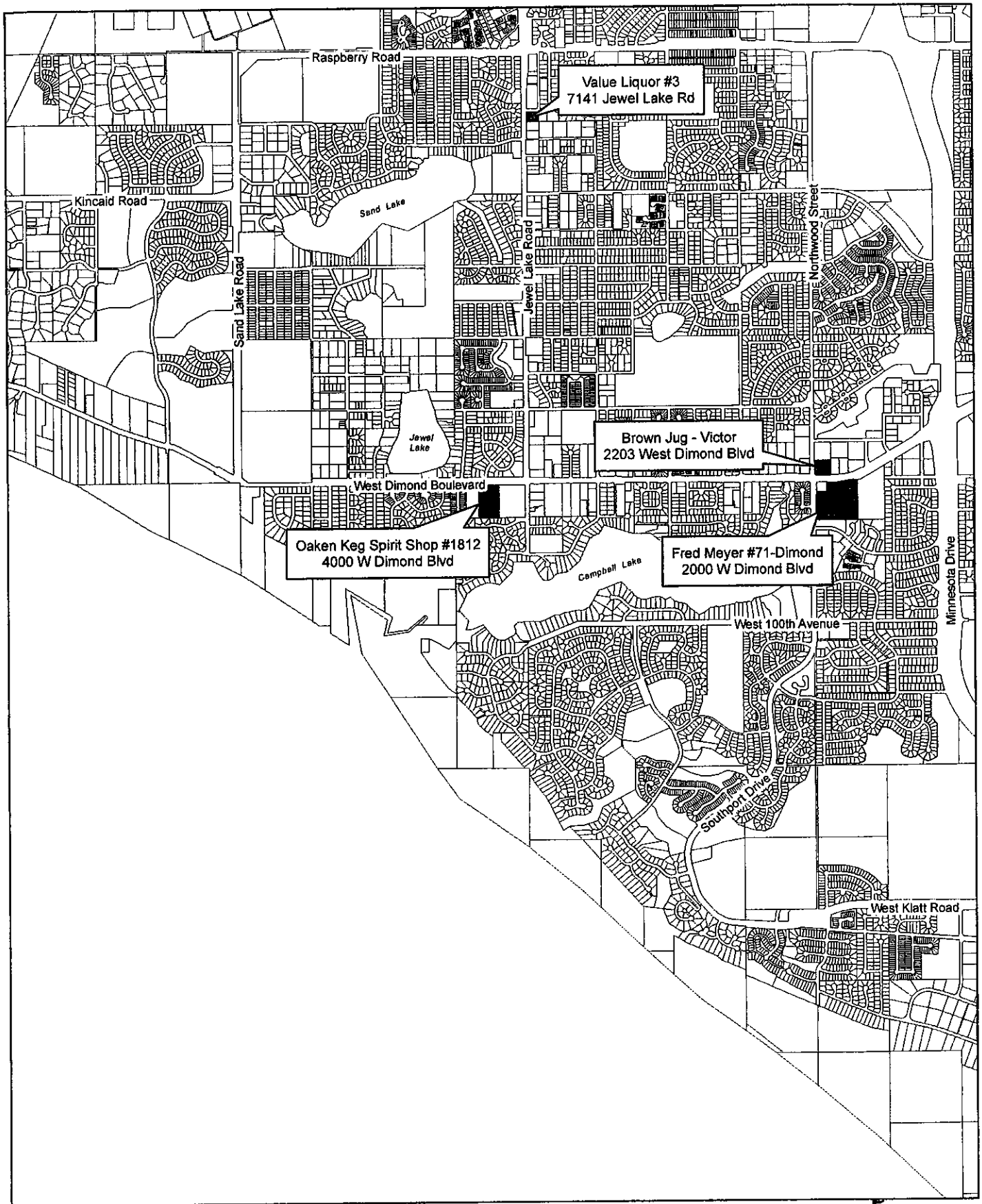
April 2009

Fred Meyer Dimond
2000 W Dimond Blvd.
Anchorage, AK 99515
Parcel #012-391-23
License #3906

Brown Jug – Victor
2203 W Dimond Blvd.
Anchorage, AK 99515
Parcel #012-342-23
License #318

Oaken Keg Spirit Shop #1812
4000 W Dimond Blvd.
Anchorage, AK 99515
Parcel #011-387-07
License #1397

Value Liquor #3
7141 Jewel Lake Rd.
Anchorage, AK 99502
Parcel #012-141-48
License #1199



Existing Package Store Liquor Licenses West of Minnesota Drive and South of Raspberry Road

April 2009

0 1,250 2,500 5,000 Feet



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

DATE: May 12, 2009

CASE NO.: 2009-057

APPLICANT: TCCH, Inc. dba Wine House @ Jewel Lake #4883

REPRESENTATIVE: Ernouf and Coffey, P.C.

REQUEST: Alcoholic Beverages Conditional Use in the B-3 District
for a New Package Store Use/License per AMC
21.40.180.D.8

LOCATION: Teekell Subdivision, Lot 2; generally located at the
southwest corner of Jewel Lake Road and West 88th
Avenue.

STREET ADDRESS: 8841 Jewel Lake Road

**COMMUNITY
COUNCIL:** Sand Lake

TAX PARCEL: 012-363-04-000/ Grid SW2326

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 21.05.020 and AMC 21.50.160, and State Statute 04.11.150.

SITE:

Acres: 138,320 SF/3 acres

Vegetation: none

Zoning: B-3

Topography: Flat

Existing Use: Strip Mall/Bowling Alley/Bar/Lounge/Self-Storage

Soils: Public Sewer & Water

COMPREHENSIVE PLAN

Classification: Commercial
Density: N/A

SURROUNDING AREA

	NORTH	EAST	SOUTH	WEST
Zoning:	R/3 & PLI	B-3	B-3/B-1B SL	R-2M/B-3
Land Use:	Fire Station and Residential	Out Door Storage of RVs, Boats, Autos, U-haul Storage	Commercial Strip Mall Retail	Residential Gas Station

SITE DESCRIPTION AND PROPOSAL:

The petitioner is seeking a new package store conditional use to allow an "on premises" alcohol sales at 8841 Jewel Lake Road. The location of the proposed licensed premise is adjacent to the Jewel Lake Bowl, a bowling alley. The proposed license #4883 will replace a duplicate beverage dispensary license #4340, which was operated by Jewel Lake Bowl as a bar dba "The Place".

Based on the application and floor plan diagram, the lease area for the package store is 3,200 square feet out of 46,232 square feet of the strip mall¹. Hours of operation are as allowed by Municipal ordinance, and will be Monday – Saturday 10:00 a.m. – 1:00 a.m., Sunday 12:00 p.m. to 1:00 a.m. All employees will be trained in accordance with the Alcoholic Beverage Control Board's Liquor Server Awareness Training Program. Employees will patrol the street frontage of the building to ensure the minimization of loitering. The applicant will work with surrounding tenants, neighbors, neighboring community councils and service patrols to combat any problems that arise in or near the facility.

The petitioner made application to the Alcoholic Beverage Control Board in March 2009 for a new package store license #4883 (*The Wine House @ Jewel Lake*), and is seeking final alcoholic beverages conditional use approval in the B-3 District for a new alcoholic beverages package store per AMC 21.40.180 D.8. Within 1,000 feet of this application, there are three restaurant licenses, and one beverage dispensary license, and one duplicate beverage dispensary license that will be relinquished. There are no schools or churches within 200 feet of this site.

¹ Based on the square footage of the building per Property Appraisal inventory records.

PUBLIC COMMENTS:

One hundred thirty-nine (139) public hearing notices (PHNs) were mailed. At the time this report was written six PHN were returned objecting to another package store in the Dimond - Jewel Lake area and noting the level of area crime. The Sand Lake Community Council passed a resolution supporting the applicant's proposal to open a new package store in the Dimond & Jewel Lake area. The resolution noted that TCCH Inc. owns and operates Dimond Liquor located at 1901 W. Dimond Blvd since February 2003 and has demonstrated sound business practices in the sale of alcohol and is committed to the community.

FINDINGS

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

The *Anchorage 2020 Comprehensive Plan* does not specifically address the sale of alcoholic beverages in the community. A strategy of the adopted *Anchorage 2020 Plan*, however, does call for the development of locational standards and criteria for retail sales/service of alcoholic beverages. To date this has not been done.

This site is located in an area designed in the *Anchorage 2020 Plan* as a Town Center, which emphasizes the need for commercial development and are intended to include a mix of retail shopping and services, public facilities and medium to high density residential uses.

The Jewel Lake Bowl has existed in this retail mall for approximately 23 years during which time it has had an active/valid beverage dispensary license and conditional use. A duplicate license #4340 was approved to the Jewel Lake Bowl dba "The Place" in 2004 (AR 2004-28). However, the duplicate license will be surrendered to the ABC Board, and the duplicate license leased floor area reconfigured to allow the proposed package store license #4883 to occupy 3,200 square feet of floor area.

The sales of alcoholic beverages are part of the social, recreational and economic environment of the community. The plan emphasizes the need for centrally locating commercial uses, and the need for small-scale, local entrepreneurship. A retail package store business is a legal conditional use within the B-3 District and 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.

The B-3 General 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 Jewel Lake Bowl and Trophy Lounge alcohol uses and licenses have occupied this same space at this same location since 1979. Over that time residential uses have developed compatibly along side the strip mall to the north and west. The duplicate beverage dispensary license for "The Place" will be surrendered, and the subject package store will occupy its lease area with the retail mall.

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 in areas exposed to heavy automobile traffic, and is intended for areas at or surrounding major arterial intersections where personal and administrative services, convenience and shopping goods, and automobile-related services are desirable and appropriate land use. The proposed business is compatible with the B-3 and existing uses in area. The number of alcohol licenses at this location will remain at two: one beverage dispensary and one package store. These uses are not incompatible with existing or planned uses.

Alaska Statute 04.11.410, Restriction of location near churches and schools, restricts beverage dispensary and package store licenses from being located in a building the public entrance of which is within 200-feet of the public entrance of a church building, or from being located within 200-feet of school grounds. There are no church buildings or school grounds within 200 feet of the subject business. The closest licensed child care center is at least 2 miles from this site: Children's World Bilingual Montessori at 7423 Jewel Lake Road.

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 three (3) Restaurant/Eating Place alcoholic beverages type licenses, and one (1) beverage dispensary license and one (1) duplicate beverage dispensary license

within 1,000 feet of the petition site. The duplicate beverage dispensary license is in the process of being surrendered to the ABC Board. See previous discussion.

Restaurant/Eating Place	Jewel Lake Pizza & Tea Garden	9150 Jewel Lake Road	#1805
Restaurant/Eating Place	Peking Wok Restaurant	3960 W Dimond Blvd	#2813
Restaurant/Eating Place	Ronnie Sushi Restaurant	8901 Jewel Lake Road	#4435
Beverage Dispensary	Trophy Lounge	8801 Jewel Lake Road	#1697
Beverage Dispensary Duplicate	The Place	8801 Jewel Lake Road	#4340

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.

Public transit is available along Jewel Lake Road. Given the long standing retail uses and non-conflicting hours of business occupying the retail mall (a beauty supply business, U-Haul rentals and self storage, bowling alley, bar, former restaurant, lounge, now proposed as a package store), there is more than sufficient on-site parking available in the paved parking lot. There is no expected change to pedestrian and vehicular traffic circulation or safety. The parking lot is well lit.

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

This standard is met.

A package store 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. The petition site is within ARDSA, Police and Fire service areas. There is a fire station located at the northeast corner of Jewel Lake Road and West 88th Avenue, immediately north of the petition property.

- 3. Noise, air, water, or other forms of environmental pollution.**
This standard is met.

As a land use, a retail package store and license within an existing retail mall will not cause or contribute to any environmental pollution. The public parking lot is paved, which 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 package store use and license.

Standards Chapter 10.50 Alcoholic Beverages

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

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

According to the ABC Board office, as of March 18, 2009, there are three (3) new package store licenses available out of a total 88 package store licenses allowed in Anchorage based on net population (1:3000)

Within 1,000 feet of this application, there are three (3) Restaurant/ Eating Place alcoholic beverages type licenses, one (1) duplicate and one (1) Beverage Dispensary license within 1,000 feet of the petition site. There are no package store licenses within 1,000 feet of this site. The duplicate license will be surrendered to the ABC Board. There are no schools or churches within 1,000-feet of the petition site. The closest day care (Children's World Bilingual Montessori) is located at 7423 Jewel Lake Road, at least 2 miles away.

Restaurant/Eating Place	Jewel Lake Pizza & Tea Garden	9150 Jewel Lake Road	#1805
Restaurant/Eating Place	Peking Wok Restaurant	3960 W Dimond Blvd	#2813
Restaurant/Eating Place	Ronnie Sushi Restaurant	8901 Jewel Lake Road	#4435
Beverage Dispensary	Trophy Lounge	8801 Jewel Lake Road	#1697
Beverage Dispensary Duplicate	The Place	8801 Jewel Lake Road	#4340

There are four package store liquor licenses in the area west of Minnesota Drive and south of Raspberry Road.

Package Store	Fred Meyer	2000 W. Dimond Blvd.	#3906
Package Store	Brown Jug – Victor	2203 W. Dimond Blvd.	#318
Package Store	Oaken Keg Spirit Shop #1812	4000 W. Dimond Blvd.	#1397
Package Store	Value Liquor #3	7141 Jewel Lake Road	#1199

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

This standard is met.

The applicant states that all employees will be 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.

- 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.

Anchorage Police Department reports no incidents for this address within the prior 2 year period.

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

AMC 10.50.030. Any guarantee agreement shall be in writing, signed by the transferor, transferee and Municipality

This standard is met.

There are no delinquent Personal Property Taxes, Real Property Taxes owing at this time.

- 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 is not an application made for the renewal or transfer of location or transfer of ownership of a license; rather it is for a new license and is based on the reconfiguration of space internal to the Jewel Lake Bowl within the retail mall. The petitioner has a good business record of abiding with state and local laws. The Sand Lake Community Council notes the petitioner as being conscientious and community minded, and takes seriously the enforcement of alcohol laws and the training of employees concerning T.A.M.

- 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.

RECOMMENDATION:

This application generally meets the required standards of AMC Title 10 and Title 21, and State Statute 04.11.090.

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

1. A notice of Zoning Action shall be filed with the District Records Office within 120 days of the Assembly's approval of this modification of the existing conditional use permit for a final conditional use approval for a new retail package store use in the B-3 District.
2. All uses shall conform to the plans and narrative submitted with this conditional use application.
3. This conditional use approval is for a Package Store Use/License #4883 located at 8841 Jewel Lake Road, consisting of a lease area of 3,200 square feet out of 46,232 square feet of a retail mall. Hours of operation are as allowed by Municipal ordinance, and will be Monday – Saturday 10:00 a.m. – 1:00 a.m., Sunday 12:00 p.m. to 1:00 a.m. All employees will be trained in accordance with the Alcoholic Beverage Control Board's Liquor Server Awareness Training Program. Upon demand the applicant, by sworn affidavit or other acceptable means, 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.).
4. 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.

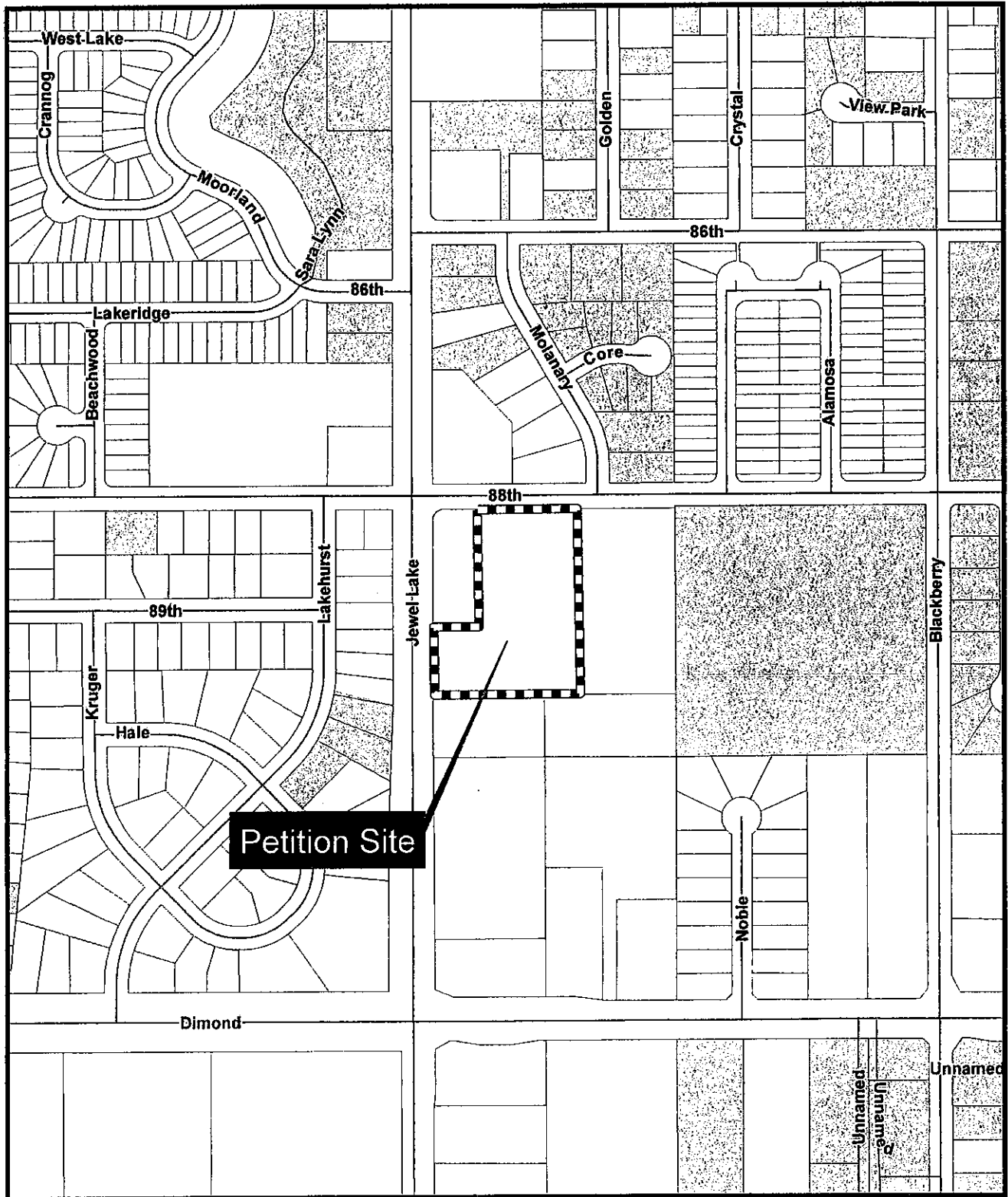
5. A copy of the conditions imposed by the Assembly in connection with this conditional use approval shall be maintained on the premise at a location visible to the public.
6. The approved conditional use is reflected on the following plans submitted as part of the application:
 - a. Case 2009-057 Site Plan, Scale 1" = 40'.
 - b. Floor Plan, Not to Scale.

LOCATION MAPS




2009-057

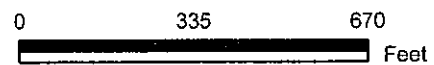


2009-057



Municipality of Anchorage
Planning Department
Date: March 12, 2009

-  Mobile Home Park
-  Multi-Family
-  Single Family



2

COMMENTS

Reviewing Agency Comment Summary Case No.: 2009-057

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	✓		
DHHS Environmental			
DHHS Social Services			
Community Council			
Fire Prevention			
Flood Hazard			
ML&P			
On-Site Water & Wastewater			
Parks and Recreation			
Project Mgt & Engineering			
Right-of-Way			
School District			
Transit			
Treasury	✓		
Traffic & Transportation Planning		✓	
Watershed Management Services			

2009-057

POLICE DEPARTMENT CHECK LIST
FOR INVESTIGATION OF LICENSED LIQUOR ESTABLISHMENTS

1. Criminal History in Local Police Files? YES NO UNK
 {Circle which applies}
2. Incidents occurring within two years prior to the date of the liquor license application.

Type of Incident	Number of Incidents
See Attached	

RECEIVED

APR 01 2009

MUNICIPALITY OF ANCHORAGE PLATTING DIVISION	
<u>OLD BUSINESS NAME</u> Wine House @Jewel Lake	<u>OLD LOCATION</u> 8841 Jewel Lake Rd
<u>BUSINESS NAME</u> TCCH Inc.	<u>LOCATION</u> None
<u>NAME OF APPLICANT (S)</u>	<u>CURRENT LICENSEE (S)</u>

- ☒ Package Store
- ☒ New Liquor License
- ☐ Restaurant or Eating Place
- ☐ Corporate Stock Transfer Only
- ☐ Transfer of Location

THIS INFORMATION IS PROVIDED FOR EVALUATION BY THE ASSEMBLY IN CONSIDERATION OF APPLICATIONS FOR LICENSING.

03.25.09

DATE


 for CHIEF OF POLICE



Bar File

Activity for: 8841 JEWEL LAKE RD
03/25/2007 through 03/25/2009



Report#	Nature of Call	Report	Officer	MO Location
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.....

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

MEMORANDUM

RECEIVED

MAR 24 2009

**MUNICIPALITY OF ANCHORAGE
PLATTING DIVISION**

DATE: March 24, 2009

TO: Jerry Weaver, Zoning Division Administrator, Planning Department

FROM: Paul Hatcher, Engineering Technician III, AWWU *PH*

SUBJECT: **Zoning Case Comments**
Planning & Zoning Commission Hearing May 12, 2009
Agency Comments due April 14, 2009

AWWU has reviewed the materials and has the following comments.

09-057 **TEEKELL LT 2, A request concept/final approval of a conditional use to permit an alcoholic beverage package store, Grid SW2326**

1. AWWU water mains located in Jewel Lake Road and W. 88th Avenue are currently available to this parcel.
2. AWWU sanitary sewer mains located in Jewel Lake Road and W. 88th Avenue are currently available to this parcel.
3. AWWU has no objection to this conditional use.

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

Municipality of Anchorage
Treasury Division
Memorandum

RECEIVED

~~MAR 31 2009~~

MUNICIPALITY OF ANCHORAGE
PLATTING DIVISION

Date: March 27, 2009
To: Rich Cartier, Planning Dept.
From: Diana Flavin, Revenue Officer
Subject: Liquor License Conditional Use Comments

Request for conditional use permit 2009-057 for TCCH, Inc dba: Wine House, located at 8841 Jewel Lake Road, Anchorage, AK. 99508

I find no outstanding taxes on this account and have no reason to protest it.



MUNICIPALITY OF ANCHORAGE
Traffic Department



MEMORANDUM

DATE: April 8, 2009
TO: Jerry T. Weaver, Platting Supervisor, Planning Department
THRU: Leland R. Coop, Associate Traffic Engineer
FROM: Mada Angell, Assistant Traffic Engineer
SUBJECT: Traffic Engineering Comments for May 12, 2009 Assembly

RECEIVED

APR 08 2009

MUNICIPALITY OF ANCHORAGE
PLATTING DIVISION

09-057

Conditional Use for the sale of alcohol; Wine House at Jewel Lake;
liquor store at 88th and Jewel Lake

Traffic Engineering has no comment.

Municipality of Anchorage
P. O. Box 196650
Anchorage, Alaska 99519-0650
(907) 343-7942



012-362-23-000
WELLS RICHARD B & KATHERINE
9030 NOBLE CIR
ANCHORAGE, AK 99502

RECEIVED

APR 06 2009

MUNICIPALITY OF ANCHORAGE
PLANNING DIVISION

ASSEMBLY NOTICE OF PUBLIC HEARING -- Tuesday, May 12, 2009

Planning Dept Case Number **2009-057**

The Assembly of the Municipality of Anchorage will hold a public hearing on a petition proposing a conditional use at its regular meeting of Tuesday, May 12, 2009. The meeting begins at 6:00 p.m. in the Assembly Chambers of the Z. J. Loussac Library, 3600 Denali Street. The petition is for the following:

CASE: 2009-057
PETITIONER: TCOH, Inc. dba The Wine House
REQUEST: Assembly conditional use for an alcoholic beverage package store
TOTAL AREA: 3.180 acres
SITE ADDRESS: 8841 JEWEL LAKE RD
CURRENT ZONE: E-3 General business district
COM COUNCIL(S): 1--Sand Lake
LEGAL/DETAILS: An alcoholic beverage conditional use for a package store. The Wine House, Teekell Subdivision, Lot 2, Generally located south of 88th Avenue and east of Jewel Lake Road.

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

If you would like to comment on the petition this form may be used for. Mailing Address: Municipality of Anchorage, Department of Planning, P.O. Box 196650, Anchorage, Alaska 99519-0650. For more information call 343-7942; FAX 343-7927. Case information may be viewed at www.muni.org by selecting Departments/Planning/Zoning and Platting Cases.

Name: Richard & Katherine Wells
Address: 9030 Noble Circle Anchorage, AK 99502
Legal Description: Noble Ct 2 Parcel 012-362-23-000
Comments: No more package stores so close together. We have a Business Plan at the intersection of Dimond & Ardenia. An open area at Jewel Lake. A Village Square less than a mile north on Jewel Lake and adjacent to 4 establishments selling alcohol and convenience stores. A half mile of the petition area. 2 across the street & one next door. Why make buying alcohol so convenient that a 5 minute walk offers 3 different stores?
2009-057

View Case Comments[Submit a Comment](#)

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

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

1. Select a Case:

[View Comments](#)

2. View Comments:

RECEIVED

APR 07 2009

MUNICIPALITY OF ANCHORAGE
PLATTING DIVISION**Case Num:** 2009-057

Assembly conditional use for an alcoholic beverage package store

Site Address: 8841 JEWEL LAKE RD

Location: An alcoholic beverage conditional use for a package store. The Wine House. Teekell Subdivision, Lot 2. Generally located south of 88th Avenue and east of Jewel Lake Road.

[Details](#) | [Staff Report](#) | [submit a comment](#)

Public Comments**4/7/09**

Ed Cullinane

I agree with the fact that there is a High School very near by and the area indicated needs beautification efforts not another wine/beer/liquor store.

View Case Comments[Submit a Comment](#)

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

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

1. Select a Case:

[View Comments](#)

2. View Comments:

RECEIVED**MAR 19 2009**

Case Num: 2009-057

Assembly conditional use for an alcoholic beverage package store

Site Address: 8841 JEWEL LAKE RD

Location: An alcoholic beverage conditional use for a package store. The Wine House. Teekell Subdivision, Lot 2. Generally located south of 88th Avenue and east of Jewel Lake Road.

[Details](#) | [Staff Report](#) | [submit a comment](#)

MUNICIPALITY OF ANCHORAGE
PLATTING DIVISION

Public Comments

3/18/09

Jan Sherwood

4006 Brentwood circle

Anchorage AK 99502

There is already a package liquor store on Jewel Lake Rd. about 7 or 8 blocks from the proposed one; also, that is very close to Dimond High. This area probably does not need another package store -- Carr's Safeway also has one within three or four blocks of the proposed 88th and Jewel Lake one. Is there any regulation as to how many package stores can serve one area? If not, maybe there should be one.

Zoning and Platting Cases On-line

View Case Comments

[Submit a Comment](#)

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

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

1. Select a Case:

[View Comments](#)

2. View Comments:

RECEIVED

MAR 18 2009

MUNICIPALITY OF ANCHORAGE
PLATTING DIVISION

Case Num: 2009-057

Assembly conditional use for an alcoholic beverage package store

Site Address: 8841 JEWEL LAKE RD

Location: An alcoholic beverage conditional use for a package store. The Wine House. Teekell Subdivision, Lot 2. Generally located south of 88th Avenue and east of Jewel Lake Road.

[Details](#) | [Staff Report](#) | [submit a comment](#)

Public Comments

3/18/09

Stephanie Lightle

Will they be tearing down the bowling alley/mall in order to put this liquor store in or will it be adjacent to it? There are already enough dirt bags that hang out at the bowling alley & "lounge" there. The crime rate is high in this area as it is. I enjoy my wine, don't get me wrong, but the Jewel Lake area is declining and I don't see how adding another liquor store is going to help the neighborhood in any way. If this goes through, I suggest that Teekell Co. & TCCH, Inc. put forth the effort to be community minded and beautify the area if they are going to dump this on us.

View Case Comments[Submit a Comment](#)

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

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

1. Select a Case:

[View Comments](#)**RECEIVED**

2. View Comments:

MAR 18 2009**MUNICIPALITY OF ANCHORAGE
PLATTING DIVISION**

Case Num: 2009-057

Assembly conditional use for an alcoholic beverage package store

Site Address: 8841 JEWEL LAKE RD

Location: An alcoholic beverage conditional use for a package store. The Wine House. Teekell Subdivision, Lot 2. Generally located south of 88th Avenue and east of Jewel Lake Road.

[Details](#) | [Staff Report](#) | [submit a comment](#)

Public Comments

3/18/09

Becky Roth

7911 Charlotte Place

Anchorage AK 99502

I have been an asst key person for a Neighborhood Crime Watch in my neighborhood for seven years. My neighborhood is within walking distance of the proposed licence. We have too much crime in our area and do not need to add another liquor store to the mix. A liquor store was just added at Dimond and Victor last year along a green belt and bike trail and that wasn't a good idea either.

Zoning and Platting Cases On-line

View Case Comments

[Submit a Comment](#)

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

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

1. Select a Case: 2009-057

[View Comments](#)

2. View Comments:

RECEIVED

MAR 16 2009

MUNICIPALITY OF ANCHORAGE
PLATTING DIVISION

Case Num: 2009-057

Assembly conditional use for an alcoholic beverage package store

Site Address: 8841 JEWEL LAKE RD

Location: An alcoholic beverage conditional use for a package store. The Wine House. Teekell Subdivision, Lot 2. Generally located south of 88th Avenue and east of Jewel Lake Road.

[Details](#) | [Staff Report](#) | [submit a comment](#)

Public Comments

3/16/09

Kirsten Ballard
99502

The sidewalks need improvement in that area. Additional plans for expansion of businesses on Jewel Lake Road (JLR) need to incorporate a sidewalk on the east side of JLR as it's a public safety issue for pedestrian access all along there, esp. for the kids on foot & bicycles, year round.

[Zoning & Platting Cases On-line website](#)

3

APPLICATION





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

PETITIONER*	PETITIONER REPRESENTATIVE (IF ANY)
Name (last name first) TCH, Inc.	Name (last name first)
Mailing Address 3318 Checkmate Drive Anchorage, Alaska 99508	Mailing Address
Contact Phone: Day: 349-7646 Night: 727-8825	Contact Phone: Day: Night:
FAX: 349-7046	FAX:
E-mail: checkmate@qci.net	E-mail:

PROPERTY INFORMATION		
Property Tax #(000-000-00-000): 012-363-04-000		
Site Street Address: 8841 Jewel Lake Road Anchorage, AK 99502		
Property Owner (if not the Petitioner): Teekell Company		
Current legal description: (use additional sheet in necessary)		
Teekell Sub, LT2 Plat 930073		
138,320 sq. ft (entire lot)		
Zoning: B-3	Acreage: 3200 sq. ft (premises)	Grid # SW 2326

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

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.

3-11-09				34
Date	Signature (Agents must provide written proof of authorization)			
Accepted by: 	Poster & Affidavit: 	Fee: 	Case Number: 2009-057	

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

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

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

Eagle River-Chugiak-Peters Creek Land Use Classification:

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

Girdwood- Turnagain Arm

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

ENVIRONMENTAL INFORMATION (All or portion site affected)

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

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

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

DOCUMENTATION

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

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

(I)(WE) hereby grant permission to and acknowledge that person shown as the petitioner on this application is applying for a conditional use permit for the retail sales of alcoholic beverages on a property under (MY)(OUR) ownership and that as part of the conditional use permit process the Assembly may apply conditions which will be (MY)(OUR) responsibility to satisfy.

Date 3/11/09 Signature [Signature] (Kerry W Teekell)

*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):

Wine House at Jewel Lake , previously "The Place"

What is the gross leaseable floor space in square feet?

3200 sq. ft.

What is the facility occupant capacity?

N/A

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

0

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

0

What will be the normal business hours of operation?

Monday - Saturday 10:00a.m. - 1:00a.m. , Sunday 12:00p.m. - 1:00a.m.

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

Same as above

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

99 % Alcoholic beverage sales

1 % 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
<u>NONE.</u>	

PACKAGE STORES

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

5 % less than \$5.00

30 % \$5.00 to \$10.00

40 % \$10.00 to \$25.00

25 % greater than \$25.00

CONDITIONAL USE STANDARDS

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

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

See attached.

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

See attached.

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

See attached.

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.

See attached.

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

See attached.

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

See attached.

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

See attached.

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?

1

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

4-5

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

2

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

10-15

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

No, the sand lake area is growing and gaining a larger population of customers that will benefit from a better selection of high end wine and liquor selections.

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

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

All TCCH, Inc. employees in direct contact with alcohol will be trained in accordance with the ABC Board's Liquor Server Awareness Training Program.

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

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

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

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

See attached.

outside facility:

See attached.

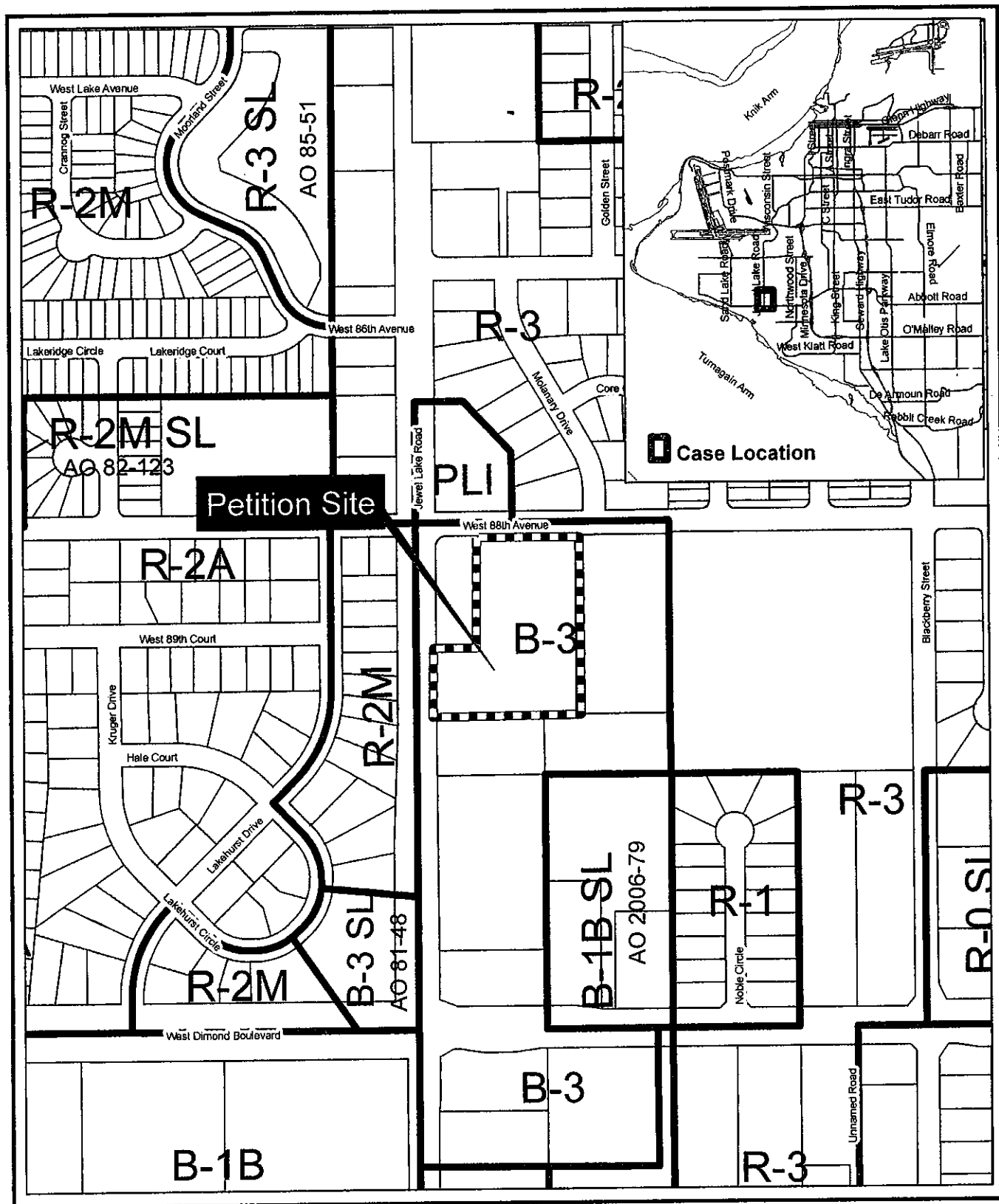
Payment of taxes and debts. When application is made for renewal of a license the assembly shall consider, pursuant to AS 4.11.330, whether the applicant is delinquent in payment of taxes owed to the Municipality. When application is made for transfer of ownership of a license the Assembly shall consider,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

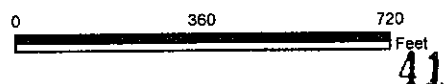
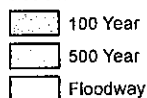
☒ Yes ☐ No *As the applicant and operator can you comply? If no explain*

2009-057



Municipality of Anchorage
Planning Department
Date: March 12, 2009

Flood Limits



STANDARDS FOR CONDITIONAL USE APPROVAL
NEW PACKAGE STORE LIQUOR LICENSE FOR
TCCH, INC.

LOCATION AND DESCRIPTION OF PLANNED USE

TCCH, Inc. dba Wine House at Jewel Lake is making application for a new conditional use permit to allow "on premises" alcohol sales at their location of 8841 Jewel Lake Road in Anchorage. The location of the proposed licensed premise is adjacent to the popular Jewel Lake Bowl, a bowling alley at Jewel Lake Road and Dimond Boulevard. The proposed license will replace a duplicate beverage dispensary license, which was operated by Jewel Lake Bowl as a bar previously known as "The Place".

TCCH, Inc. is an experienced licensee in the State of Alaska Alcoholic Beverage Control Board who has successfully owned and operated a package store license for over five years at Dimond Liquor located at 1901 W. Dimond Blvd. TCCH Inc. is an active member of ARBRA (Anchorage Responsible Beverage Retailers Association) and the Sand Lake Community Council. The Sand Lake Community Council met with TCCH, Inc. in May 2008 to discuss the Wine House at Jewel Lake and this proposed conditional use. At the conclusion of the meeting, the Council adopted the attached resolution in support of the Wine House at Jewel Lake. The use of this location for the operation of a package store liquor license as primarily a retailer of high-end wine selections is consistent with the Anchorage 2020 Comprehensive Plan as set out in the policies discussed below.

A. Explain how the proposed conditional use furthers the goals and policies of the Anchorage 2020 Comprehensive Plan and conforms to the Comprehensive Development Plan in the manner required by AMC 21.05.

The proposed conditional use to allow TCCH, Inc. to operate a new package store liquor license at this location is consistent with the goals and policies of the Anchorage 2020 Comprehensive Plan. This location is adjacent to an area that the Plan has designated as a "town center" located on a "transit-supportive development corridor". This particular area of Anchorage is a focus for community activities and is intended to include a mix of retail shopping and services. A wide range of retail shopping and services is important to the vitality of town centers in Anchorage. Smaller businesses located near a town center, such as the Wine House at Jewel Lake, are encouraged to reflect the character of the area in a positive way. TCCH, Inc.'s focus of their business is to offer a wide variety of high-end wine selections

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

The proposed conditional use for TCCH, Inc. conforms to the standards of Title 21 as well as the Anchorage 2020 Comprehensive Plan in all respects.

The Anchorage 2020 Comprehensive Plan does not specifically address the sale of alcoholic beverages in the community. However, the Municipality does call for the development of location standards and criteria for retail sales/service of alcoholic beverages.

The standards for a conditional use for alcoholic beverage sales and consumption are found in AMC 21.50.160 and in 21.50.020.

The proposed conditional use conforms to all Title 21 standards and is consistent with the Comprehensive Plan. The operation of an upscale restaurant and professional bar with the service of alcohol is consistent with the code and the Petitioner expects the conditional use to be supported by the local community.

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

The proposed conditional use to allow TCCH, Inc. to operate a package store liquor license at this location is compatible with the existing and planned land uses. This location is directly adjacent to a town center in the Dimond/Jewel Lake area of Anchorage. The planned land use for this area is to be a mix of community-serving retail, public services, and public/civic facilities, including and/or surrounded by medium- to high-density residential development. A wide spectrum of retail shopping and services is important to the life of town centers and the proposed conditional use is compatible with this component of its use district.

D. 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.

The Wine House at Jewel Lake is located at 8841 Jewel Lake Road on a transit supportive development corridor which is representative of an ideal

location for more intensive commercial and residential land use patterns which will support and encourage higher levels of transit service per the Anchorage 20/20 Comprehensive Plan. There is ample parking provided at this location as well which is evidenced by the attached site plan.

2. Demand For and Availability of Public Services and Facilities.

The following public services currently exist at the Wine House at Jewel Lake:

1. Public utilities (sewer and water, waste collection, electricity, natural gas)
2. Police and Fire protection as provided by the Municipality of Anchorage
3. Public bus transportation is available to patrons of the wine house through People Mover with pick-up locations in close proximity to the proposed licensed premises.

There are no additional infrastructure requirements for any public services or facilities.

3. Noise, air, water, or other pollution.

TCCH, Inc. is committed to the operation of its facility in an environmentally responsible way. There will be no pollution other than the normal storage and removal of trash. State of the art refrigeration equipment and ventilation will be employed to insure that both visitors and neighbors alike will not be impacted by its business operations.

4. Maintenance of compatible and efficient development patterns and land use intensities.

The maintenance of compatible and efficient development patterns and land use intensities does not apply to this conditional use permit. Due to the fact that the general land use and zoning will not change as a result of an approval of this conditional use permit.

E. Public Safety

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

Inside Facility:

All employees will be TAM certified. TCCH, Inc. employees will be instructed to ask for the identification of all persons appearing to be under 30 years of age. Employees who violate this policy will be terminated and will be instructed so upon employment. Further, managers and all cashiers will be trained and reminded to assess the condition of customers as enumerated in the TAM training to prevent the service of alcohol to drunken persons.

Outside Facility:

Further, for the protection of patrons, TCCH, Inc. employees will patrol the street frontages of the building, as needed, to ensure the minimization of loitering. The applicant will work with surrounding tenants, neighbors, neighboring community councils and service patrols to combat any problems that arise in or near the facility.

Submitted by: TCCH Inc. d/b/a Dimond Liquor
Reviewed by: Sandlake Community Council

Sand Lake Community Council

Resolution of Sand Lake Community Council regarding support for opening a liquor store by TCCH Inc. d/b/a Wine House at the Dimond & Jewel Lake area.

Whereas, TCCH Inc. owns and operates Dimond Liquor, located at 1901 W. Dimond Blvd since February 2003, has demonstrated sound business practices by upgrading substandard operation to a conscientious and community minded one.

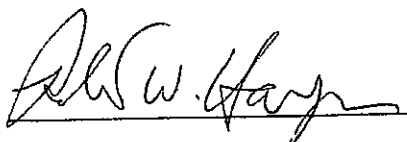
Whereas, TCCH Inc. takes it very seriously in enforcing and training the employees to be precautions, vigilant, and do diligence in not selling to underage, inebriates, transients, homeless, panhandlers, and sorts.

Whereas, TCCH Inc. is a locally owned and operated small business that is committed to the community. TCCH Inc. is engaged as a member of Sand Lake Community Council, and its owner serves as a FCC (Federation of Community Councils) delegate for the Sand Lake Community Council. Also volunteers for community clean ups in Sand Lake and works directly with community council whenever there is situation with inebriates causing mess in the area.

Whereas, TCCH Inc. is a member of ARBRA (Anchorage Responsible Beverage Retailers Association) and community minded.

Therefore, be it resolved that the Sand Lake Community Council supports the small business TCCH Inc. d/b/a Wine House's proposal to open a new package store at the Dimond & Jewel Lake area.

Dated 12th day of May, 2008

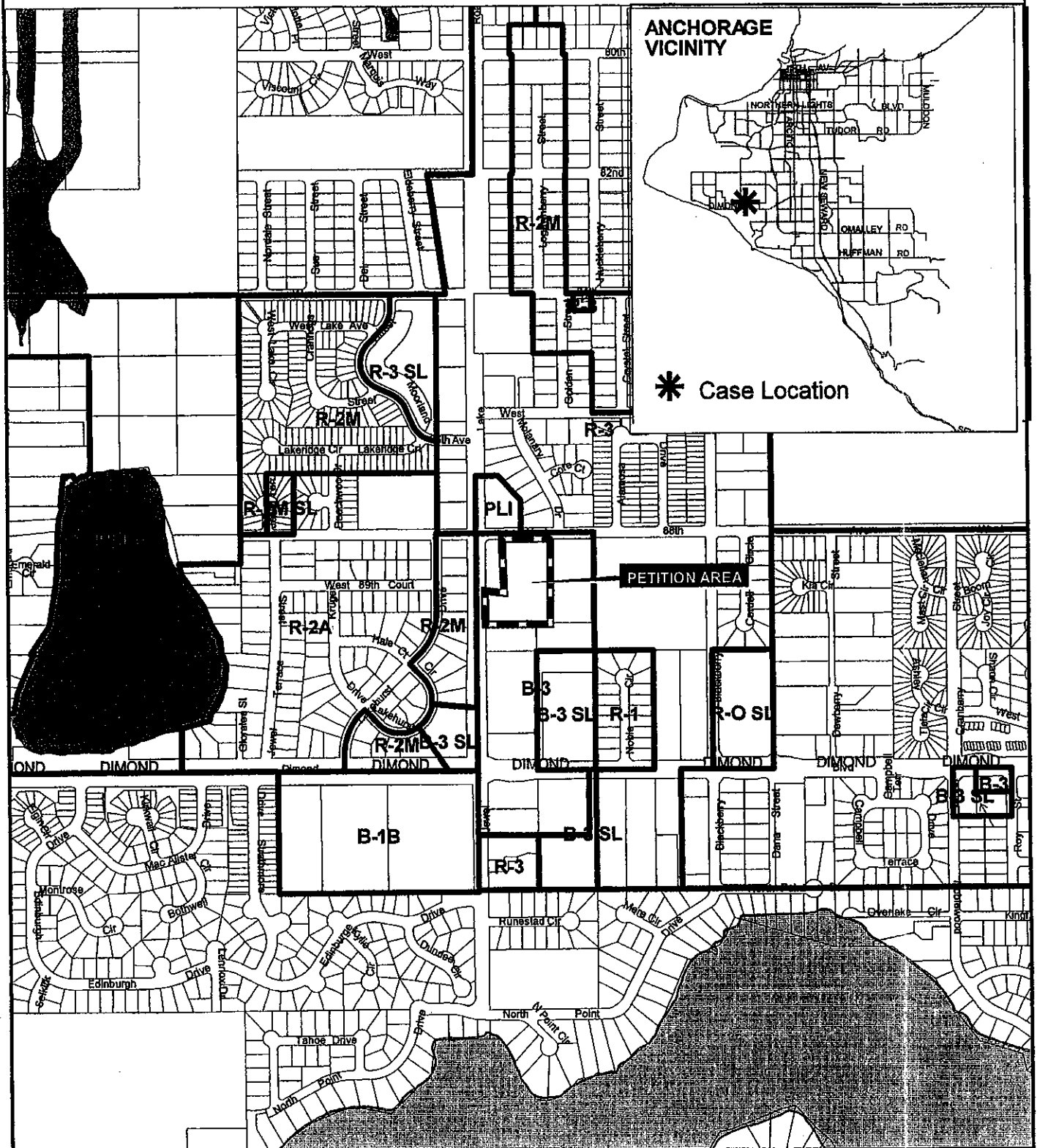


SLCC PROS. 2009

THC
(President of Sand Lake Community Council)

Robert W. Hayes

CONDITIONAL USE - LIQJOR



**Municipality of Anchorage
Planning Department**



Flood Limits

-  100 Year Floodplain
 500 Year Floodplain
 Floodway



47

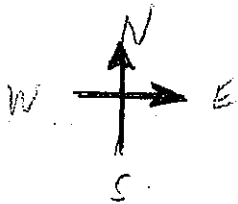
0 500 1000 Feet

Attachment

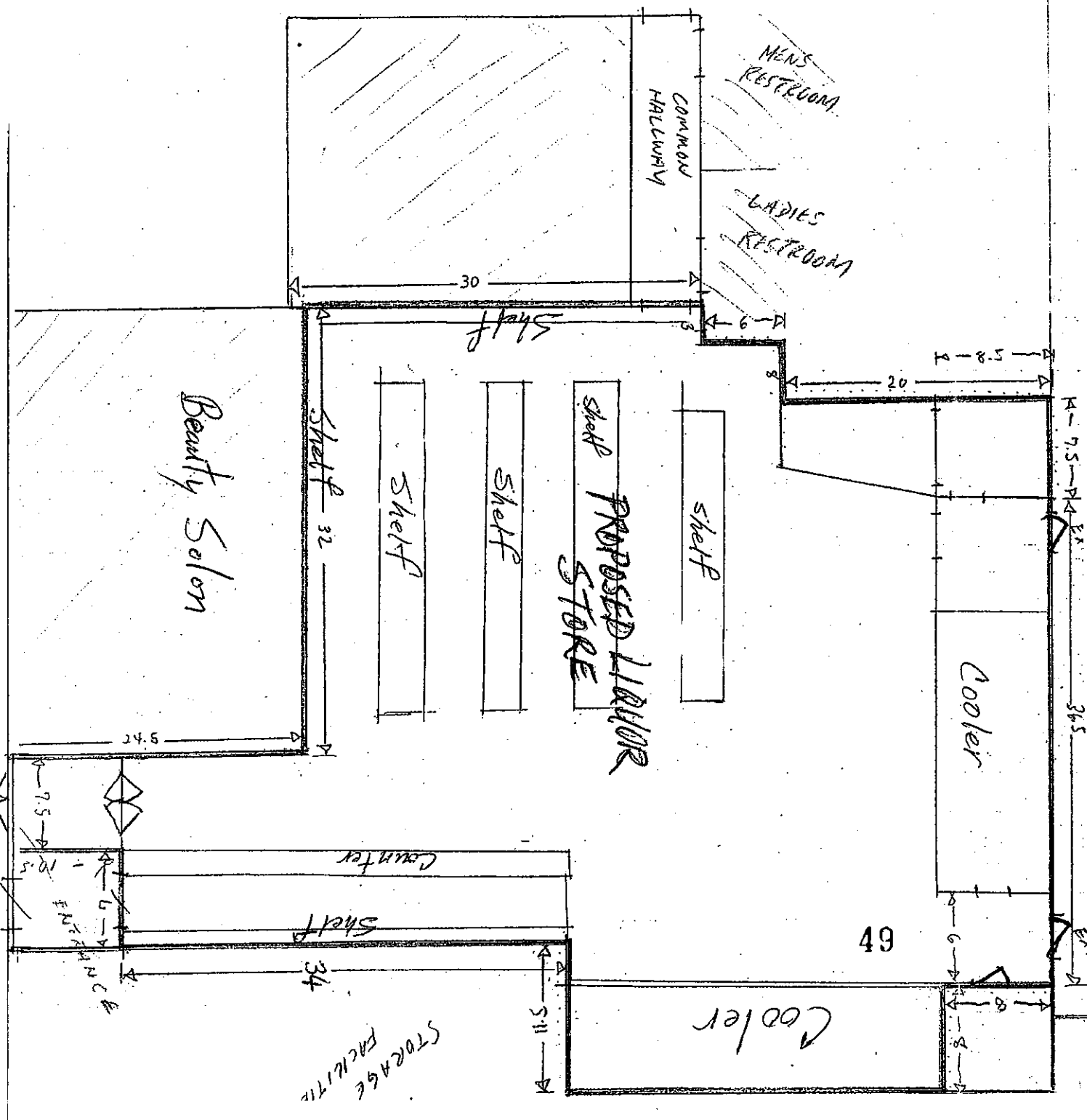
Attached CD contains photographs of the building in concern to this application.

The first photo with the description “*@*” on the sign is the front entry to the premises for the Conditional Use application.

Rest of the photographs shows different views of the 8801 Jewel Lake complex. North end containing Jewel Lake Bowling Alley with Trophy Lounge Bar, and south end containing Storite Storage.



BOWLING CENTER



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

New Liquor License

PAGE 1 OF 2
(907) 269-0350
Fax: (907) 272-9412
www.dps.state.ak.us/abc

This application is for:

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

SECTION A. LICENSE INFORMATION. Must be completed for all types of applications.			FEES
License Year: <u>2009/2010</u>	License Type: <u>Package Store</u>	Statute Reference: <u>Sec. 04.11.150</u>	License Fee: \$
(Office Use Only) License #: <u>New</u>			Filing Fee: \$100.00
Local Governing Body: (City, Borough or Unorganized) <u>Municipality of Anchorage</u>	Community Council Name(s) & Mailing Address: <u>Sandlake Community Council</u> <u>3800 W. 80th Ave</u> <u>Anchorage AK 99502</u>		Fingerprint: (\$34.25 per person)
Federal EIN or SSN: <u>37-1450005</u>			Total Submitted: \$
Name of Applicant (Corp/LLC/LP/LLP/Individual/Partnership): <u>TCHH Inc.</u>	Doing Business As (Business Name): <u>Wine House @ Jewel Lake</u>	Business Telephone Number: <u>(907) 349-7646</u> Fax Number: <u>349-7046</u>	
Mailing Address: <u>3318 Checkmate Dr.</u> City, State, Zip: <u>Anchorage AK 99508</u>	Street Address or Location of Premise: <u>8841 Jewel Lake Rd.</u> <u>Anchorage AK 99502</u>	Email Address: <u>checkmate@gei.net</u>	

SECTION B. PREMISES TO BE LICENSED. Must be completed.	
Closest school grounds <u>2000 feet 0.4 mile</u> 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. <input type="checkbox"/> Premises is LESS than 50 miles from the boundaries of an incorporated city, borough, or unified municipality. <input checked="" type="checkbox"/> Not applicable
Closest church: <u>1000 feet 0.2 mile</u> Distance measured under: <input checked="" type="checkbox"/> AS 04.11.410 OR <input type="checkbox"/> Local ordinance No.	
Premises to be licensed is: <input checked="" type="checkbox"/> Proposed building <input type="checkbox"/> Existing facility <input type="checkbox"/> New building	<input type="checkbox"/> Plans submitted to Fire Marshall (required for new & proposed buildings) <input checked="" type="checkbox"/> Diagram of premises attached

SECTION C. Individual, corporate officer, limited liability organization member, manager or partner background.

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
<u>TCHH Inc.</u>	<u>Dimond Liquor</u>	<u>Package Store</u>	<u>1901 W. Dimond Blvd</u>	<u>AK 99515</u>

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

51

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) TCCM Inc.	Telephone Number (907) 349-7646	Fax Number 349-7046
Corporate Mailing Address: 3318 Checkmate Dr.	City Anchorage	State AK
Name, Mailing Address and Telephone Number of Registered Agent Talbot Chang 3318 Checkmate Dr. Anchorage AK 99508 (907) 349-7646	Date of Incorporation OR Certification with DCED 12/02/2002	State of Incorporation AK

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

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

Name	Title	%	Home Address & Telephone Number	Work Telephone Number	Date of Birth
Talbot Chang	President	50	3318 Checkmate Dr. Anchorage AK 99508 (907) 337-6633	349-7646	1-7-11
Yoon J Chang	Secretary	50	3318 Checkmate Dr. Anchorage AK 99508 (907) 337-6633	349-7646	1-7-11

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

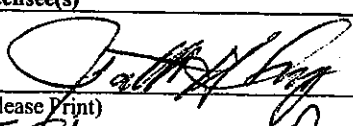
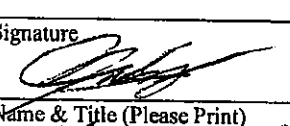
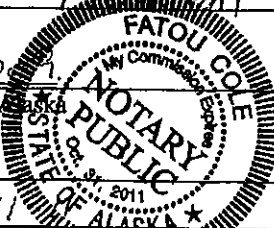
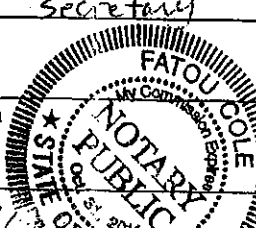
Individual Licensees/Affiliates (The ABC Board defines an "Affiliate" as the spouse or significant other of a licensee. Each Affiliate must be listed.)

Name: Address: Home Phone: Work Phone:	Applicant <input type="checkbox"/> Affiliate <input type="checkbox"/> Date of Birth:	Name: Address: Home Phone: Work Phone:	Applicant <input type="checkbox"/> Affiliate <input type="checkbox"/> Date of Birth:
Same as above Name: Address: Home Phone: Work Phone:		Same as above Name: Address: Home 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) Talbot Chang President	Name & Title (Please Print) Yoon Jung Chang Secretary
Subscribed and sworn to before me this 3rd day of FEB , 2009.	Subscribed and sworn to before me this 3rd day of FEB , 2009.
Notary Public in and for the State of Alaska 	Notary Public in and for the State of Alaska 
My commission expires: 10-31-11	My commission expires: 10-31-11

STATE OF ALASKA
ALCOHOLIC BEVERAGE CONTROL BOARD

AFFIDAVIT IN CONNECTION WITH POSTING LIQUOR LICENSE APPLICATION
Section 04.11.260, 04.11.310, & 13 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 Package Store liquor license
for TCH Inc. d/b/a Wine House @ Jewel Lake
located at 8841 Jewel Lake Rd. Anchorage AK 99502
(address and/or location)

OR

- b. Posting of application for transfer of a _____ liquor license
currently issued to _____ whose business name (d/b/a)
is _____ located at _____
(address and/or location)

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

3 February 2009 to 20 February 2009

*** 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)

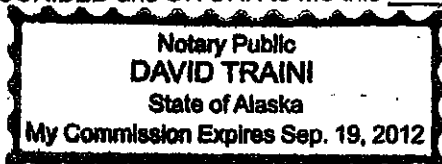
- a. Location of premises to be licensed 8841 Jewel Lake Rd. Anchorage AK 99502
b. Other conspicuous location in the area Postal office @ 2200 Strawberry Rd. Anchorage AK 99502


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.


(signature)

SUBSCRIBED and SWORN to me this 25 day of February, 2009.




Notary Public in and for Alaska
My commission expires: Sep. 19, 2012

Anchorage Daily News Affidavit of Publication

1001 Northway Drive, Anchorage, AK 99508

AD#	DATE	PO	ACCOUNT	PRICE PER DAY	OTHER CHARGES	OTHER CHARGES #2	OTHER CHARGES #3	GRAND TOTAL
599919	02/04/2009		3497646TCCH	\$34.86				
	02/11/2009		3497646TCCH	\$34.86				
	02/18/2009		3497646TCCH	\$34.86				
				\$104.58	\$0.00	\$0.00	\$0.00	\$104.58

STATE OF ALASKA THIRD JUDICIAL DISTRICT

Shane Drew, being first duly sworn on oath deposes and says that he is an advertising 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 the above dates 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.

LIQUOR LICENSE TRANSFER NOTICE

Applicant TCCH Inc. is making application for a new package store 04.11.150 liquor license, d/b/a Wine House @ Jewel Lake located at 8801 Jewel Lake Rd. Anchorage AK 99502.

Interested persons should submit written comment to their local governing body, the applicant, and to the Alcoholic Beverage Control Board at 5848 E Tudor Rd. Anchorage AK 99507

Pub: Feb. 4, 11 & 18, 2009

Signed

Shane Drew

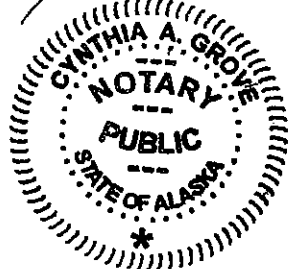
Subscribed and sworn to me before this date:

2/19/09

Notary Public in and for the State of Alaska.
Third Division. Anchorage, Alaska

MY COMMISSION EXPIRES: 12/17/09

Cynthia A. Grove



ALASKA ALCOHOLIC BEVERAGE CONTROL BOARD

STATEMENT OF FINANCIAL INTEREST

CONFIDENTIAL

TO BE COMPLETED BY EACH APPLICANT, EITHER INDIVIDUAL OR CORPORATE

AS 04.11.450(a) states that no person other than a licensee may have a direct or indirect financial interest in the business for which the license is issued.

APPLICANT'S NAME AND MAILING ADDRESS	DBA (BUSINESS NAME) AND LOCATION
TCCH Inc. 3318 Checkmate Dr. Anchorage AK 99508	Wine House @ Jewel Lake 8841 Jewel Lake Rd. Anchorage AK 99502

List below persons, firms, lending institutions or corporations which have or may have any financial involvement in furthering purchases of assets, revenues or operating capital for the licensed business operations.

NAME	ADDRESS	AMOUNT	PURPOSE
None			

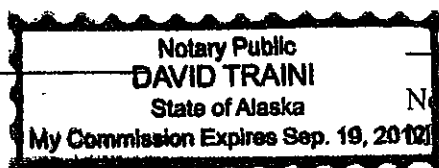
Under the penalties of perjury, I declare that I have examined this application, including accompanying schedules and statements, and to the best of my knowledge and belief it is true, correct, and complete.

Signature of Applicant/Transferee

Subscribed and sworn to before me this

[Signature]
Date 2/25/09

25 Day of February 20 09



[Signature]
Notary Public in and for the State of Alaska
My commission expires Sep. 19, 2012

STATE OF ALASKA
ALCOHOLIC BEVERAGE CONTROL BOARD
CREDITORS AFFIDAVIT AS 04.11.280 AND AS 04.11.360

AFFIDAVIT

I/We Talbot Chang, President of TCCH Inc. being first duly sworn on oath, depose and state that I/we am/are the licensee(s) and transferor(s) of that certain business known as

Diamond Liquor located at
No Premise in connection with liquor license
number 2808 and that the following is a listing of accounts payable and taxes owed by the
above licensed business as of (Date) _____.

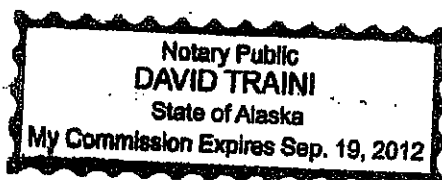
Creditor/Taxing Authority	Complete Mailing Address	Amount	Purpose of Liability
<u>none</u>			

SIGNED _____

SIGNED _____

SIGNED _____

SIGNED _____



Subscribed & sworn to before me this

25 day of February 2009

David Traini
Notary Public in & for Alaska

My commission expires Sep. 19, 2012

(Rev. 5/2001)

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: Wine House @ Jewel Lake

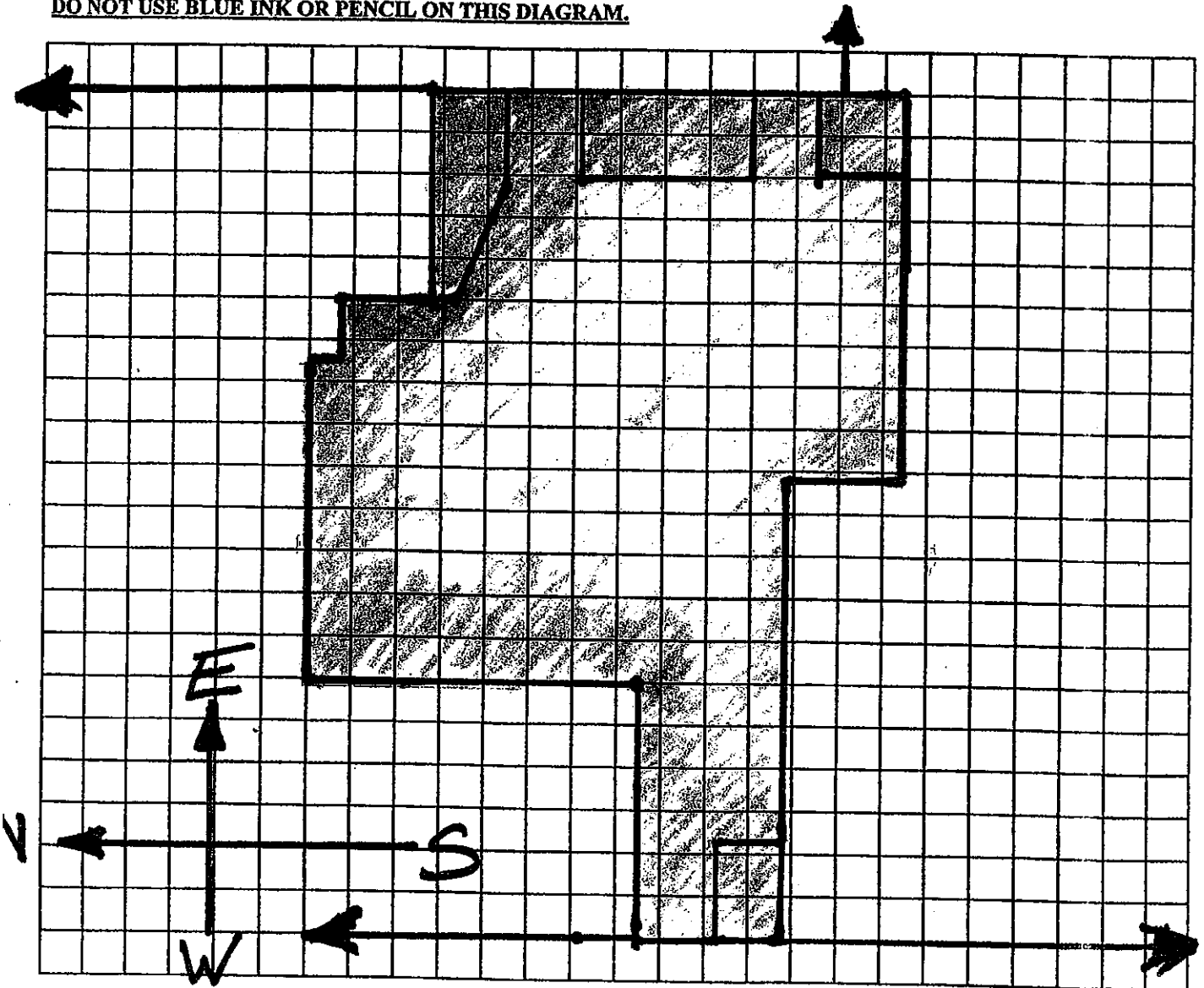
PREMISES LOCATION: 8841 Jewel Lake Rd. Anchorage AK 99502

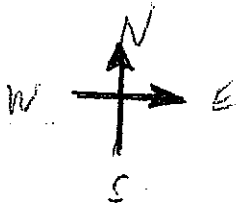
Indicate scale by x after appropriate statement or show length and width of premises.

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

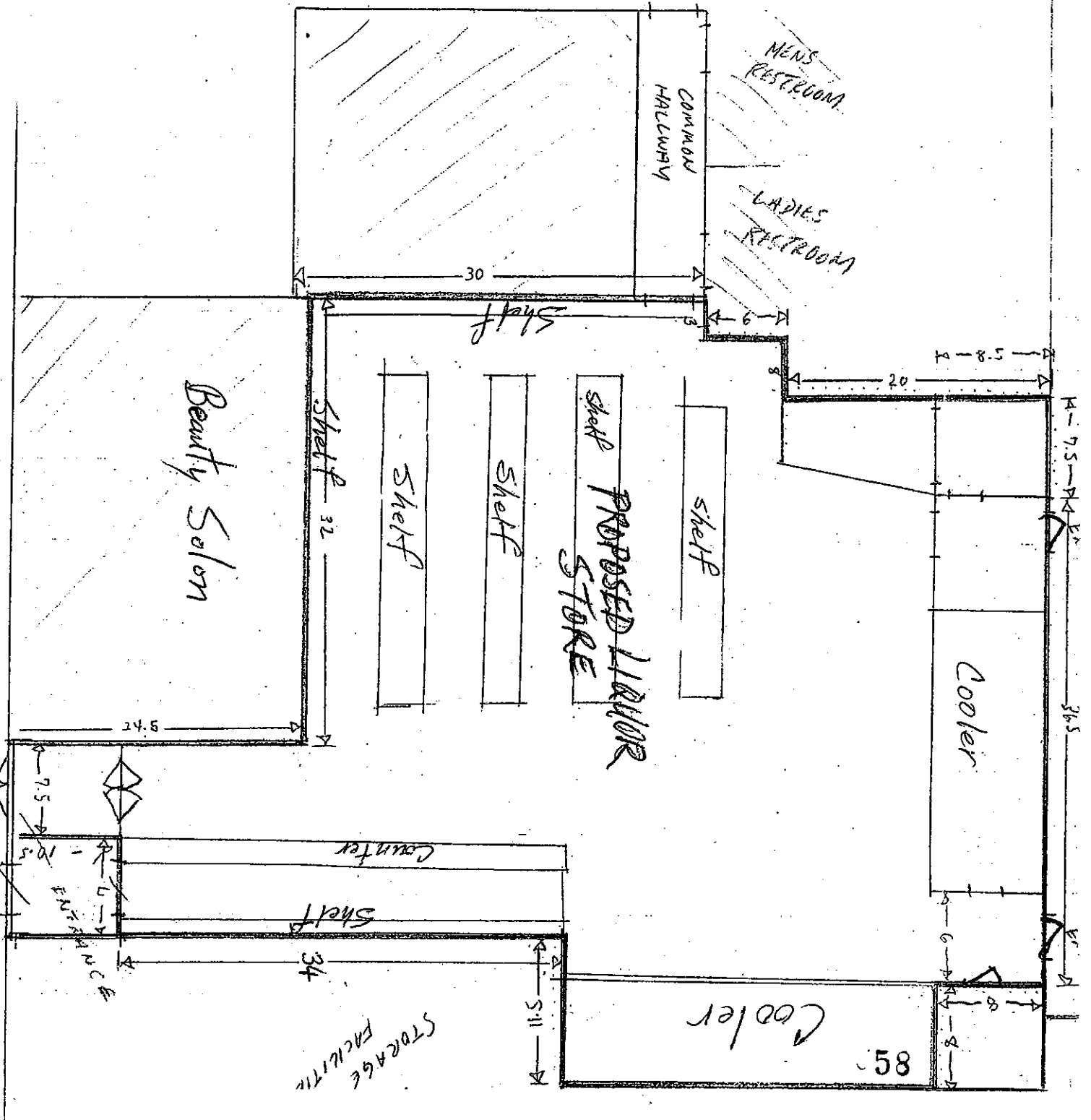
Length and width of premises in feet:

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.

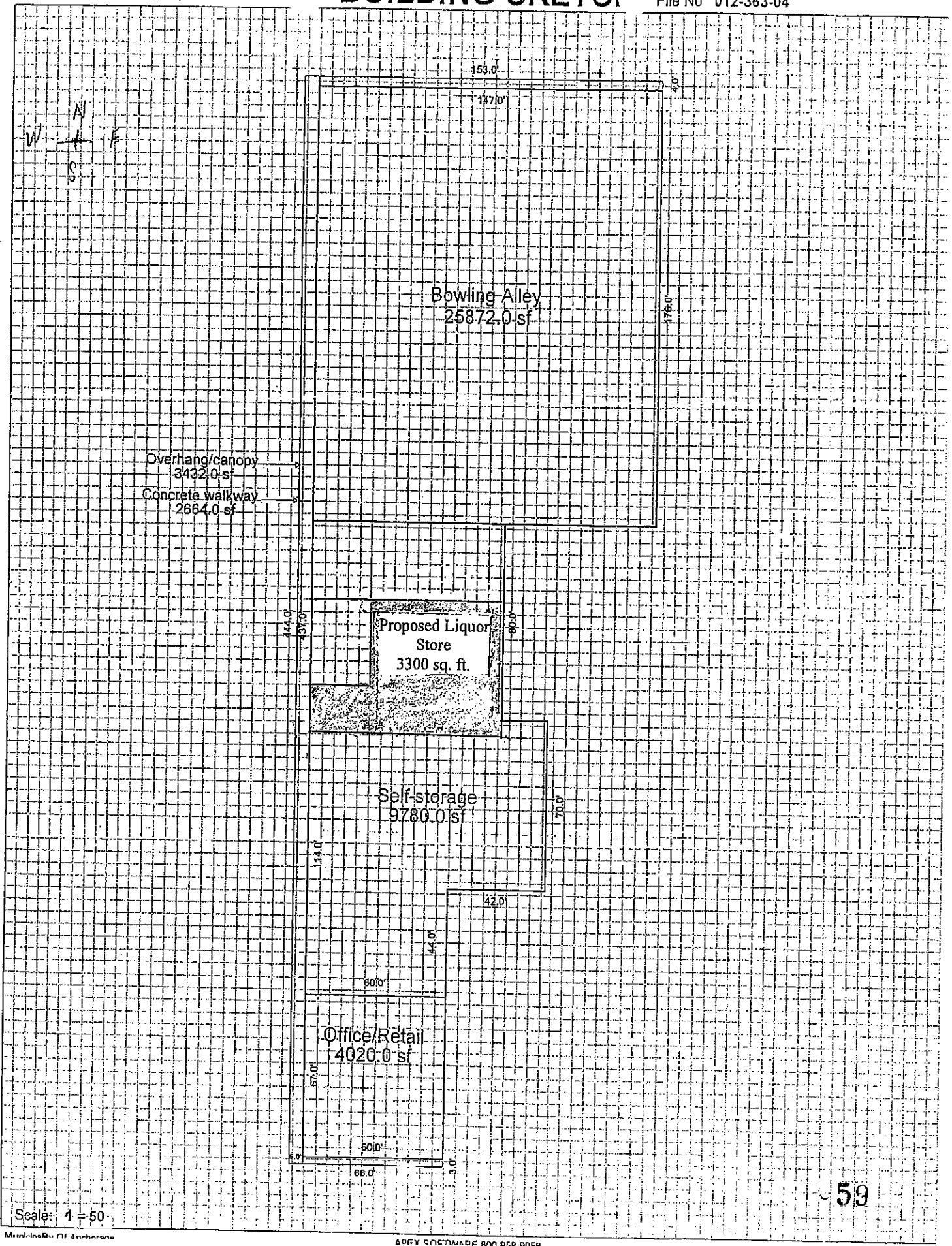




BOWLING CENTER



BUILDING SKETCH



POSTING AFFIDAVIT



RECEIVED

MAR 24 2009

MUNICIPALITY OF ANCHORAGE
PLATTING DIVISION

AFFIDAVIT OF POSTING

CASE NUMBER: 2009-057

I, Talbot Chang (President)
of TCCH Inc d/b/a Wine House 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 Liquor License Transfer. The notice was posted on 14 March 09 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 25 day of March, 20009

Signature

LEGAL DESCRIPTION

Tract or Lot 2

Block _____

Subdivision Teekell

HISTORICAL INFORMATION

4/9/09 info from ABC

LIQUOR LICENSE BROWSE

LICENSE INFORMATION

List	License Number	2808	Action Type	Renewal	Action Date	02/14/2006
2662	Approval Date	02/14/2006	Protest Date		License Document	AM 109-2006
2664	Restaurant Date	12/16/07	License Status	Valid/Active	Status Date	02/15/2006
2696	Soc. Sec. Num.		Fed. EIN Num.	371450005	ABC App. Date	02/15/2006
2706	License Type	Package Store	License Years	06-07-08-09		
2724	Comment	AM 161-2003 app 2/11/03 renewal AM 224-2002 ap January 25, 2002 AM 109-2006 ap 2/14/06 renewal				
2727	Tax ID	012-342-33-000	Tax ID Verified	No		
2742						
2783						
2803						
2805						
2806						
2808						

BUSINESS INFORMATION

Name	Diamond Liquor		
Address	1901 W Dimond Blvd		
	Anchorage, AK 99515		
Phone 1	(907) 349-7646	Phone 2	()
Community Councils	Bayshore/Klatt Taku/Campbell	Primary	Other

APPLICANT INFORMATION

Name	Kim, Hong T.
Address	1901 W Dimond Blvd
	Anchorage, AK 99515

moved Administratively by ABC Bd
3/2/09 from no premises to valid active
11/25/08 moved to no premises

CONDITION DOCUMENTS

Document Num.	Condition Type	Request Date	Approval Date
Comment			

OWNER INFORMATION

Owner Name	Address	City	State	Zip
Chang, Talbot H	3318 Checkmate Dr	Anchorage	AK	99508

Content ID: 007622

Type: AR_AllOther - All Other Resolutions

A RESOLUTION OF THE ANCHORAGE MUNICIPAL ASSEMBLY APPROVING AN ALCOHOLIC BEVERAGES CONDITIONAL USE IN THE B-3 DISTRICT FOR A NEW PACKAGE STORE USE, LICENSE NUMBER 4883 PER AMC

Title: 21.40.180 D.8, FOR TCCH INC. dba WINE HOUSE @ JEWEL LAKE; LOCATED WITHIN TEEKELL SUBDIVISION, LOT 2; SITE ADDRESS BEING 8841 JEWEL LAKE ROAD, GENERALLY LOCATED AT THE SOUTHEAST CORNER OF JEWEL LAKE ROAD AND WEST 88TH AVENUE. (Sand Lake Community Council) (Case 2009-057)

Author: maglaquijp

Initiating Dept: Planning

Description: Alcoholic Beverages Conditional Use in the B-3 District for a New Package Store Use per AMC 21.40.180 D. 8, for TCCH Inc., Wine House @ Jewel Lake, License Number 4883

Date Prepared: 4/15/09 10:20 AM

Director Name: Tom Nelson

Assembly Meeting Date: 5/12/09

Public Hearing Date: 5/12/09

<u>Workflow Name</u>	<u>Action Date</u>	<u>Action</u>	<u>User</u>	<u>Security Group</u>	<u>Content ID</u>
Clerk_Admin_SubWorkflow	4/16/09 4:24 PM	Exit	Joy Maglaqui	Public	007622
MuniMgrCoord_SubWorkflow	4/16/09 4:24 PM	Approve	Joy Maglaqui	Public	007622
MuniManager_SubWorkflow	4/16/09 4:24 PM	Approve	Joy Maglaqui	Public	007622
MuniManager_SubWorkflow	4/16/09 3:08 PM	Checkin	Joy Maglaqui	Public	007622
CFO_SubWorkflow	4/15/09 3:56 PM	Approve	Sharon Weddleton	Public	007622
ECD_SubWorkflow	4/15/09 2:51 PM	Approve	Tawny Klebesadel	Public	007622
Planning_SubWorkflow	4/15/09 1:34 PM	Approve	Tom Nelson	Public	007622
AllOtherARWorkflow	4/15/09 10:24 AM	Checkin	Jerry Weaver Jr.	Public	007622

NEW PUBLIC HEARINGS