

CLERK'S OFFICE

**APPROVED**

Date: 11-17-09

Submitted by: Chair of the Assembly at  
the Request of the Mayor  
Prepared by: Planning Department  
For reading: November 17, 2009

Anchorage, Alaska  
AR 2009-276

1 A RESOLUTION OF THE ANCHORAGE MUNICIPAL ASSEMBLY  
2 APPROVING AN ALCOHOLIC BEVERAGES CONDITIONAL USE FOR A  
3 BEVERAGE DISPENSARY USE AND LICENSE IN THE B-3 (GENERAL  
4 BUSINESS DISTRICT) DISTRICT FOR VICTOR HURLADO AND JOSE DIAZ  
5 DBA THREE AMIGOS MEXICAN RESTAURANT LOCATED AT 360  
6 BONIFACE PARKWAY, SUITE NUMBER A 30-31, WONDER PARK NUMBER  
7 8, TRACT B; GENERALLY LOCATED SOUTH OF CARIBOU AVENUE ON  
8 THE WEST SIDE OF BONIFACE PARKWAY.

9  
10 (Russian Jack Community Council) (Case 2009-133)

11  
12 **THE ANCHORAGE ASSEMBLY RESOLVES:**

13  
14 **Section 1.** A conditional use permit and License Number 4350 for an Alcoholic  
15 Beverages Conditional Use in the B-3 District for a Beverage Dispensary Use in  
16 a restaurant per AMC 21.40.180D.8, for Three Amigos Mexican  
17 Restaurant, located at 360 Boniface Parkway, Suite Number A 30-31, Wonder  
18 Park Number 8, Tract B; generally located south of Caribou Avenue on the west  
19 side of Boniface Parkway; and generally meets the applicable provisions of AMC  
20 21.50.020 and AMC 21.50.160.

21  
22 **Section 2.** This conditional use is approved subject to the following conditions:

23  
24 1. A Notice of Zoning Action shall be filed with the District Recorder's Office  
25 within 120 days of the Assembly's approval of a final conditional use  
26 approval for a beverage dispensary use in the B-3 District.

27  
28 2. All uses shall conform to the plans and narrative submitted with this  
29 conditional use application, including the building plans except as modified  
30 by this approval.

31  
32 3. Proof of payment shall be provided to the Planning Department of all  
33 outstanding Municipal taxes prior to this conditional use becoming  
34 effective.

35  
36 4. This conditional use approval is for an Alcoholic Beverages Conditional  
37 Use in the B-3 District for a Beverage Dispensary Use in a restaurant per  
38 AMC 21.40.180.D.8 for an approximately 2,750 square-foot restaurant

1 within the Boniface Plaza Mall located at 360 Boniface Parkway, Suite Number A  
2 30-31, Wonder Park Number 8, Tract B. Plans indicate 65 seats: 60 fixed seats  
3 and 5 non-fixed seats.  
4

5 5. On-premise sale of alcoholic beverages are from 11:00 AM to 10:00 PM  
6 on Monday through Friday, and 11:00 AM to 1:00 AM on weekends, 365 days a  
7 year. Liquor sales represent 20 percent compared to 80 percent food sales.  
8

9 6. Upon demand, the applicant shall demonstrate compliance with a "Liquor  
10 Server Awareness Training Program," approved by the State of Alaska  
11 Alcoholic Beverage Control Board, such as or similar to, the program for  
12 "Techniques in Alcohol Management" (TAM).  
13

14 7. The use of the property, by any person for the permitted purposes, shall  
15 comply with all current and future Federal, State and local laws and  
16 regulations, including but not limited to, laws and regulations pertaining to  
17 the sale, dispensing, service and consumption of alcoholic beverages.  
18 The owner of the property, the licensee under the Alcoholic Beverage  
19 Control license and their officers, agents and employees, shall not  
20 knowingly permit or negligently fail to prevent the occurrence of illegal  
21 activity on the property.  
22

23 8. A copy of the conditions imposed by the Assembly in connection with this  
24 conditional use approval shall be maintained on the premise.  
25

26 **Section 3.** Failure to comply with the conditions of this conditional use permit  
27 shall constitute grounds for its modification or revocation.  
28

29 **Section 4.** This resolution shall become effective immediately upon passage  
30 and approval by the Anchorage Assembly.  
31

32  
33 PASSED AND APPROVED by the Anchorage Assembly this  
34 17th day of November 2009.

ATTEST:

Debbie Ossander  
Chair

Sharon S. Grant  
Municipal Clerk



**MUNICIPALITY OF ANCHORAGE  
ASSEMBLY MEMORANDUM**

**No. AM 631-2009**

**Meeting Date: November 17, 2009**

**From: Mayor**

**Subject: ALCOHOLIC BEVERAGES CONDITIONAL USE FOR A BEVERAGE DISPENSARY USE AND LICENSE IN THE B-3 (GENERAL BUSINESS DISTRICT) DISTRICT FOR VICTOR HURLADO AND JOSE DIAZ DBA THREE AMIGOS MEXICAN RESTAURANT LOCATED AT 360 BONIFACE PARKWAY, SUITE NUMBER A 30-31, WONDER PARK NUMBER 8, TRACT B; GENERALLY LOCATED SOUTH OF CARIBOU AVENUE ON THE WEST SIDE OF BONIFACE PARKWAY.**

1 Victor Hurlado and Jose Diaz have made application for a new conditional use  
2 permit for an alcoholic beverages conditional use in the B-3 District, per AMC  
3 21.40.180 D. 8, for a Beverage Dispensary License Number 4350 dba "Three  
4 Amigo's Mexican Restaurant", located at 360 Boniface Parkway, Suite Number A  
5 30-31.

6  
7 The petition property is a 4.46 acre commercial lot located on the west side of  
8 Boniface Parkway, south of Caribou Avenue. It contains the Boniface Plaza  
9 shopping center, a 59,358 square-foot commercial retail building constructed in  
10 1984, and a 256 space parking lot. In addition to the Three Amigo's Mexican  
11 Restaurant, the mall uses includes a bingo parlor, four other restaurants, and  
12 various retail uses.

13  
14 The restaurant will occupy 2,750 square feet of lease space. The Beverage  
15 Dispensary license will replace a Restaurant/Eating Place License Number 3746  
16 held by the applicant at this restaurant. Proposed hours of operation are  
17 weekdays from 11:00 A.M. to 10 P.M. Monday through Friday, and 11:00 A.M. to  
18 1:00 A.M. on weekends.

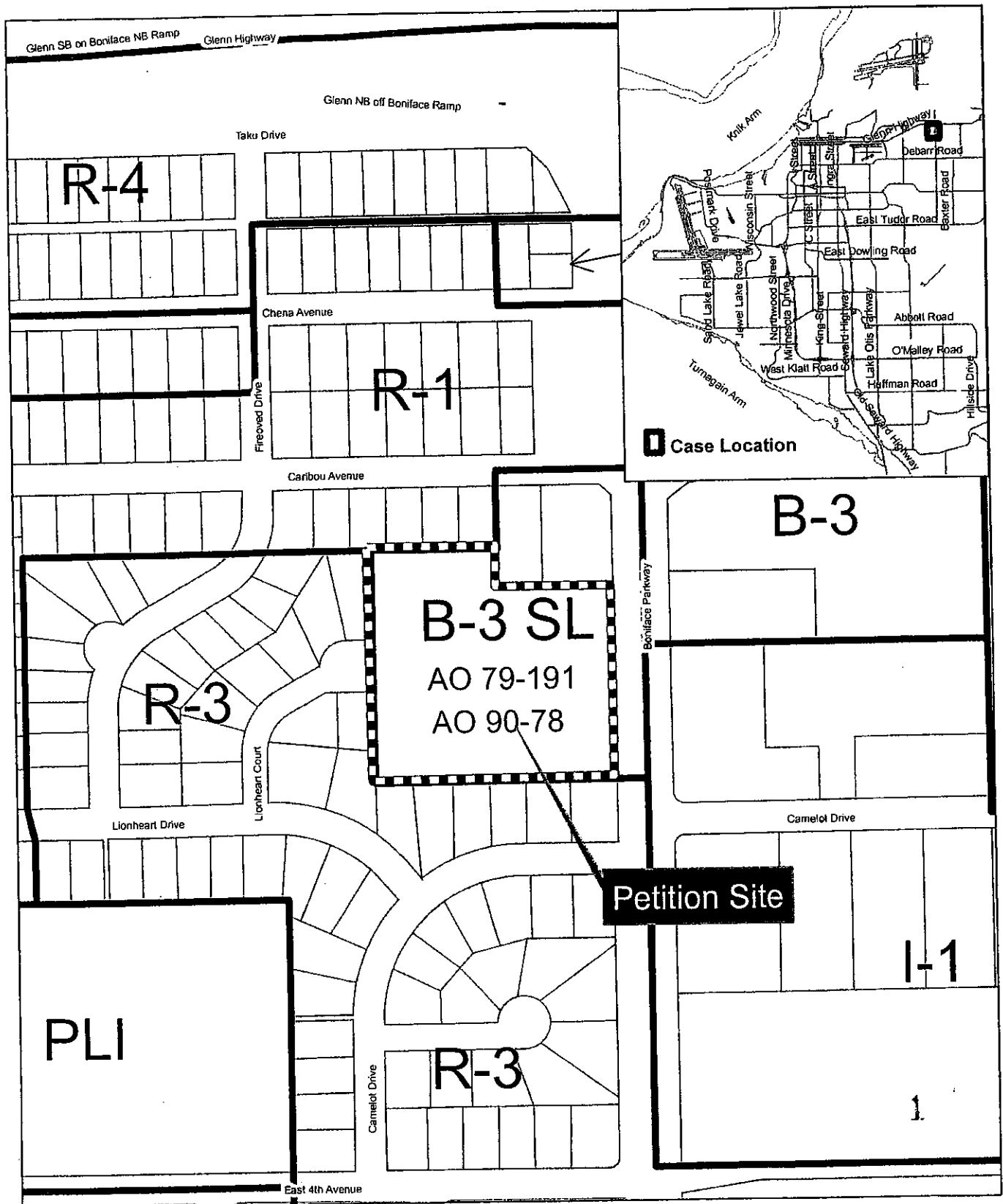
19  
20 There is one beverage dispensary, one restaurant/eating place and one package  
21 store license within 1,000 feet of this application. There are no schools or  
22 churches within 200 feet of the petition site.

23  
24 There are delinquent Personal Property Taxes owing at this time. A condition is  
25 recommended to resolve this issue prior to the conditional use becoming effective.

26  
27 This conditional use for a new Beverage Dispensary License Number 4350 and  
28 alcoholic beverages use and license in the B-3 District generally meets the  
29 applicable provisions of AMC 21.50.020, 21.50.160 and Alaska Statute 04.11.090.  
30  
31  
32

|   |                         |   |
|---|-------------------------|---|
| 1 | Prepared by:            | Angela C. Chambers, Acting Zoning Administrator,    |
| 2 |                         | Planning Department                                 |
| 3 | Concur:                 | Jerry T. Weaver Jr, Acting Director, Planning       |
| 4 |                         | Department  |
| 5 | Concur:                 | Greg Jones, Executive Director, Office of Community |
| 6 |                         | Planning and Development                            |
| 7 | Concur:                 | Dennis A. Wheeler, Municipal Attorney               |
| 8 | Concur:                 | George J. Vakalis, Municipal Manager                |
| 9 | Respectfully submitted: | Daniel A. Sullivan, Acting Mayor                    |

# 2009-133



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

**DATE:** November 17, 2009

**CASE NO.:** 2009-133

**APPLICANT:** Victor Hurlado and Jose Diaz dba Three Amigos Mexican Restaurant

**REPRESENTATIVE:** Same

**REQUEST:** A Conditional Use for an Alcoholic Beverages Conditional Use in the B-3 (General Business District) for a Beverage Dispensary Use per AMC 21.40.180 D.8 for a new license for Three Amigos Mexican Restaurant

**LOCATION:** Wonder Park #8, Tract B

**STREET ADDRESS:** 360 Boniface Parkway, Suite A 30-31

**COMMUNITY COUNCIL:** Russian Jack

**TAX PARCEL:** 006-296-24/ Grid SW 1237

**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, and State Statute 04.11.480 and 15 AAC 104.145.

**SITE:**

Acres: 4.46 acres

Vegetation: Enhanced commercial landscaping

Zoning: B-3 (General Business District)

Topography: Relatively level

Existing Use: Retail Shopping Center

Soils: Public Sewer & Water

### **COMPREHENSIVE PLAN**

Classification: Commercial per 1982 Land Use Plan Map  
Density: N/A

### **SURROUNDING AREA**

|           | NORTH       | EAST       | SOUTH       | WEST        |
|-----------|-------------|------------|-------------|-------------|
| Zoning:   | R-1         | B-3/I-1    | R-3         | R-3         |
| Land Use: | Residential | Commercial | Residential | Residential |

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

Three Amigos Mexican Restaurant is located in the Boniface Plaza, generally located south of Caribou Avenue on the west side of Boniface Parkway. Boniface Plaza is a retail strip mall (circa 1984). This restaurant currently holds a Restaurant/Eating Place beer and wine License #3746. Although there are no records within the Planning Department there is an approved conditional use for a Restaurant/Eating Place handled by the Municipal Clerk's office that was approved by the Assembly prior to 1994 when the Planning Department assumed responsibility for processing all alcohol conditional uses.

The petitioner has applied to the State Alcohol Beverage Control Board to transfer location and ownership of a "no premise" Beverage Dispensary License # 4350. This license originally was #525 issued to the Hong Kong Restaurant located at 2412 Spenard Road, then ownership was transferred to Chepo's as License #4350. Chepo's never operated the license, and transferred it to J & L Enterprises who transferred it to Jalisco, Inc. as a "no premise" license. Jalisco's Inc. is transferring ownership to Victor Hurlado and Jose Diaz, dba Three Amigos Mexican Restaurant, at 360 Boniface Parkway, Suite A 30-31, as Beverage Dispensary License #4350.

Assuming approval of the subject Beverage Dispensary License, Restaurant/Eating Place License #3746 will become a "no premise" license or it will be turned back to the ABC Board.

The subject restaurant occupies 2,750 square feet of lease space. The restaurant will have seating for 65: 10 booths and 5 non-fixed seating. The required parking is one space for every three seats, for a total of 21.7 total parking spaces. The mall has a total of 256 parking spaces, of which 8 are designated handicap spaces and one is designated as a van accessible handicap space. (See mall parking calculations prepared by Dowl HKM dated 19 August 2009).

Daily operating hours are 11:00 a.m. – 10:00 p.m. Monday through Friday, and 11:00 a.m. – 1:00 a.m. on weekends. Non-alcoholic beverages will be available, notice of

penalties for driving intoxicated will be posted, patrons will have access and assistance to public transportation, no happy hours games or contests that include consumption of alcoholic beverages will be permitted, and no solicitation or encouragement of alcoholic beverage consumption will be permitted. The sale of alcoholic beverages represents 20% compared to 80% food. Recorded music may be provided. All employees will be T.A.M. trained, and management staff will be on site during all open hours.

#### **PUBLIC COMMENTS:**

One hundred twenty (120) public hearing notices (PHNs) were mailed. At the time this report was written, one PHN was returned objecting to overflowing trash bins and to the level of noise from this plaza and the one across the street (between 9:00 p.m. and 3:00 a.m.). Code Enforcement met with the applicant and resolved the trash and litter complaint. The noise complaint was aimed at the two malls in general and not specifically to this restaurant. This is a strip mall that includes a bingo parlor and five total restaurants, of which four provide seating and one is a take-out only. No comment was received from the Russian Jack Community Council.

#### **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 *Anchorage Bowl Comprehensive Plan* does not specifically deal with the sales of alcoholic beverages in the community. However, goals of the Comprehensive Plan do address related issues such as recreational and economic opportunities. Restaurants that sell alcoholic beverages are part of the social, recreational and economic environment of the community.

*Anchorage 2020* contains a generalized community vision which was compiled using community survey results along with feedback from Community Councils. Out of this vision came the community interest in developing "a thriving, sustainable, broad-based economy supported by an efficient urban infrastructure (p. 37)." Additionally, one of the Plans's stated economic development goals are "Business Support and Development: a quality of life and a financial climate that encourages businesses to start up, expand or relocate in Anchorage (p. 41)."

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



standards and criteria for retail sales/service of alcoholic beverages. To date this has not been done.

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

Title 21 provides no specific standards and the Assembly has not adopted zoning regulations for alcoholic beverage sales.

- Use: The B-3 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. There is an existing conditional use for a Restaurant/Eating Place beer and wine use and license. There are no other alcohol uses or licenses within the Boniface Plaza.
- Parking: based on maximum seating for 65 people, 21.7 spaces are required. The combined shopping mall uses requires 253 parking spaces, 256 spaces are provided.
- Landscaping: B-3 zoning requires all areas not devoted to buildings, structures, drives, walks, off-street parking facilities or other authorized installations shall be planted with visual enhancement landscaping. These requirements appear to have been met.

**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.

There are no churches and/or schools within 200 feet of the subject site. AMC 21.50.160.B asks that a list of all alcohol licenses located within a minimum of 1,000 feet of the proposed conditional use be provided. There is one Beverage Dispensary, one Restaurant/Eating Place license, and one Package Store license within 1,000-feet of the proposed restaurant. Approving this conditional use for a Beverage Dispensary use and license would add a second beverage dispensary use and license in this area.

| Name                            | Address                    | License Number | Type of License         |
|---------------------------------|----------------------------|----------------|-------------------------|
| Three Amigos Mexican Restaurant | 360 Boniface Pkwy #A 30-31 | 3746           | Restaurant/Eating Place |
| Party Time Boniface Liquors     | 341 Boniface Pkwy #H       | 834            | Package Store           |
| Carpentier's Cocktail Lounge    | 335 Boniface Pkwy          | 201            | Beverage Dispensary     |

**D. Will not have a permanent negative impact on the items listed below substantially greater than that anticipated from permitted development:**

**1. Pedestrian and vehicular traffic circulation and safety.**

The Boniface Plaza provides 256 parking spaces. Traffic has approved the parking lot circulation and striping plan.

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

This standard is met.

Electrical, water and sewer, natural gas are available to the site. Road infrastructure is in place. The petition site is within ARDSA, and the Police and Fire service areas. The Police and Fire Department had no comments on this request.

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

This standard is met.

As a land use, a Beverage Dispensary conditional use and license will not cause or contribute to any environmental pollution. The public parking lot is paved, which controls 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.

## **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.**

See table and narrative on page 5 for other alcohol licenses within 1,000 feet of this application. There are no churches and/or schools within 200 feet of the subject site.

The approval of a conditional use for a restaurant with a Beverage Dispensary license will not adversely impact the immediate area or surrounding uses.

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

This standard is met.

The applicant states that all employees involved in the dispensing of alcoholic beverages and will be trained in accordance with the T.A.M. training in handling inebriated or under aged persons 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.**

AMC 10.50.035 addresses operations procedures involving happy hours, games or contests, public transportation, notice of penalties, availability of nonalcoholic drinks, compliance determination with these procedures including employee T.A.M. training, and warning signs for impoundment and forfeiture of vehicles seized pursuant to an arrest for or charge of a DUI.

The applicant has a current valid and active Restaurant/Eating Place License #3746 and an existing conditional use for a restaurant serving alcoholic beverages. The applicant has a demonstrated record of compliance with these operating procedures.

- 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. The applicant proposes no increased security measures as a result of the beverage dispensary license. Management will be on site during all open hours. As of the date this report is written no comments have been received from the Anchorage Police Department.

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

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

Treasury Division reports Mr. Hurlado owes \$1,376.32 for several years unpaid Personal Property Taxes. Until these taxes are paid the conditional use should not become effective.

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

No 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:**

This application for a final conditional use for a restaurant Beverage Dispensary use serving alcoholic beverages in the B-3 District per AMC 21.40.180 D.8 appears to meet or can meet the required standards of AMC Title 10 and Title 21 through the building permit process, and State Statute 04.11.090.

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

1. A Notice of Zoning Action shall be filed with the District Recorder's Office within 120 days of the Assembly's approval of a final conditional use approval for a beverage dispensary use in the B-3 District.
2. All uses shall conform to the plans and narrative submitted with this conditional use application, including the building plans except as modified by this approval.
3. Proof of payment shall be provided to the Planning Department of all outstanding Municipal taxes prior to this conditional use becoming effective.
4. This conditional use approval is for an Alcoholic Beverages Conditional Use in the B-3 District for a Beverage Dispensary Use in a restaurant per AMC 21.40.180.D.8 for an approximately 2,750 square-foot restaurant within the Boniface Plaza Mall located at 360 Boniface Parkway, Suite #A 30-31, Wonder Park #8, Tract B. Plans indicate 65 seats: 60 fixed seats and 5 non-fixed seats.
5. On-premise sale of alcoholic beverages are from 11:00 AM to 10:00 PM on Monday through Friday, and 11:00 AM to 1:00 AM on weekends, 365 days a year. Liquor sales represent 20 percent compared to 80 percent food sales.
6. Upon demand, the applicant shall demonstrate compliance with a "Liquor Server Awareness Training Program," approved by the State of Alaska Alcoholic Beverage Control Board, such as or similar to, the program for "Techniques in Alcohol Management" (T.A.M.).
7. The use of the property, by any person for the permitted purposes, shall comply with all current and future Federal, State and local laws and regulations, including but not limited to, laws and regulations pertaining to

the sale, dispensing, service and consumption of alcoholic beverages. The owner of the property, the licensee under the Alcoholic Beverage Control license and their officers, agents and employees, shall not knowingly permit or negligently fail to prevent the occurrence of illegal activity on the property.

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

# Alcohol Existing License List Report

Case Number: 2009-133 Description: 1000'

| Parcel<br>Business Name                     | Parcel Owner Name<br>Applicant Name                 | Parcel Owner Address<br>Business Address              | City<br>Lic. Number | State<br>Lic. Zone | Zip<br>Lic. Type                 |
|---|---|---|---------------------|--------------------|----------------------------------|
| 00629624000<br>3 Amigos Mexican Restaurant  | INGRIM INVESTMENTS INC<br>Victor Hurtado            | 341 W TUDOR RD, SUITE 103<br>360 Boniface Pkwy A30-31 | ANCHORAGE<br>3746   | AK<br>B3           | 99503<br>Restaurant/Eating Place |
| 00642101000<br>Party Time/Boniface Liquors  | HIGGINS JOY<br>Party Time/Boniface Liquors, I       | 174 FIREOVED DRIVE<br>341 Boniface Pkwy #H            | ANCHORAGE<br>834    | AK<br>I1           | 99508<br>Package Store           |
| 00642112000<br>Carpentier's Cocktail Lounge | CARPENTIER DAVID M & KATHY A<br>Little Dipper, Inc. | 17635 E WOODS DR<br>335 Boniface Pkwy                 | PALMER<br>201       | AK<br>B3           | 99645<br>Beverage Dispensary     |



# Parcels--Basic Layers

Mon Aug 24, 14:07:01, 2009

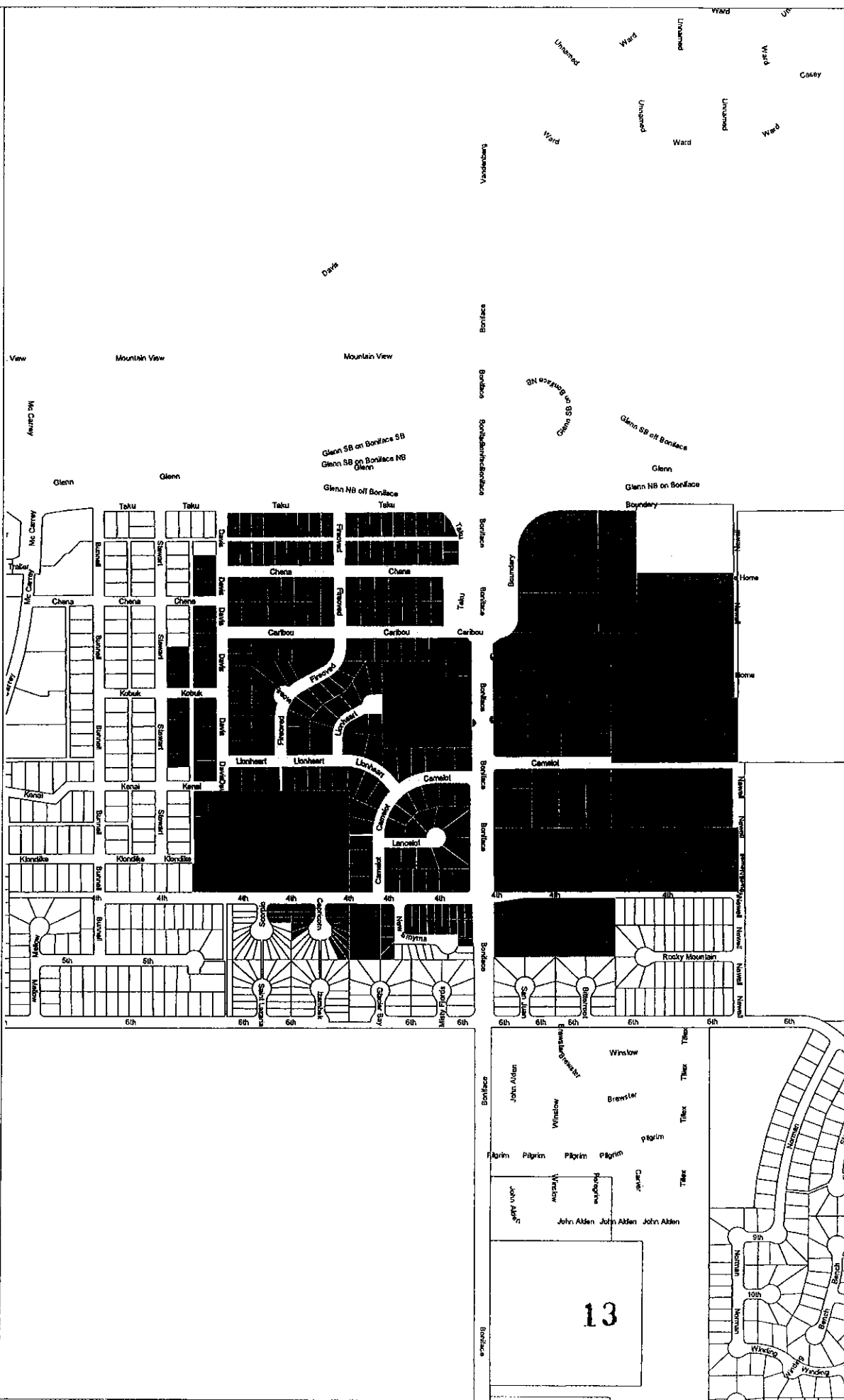
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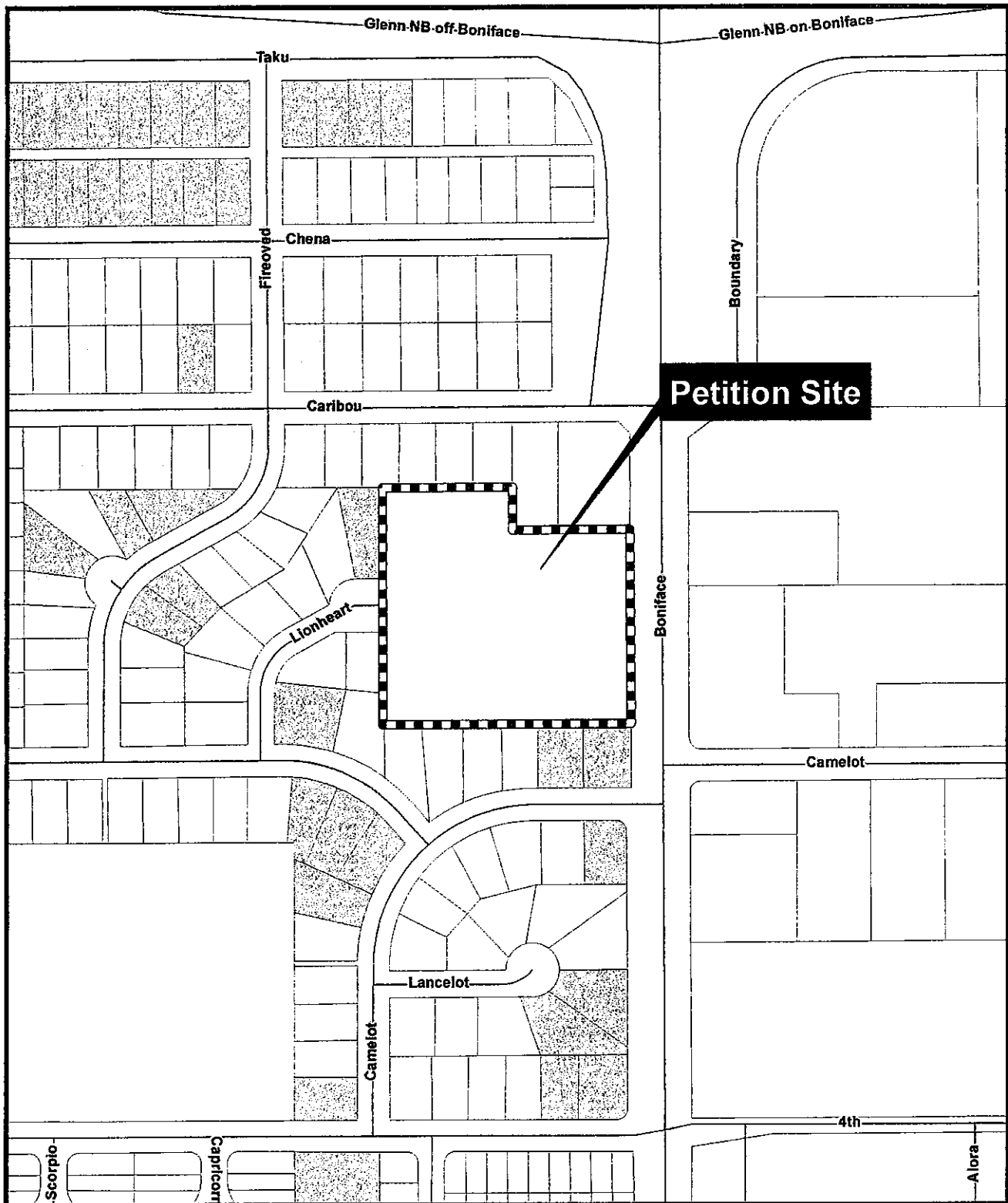
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
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- STREET\_NAME
- PARCELS
- ALCOHOL



# 2009-133



Municipality of Anchorage  
Planning Department  
Date: August 24, 2009

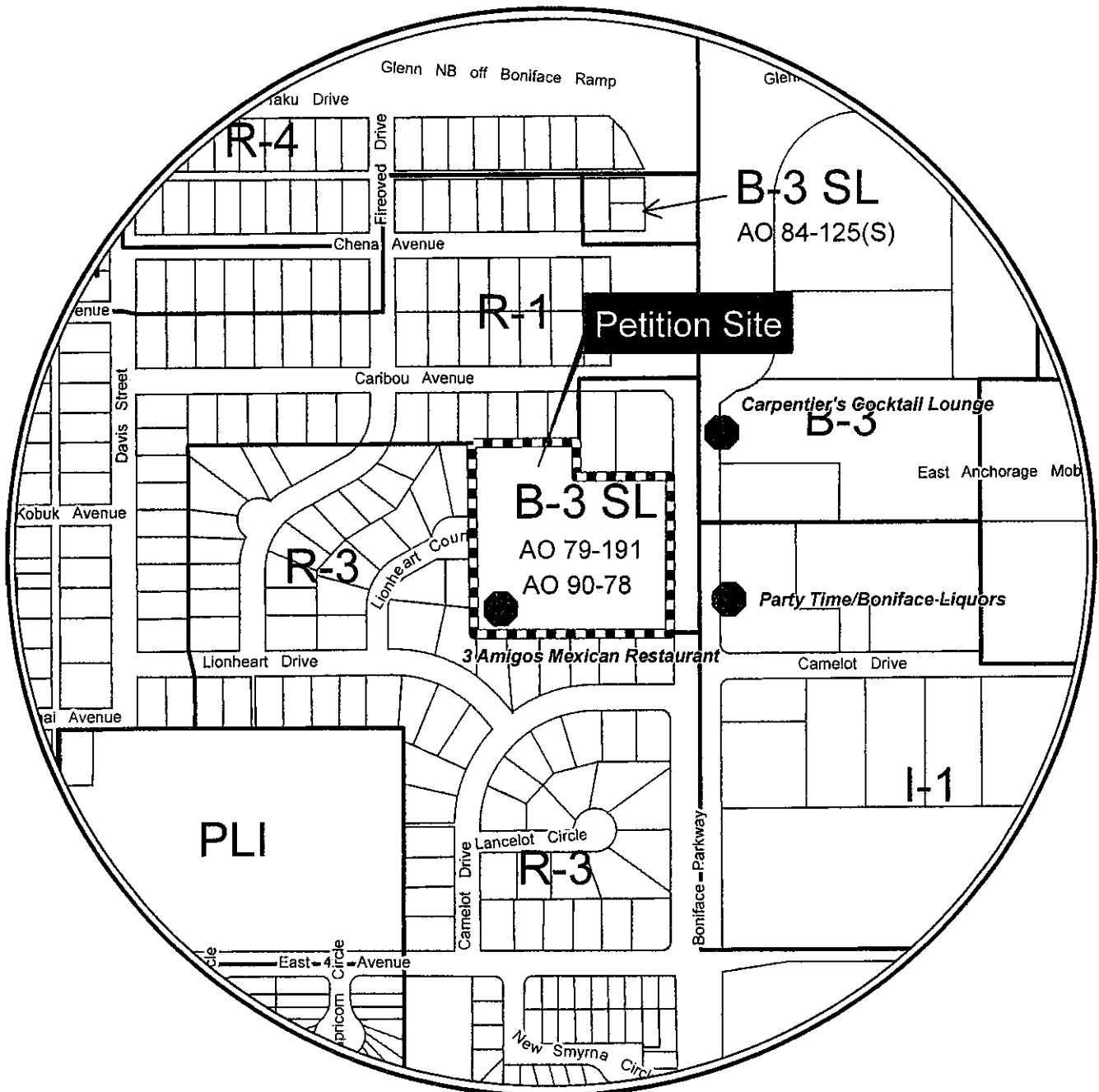
-  Mobile Home Park
-  Multi-Family
-  Single Family

0 240 480 Feet



# 2009-133

## EXISTING LIQUOR LICENSES WITHIN 1000'



Municipality of Anchorage  
Planning Department

Date: August 24, 2009

0 150 300 600 Feet



**DEPARTMENTAL  
COMMENTS**

# Reviewing Agency Comment Summary Case No.: 2009-133

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

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

**M E M O R A N D U M**

**RECEIVED**

**SEP 17 2009**

MUNICIPALITY OF ANCHORAGE  
PLATTING DIVISION

**DATE:** September 16, 2009

**TO:** Jerry Weaver, Zoning Division Administrator, Planning Department

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

**SUBJECT: Zoning Case Comments**  
Planning & Zoning Commission Hearing October 9, 2009  
Agency Comments due September 11, 2009

AWWU has reviewed the materials and has the following comments.

**09-133 WONDER PARK #8 TR B, An administrative site plan review for a restaurant serving alcohol (beer & wine), Grid (SW1237)**

1. AWWU water main located in Boniface Parkway is currently available to this parcel.
2. AWWU sanitary sewer mains located in Lionheart Court and easement along northern property line are currently available to this parcel.
3. AWWU has no objection to this site plan review.

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](mailto:paul.hatcher@awwu.biz).

Municipality of Anchorage  
Treasury Division  
Memorandum

---

**Date:** October 20 2009  
**To:** Patty Long,, Planning Dept.  
**From:** Daisy VanNortwick, Revenue Officer *15*  
**Subject:** Liquor License Conditional Use Comments

RECEIVED

OCT 20 2009

MUNICIPALITY OF ANCHORAGE, ALASKA  
Revenue Division

Request: Conditional Use permit # 2009-133. We have researched this application for Victor & Jose Hurtado. For 3 Amigo's Mexican Restaurant at 360 Boniface Pk. And find that Victor Hurtado, owes the Municipality of Anchorage \$1,376.32 for several years unpaid Personal Property Taxes. Until these are paid, we can not approve this application. When these are paid in full, we will notify your office that this Protest has been lifted.

Thanks  
Daisy VanNortwick  
343-6940



**MUNICIPALITY OF ANCHORAGE**  
Traffic Department



**MEMORANDUM**

DATE: September 2, 2009  
TO: Jerry T. Weaver, Platting Supervisor, Planning Department  
THRU: Leland R. Coop, Associate Traffic Engineer *LC*  
FROM: Mada Angell, Assistant Traffic Engineer *MA*  
SUBJECT: Traffic Engineering Comments for October 9, 2009

**09-133** Wonder Park #8, 3 Amigo's Mexican Restaurant; Administrative  
Site Plan Review; Boniface Parkway

Traffic has reviewed the case and has no comment.

**E-MAILED**





***Municipality of Anchorage***  
Project Management & Engineering Department



**Comments to Miscellaneous Zoning Applications**

**RECEIVED**

**DATE:** September 10, 2009

SEP 10 2009

**TO:** Jerry T. Weaver, Jr. - Planning

MUNICIPALITY OF ANCHORAGE  
PLATTING DIVISION

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

**SUBJECT:** Comments for Administrative Hearing date: October 9, 2009

**Case No. 2009-133** – Administrative site plan review for a restaurant/eating place serving alcohol (beer & wine). 3 Amigo's Mexican Restaurant. Wonder Park #8, Tract B.

PM&E has no objection to this site plan.

**Stewart, Gloria I.**

---

**From:** Schwan, Martin K.  
**Sent:** Monday, October 19, 2009 2:21 PM  
**To:** Pierce, Eileen A; Gollihugh, Danielle S.; Stewart, Gloria I.  
**Cc:** Weaver Jr., Jerry T.; Chambers, Angela C.; Long, Patty R.  
**Subject:** FIRE PLAN REVIEW COMMENTS

**RECEIVED**

OCT 19 2009

MUNICIPALITY OF ANCHORAGE  
PLATTING DIVISION

S117868-1 Spenard Heights Addition Sub: No Objection

S11770-2 Silverwood Hill Estate Sub. #1: No Objection

S11778-1 Chugach Park Estates: No Objection

S11777-1 Frank Dickson Sub.: No Objection

2009-133 360 Boniface: No Objection...Previously routed as an administrative site plan review for a restaurant serving beer & wine.

2009-149 Klatt & C roundabout: No Objection

2009-155 West Katt & C: No Objection to the concept. May comment on final design

**Martin Schwan, Acting Fire Marshal**  
**Division of Fire Prevention**  
**Anchorage Fire Department**  
**4700 Elmore Road**  
**Anchorage AK 99504**

"Ability can take you to the top, but it takes character to keep you there."

**Office: 267-4968**  
**Fax: 249-7596**  
**Email: [schwanmk@muni.org](mailto:schwanmk@muni.org)**

**Helping You Today For Tomorrow**

This correspondence may contain confidential information intended for the use of the individual or entity to which it is addressed. If the reader of this electronic message is not the intended recipient, or the employee or agent responsible to deliver it to the intended recipient, you are hereby notified that any dissemination, distribution, or copying is strictly prohibited.

# 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](#)**RECEIVED****OCT 14 2009**

2. View Comments:

MUNICIPALITY OF ANCHORAGE  
PLATTING DIVISION

**Case Num:** 2009-133

Assembly conditional use for an alcoholic beverage dispensary use

**Site Address:** 360 BONIFACE PKWY

**Location:** A beverage dispensary alcoholic conditional use for 3 Amigo's Mexican Restaurant. Wonder Park #8, Tract B. Generally located west of Boniface Parkway, south of Caribou Avenue and north of Camelot Circle.

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

## Public Comments

**10/14/09**

Lottie Michael

Supportive of beer/wine license. I have an ownership interest in property at the SWC of Debarr & Bragaw.

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

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



006-296-25-000  
TITUS DEAN R & DOROTHY M  
PO BOX 3016  
KENAI, AK 99611

RECEIVED

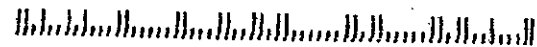
OCT 05 2009

MUNICIPALITY OF ANCHORAGE  
PLATTING DIVISION

# NOTICE OF RESTAURANT BEER & WINE LICENSE SITE PLAN REVIEW - -

Friday, October 09, 2009

Planning Dept Case Number: 2009-133



The Department of Planning (Zoning Division) will consider the following:

CASE: 2009-133  
PETITIONER: Victor Hurtado & Jose Diaz  
REQUEST: Administrative site plan for a restaurant serving beer and wine  
TOTAL AREA: 4.460 acres  
SITE ADDRESS: 360 BONIFACE PKWY  
CURRENT ZONE: B-3SL General business district with special limitations  
COM COUNCIL(S): 1--Russian Jack Park

LEGAL/DETAILS: An administrative site plan review for a restaurant (3 Amigo's Mexican Restaurant) serving alcohol (beer & wine). Wonder Park #8, Tract B. Generally located west of Boniface Parkway, south of Caribou Avenue and north of Camelot Circle.

The Director of the Department will issue a decision regarding the above described case on Friday, October 09, 2009. We are sending you this notice as required by the Zoning Ordinance because your property is within the vicinity of the petition area.

If you would like to send a comment to the Director about the proposed plan this form may be used by filling in the information listed below. The form may then be mailed to the Department of Planning, Municipality of Anchorage, P.O. Box 196650, Anchorage, Alaska 99519-6650 or hand delivered to 4700 Planning Dept, Anchorage, Alaska.

Comments must be received by Tuesday, October 06, 2009, to be considered. For additional information call 343-7942. Case information may be viewed at [www.muni.org](http://www.muni.org) by selecting Zoning and Platting On-line Notification. FAX 343-7927

Name: Dean & Dorothy Titus  
Address: 5453 Camelot Dr, #4, Anchorage AK 99508  
Legal Description: \_\_\_\_\_  
Comments: See attached

3

October 4, 2009

To: Director of Planning  
Municipality of Anchorage  
Anchorage, AK

From: Dean & Dorothy Titus  
Property Owners  
5453 Camelot Dr. Apt 4  
Anchorage, AK 99508

RECEIVED  
OCT 05 2009  
MUNICIPALITY OF ANCHORAGE  
PLATTING DIVISION

Re: Beer & Wine License Case #2009-133, 3 Amigos Restaurant

We reside next to the plaza where the 3 Amigos Mexican Restaurant is located. We have the following concerns for your consideration in the determination of issuing this business a beer & wine license.

1. Cleanliness of the premises at present and the ability to dispose of the additional beverage containers (i.e. beer & wine bottles) generated by adding these products to their current offerings. The dumpster on the premises used by this restaurant is always overflowing with garbage and they continue to pile it on. It runs down the back of their property onto ours. This is a health hazard, unsightly and with the addition of alcohol waste could attract unsavory persons to hang out there. Attached are several pictures for you to review.
2. The level of noise. This is already a high noise area that starts up around 9pm every evening and continues until 3am. This plaza and the one across the street are highly suspect for this late night disturbance. Will this increase that situation? Does the city have noise abatement enforcement? Or will this business not add to this problem or police this?

Aside from these two issues, we have no problem with the serving of beer & wine with meals at 3 Amigos. We would appreciate it if it would be a condition to having this license that the property be required to put up a fence along the side that the residences are on to keep trash and noise to a minimum and provide some safety for the people of the neighborhood.

Thank you for your consideration in this matter. You may contact us at 250-4691.



4

[ No Subject ]

From: Dottie <drdmittus@yahoo.com> Add to Contacts

Sunday, October 4, 2009 8:00:58 PM

To:

*Not a pretty site from the sidewalk & road*



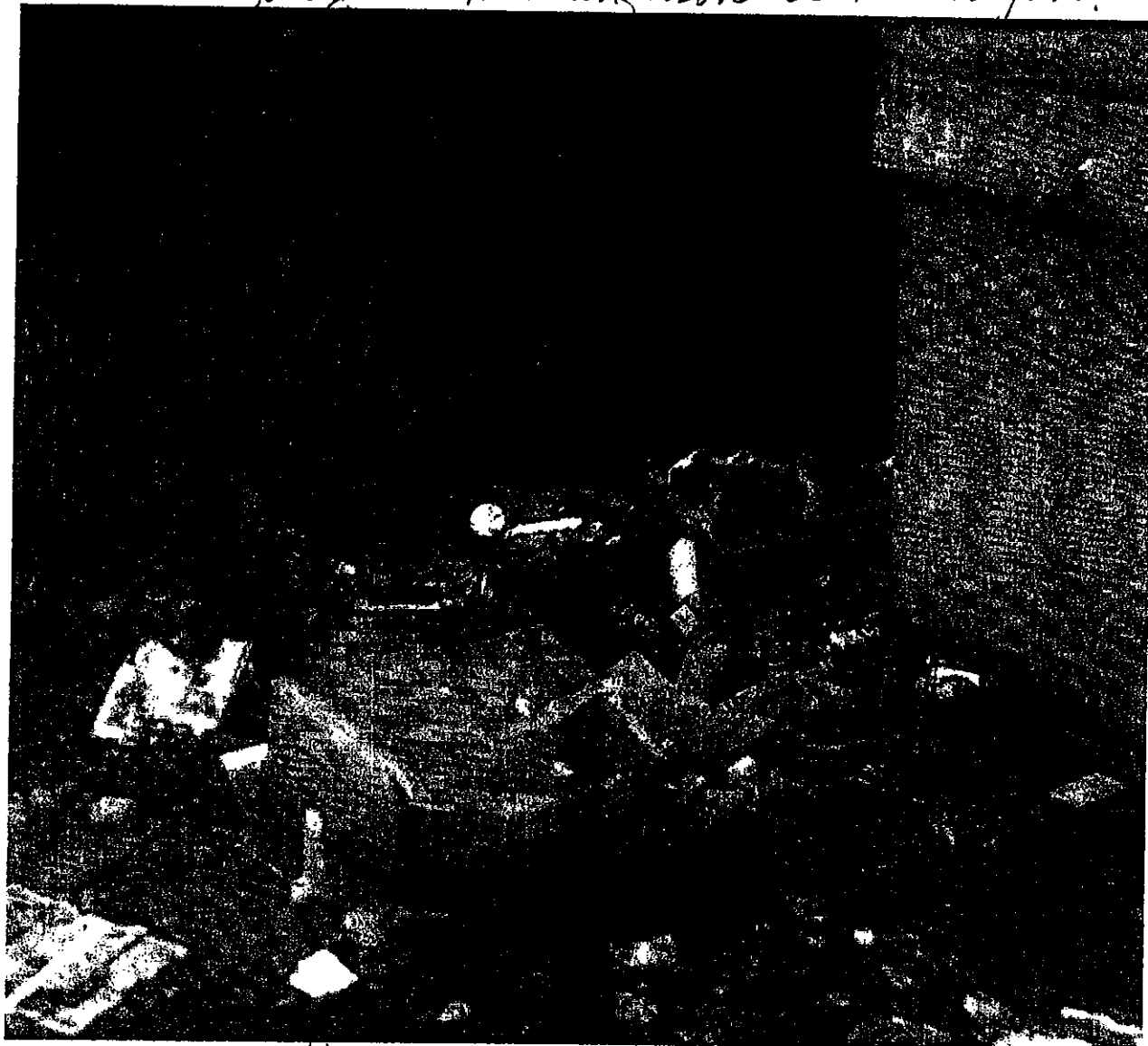
[ No Subject ]

From: Dottie <drdmilitus@yahoo.com> Add to Contacts

Sunday, October 4, 2009 7:59:09 PM

To:

*This garbage is running downhill into our yard!!*



*Imagine this with broken beer & wine bottles.*

*Feel free to call us if you would like color pictures.*

**3**

# **APPLICATION**



# Application for Conditional Use Retail Sale Alcoholic Beverages

Municipality of Anchorage  
Planning Department  
PO Box 96650  
Anchorage, AK 99519-6650

Please fill in the information asked for below.

| PETITIONER*   |  | PETITIONER REPRESENTATIVE (IF ANY) |  |
|---|--|------------------------------------|--|
| Name (last name first)<br>Hurtado Victoria Diaz Jose                |  | Name (last name first)             |  |
| Mailing Address<br>360 Boniface Pkwy # 30-31<br>Anchorage, AK 99504 |  | Mailing Address                    |  |
| Contact Phone: Day: 907-770-5656 Night: same                        |  | Contact Phone: Day: Night:         |  |
| FAX: 907-770-5655   |  | FAX:                               |  |
| E-mail:   |  | E-mail:                            |  |

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

| PROPERTY INFORMATION   |          |        |
|--|----------|--------|
| Property Tax #(000-000-00-000): 408-12-14-19 006-296-24  |          |        |
| Site Street Address: 360 Boniface Pkwy # 30-31 Anchorage AK 99504  |          |        |
| Property Owner (if not the Petitioner):  |          |        |
| Current legal description: (use additional sheet in necessary)<br>360 Boniface Pkwy # 30-31<br>Anchorage, AK 99504<br>Wonder Park #8 Tract B |          |        |
| Zoning: B-3 SL   | Acreage: | Grid # |

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

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

Date: 8.21-09 Signature: Van Hurtado Diaz Jose 29  
(Agents must provide written proof of authorization)

Accepted by: [Signature] Poster & Affidavit: [Signature] Fee: 4,000.00 Case Number: 2009-133

### COMPREHENSIVE PLAN INFORMATION

Anchorage 2020 Urban/Rural Services: ☐ Urban ☐ Rural

Anchorage 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:
- ☐ Original signed application
  - ☐ Copy of Building Permit application for new construction or change of use, if applicable
  - ☐ Copy of approved parking and landscape plan from Land Use Review
  - ☐ 12 copies of site plan to scale depicting: building footprints; parking areas; vehicle and pedestrian circulation; lighting; landscaping; signage; and licensed premises location.
  - ☐ 12 copies of building plans to scale depicting: floor plans indicating the location of sales and service areas; building elevations (photographs are acceptable).
  - ☐ 12 copies of photographs of premises from each street frontage that include and show relationship to adjacent structures and the premises visible street address number.
  - ☐ 12 copies of narrative: explaining the project; construction, operation schedule, and open for business target date.
  - ☐ 12 copies of a zoning map showing the proposed location.
  - ☐ 12 copies 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.

8-21-09

Signature

Date

\*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):

3 Amega's Mexican Restaurant

What is the gross leaseable floor space in square feet?

2750 Sq. Ft.

What is the facility occupant capacity?

100

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

10 Booths Plus 5 stools at BAR

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

50

What will be the normal business hours of operation?

11 Am to 10 Pm

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

11am to 10pm weekends 11am - 1am

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

20 % Alcoholic beverage sales

80 % 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 8.50.020 Minors-Disseminating indecent material? ☐ Yes ☒ No

Do you propose conditions in the facility that fall under 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

### PACKAGE STORES

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

% less than \$5.00

% \$5.00 to \$10.00

% \$10.00 to \$25.00

% greater than \$25.00

### CONDITIONAL USE STANDARDS

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

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

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

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.

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.

restaurant is a existing structure - no plans to change that - people travelling to and from work - patrons expect this service

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

meet plans

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

restaurant is an existing structure, no plan to change anything - people going to a from work and the patrons expect this service

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

see above

#### 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.

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

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

none

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

none

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

1

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

2

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

no

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

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

7

**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.

- ☐ Yes ☒ No Happy hours?  
☐ Yes ☒ No Games or contests that include consumption of alcoholic beverages?  
☐ Yes ☒ No Patron access and assistance to public transportation?  
☒ Yes ☐ No Notice of penalties for driving while intoxicated posted or will be posted?  
☒ Yes ☐ No Non-alcoholic drinks available to patrons?  
☐ Yes ☒ 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:*

*management will be on site at all times  
& all employees will be trained*

*outside facility:*

*same as above*

**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

10/09/09 16:58 FAX 9073438437

MOA LAND USE ENFORCEMENT

003

Application for conditional use retail sale alcoholic beverages continued

**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.

10/12/2009

Tiffany Schugler For Ingrim Investments

Date

Signature

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

SIGN  
HERE

**FACILITY OPERATIONAL INFORMATION**

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

3 Amega's Mexican Restaurant

What is the gross leasable floor space in square feet?

2750 Sq. Ft.

What is the facility occupant capacity?

100

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

10 Booths Plus 5 stools at Bar

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

50

What will be the normal business hours of operation?

11am to 10pm

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

11am to 10pm Weekends 11am - 1am

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

20 % Alcoholic beverage sales

80 % 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 8.50.020 Minors-Disseminating indecent material? ☐ Yes ☒ No

Do you propose conditions in the facility that fall under 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

|  |  |
|--|--|
|  |  |
|  |  |
|  |  |
|  |  |



**MUNICIPALITY OF ANCHORAGE**  
TRAFFIC DEPARTMENT

☒ APPROVED AS SUBMITTED  
☐ APPROVED AS AMENDED  
☐ APPROVED AS NOTED  
☐ NOT APPROVED RESUBMIT

BY: M. M. M. DATE: 9-22-07

GRAPHIC SCALE

0 10 20 30

003°10'E  
446.57'

**BONIFACE PLAZA MALL**  
**STRIPING PLAN**

4011 "6" SLURK  
PICK (POT) 300-700

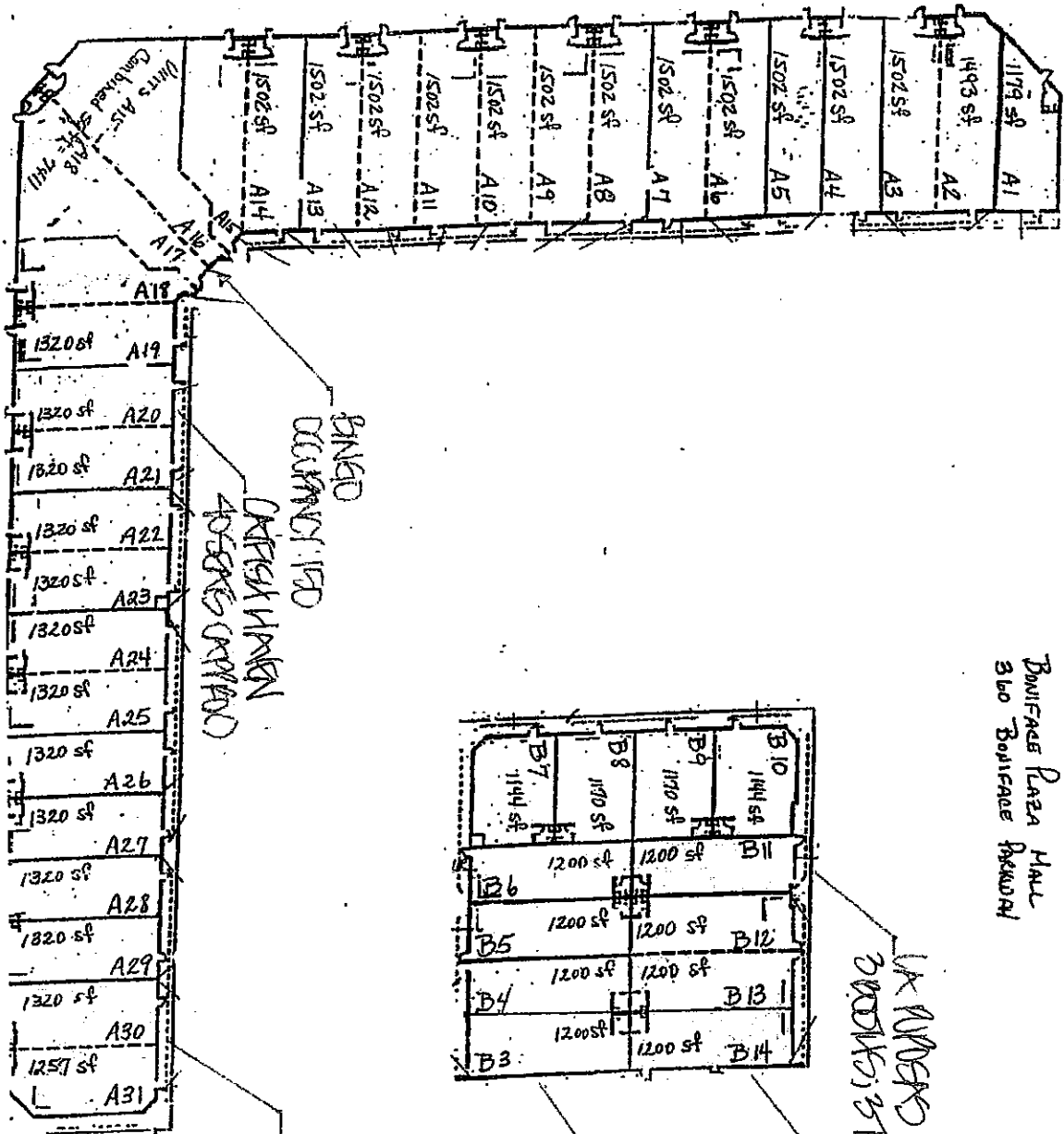
**APPROVED**

BY: [Signature]  
Date: 9/22/07

**BONIFACE PLAZA MALL**  
**STRIPING PLAN**

TRAFFIC ENGINEER: [Signature]

**37**



Donifaces Plaza Hall  
360 Donifaces Plaza Hall

**DOWL HKM**

WWW.DOWLHKM.COM

**COMPUTATIONS**Project #: D60406

Client Name:

DEE WA-SEETSheet 1 of 2

Project Name:

POWFACE PLATAMAIL STRIPING

Prepared by:

MOM

Date

11/10/09

Checked by:

Date

POWFACE MAIL STRIPING CALCULATION - REQUIREDTHREE AMIGOS

10 BOOTH (TYPICALLY SEAT 4 BUT ASSUME 6 TO BOOTH) + 5 SEAT

= 65 SEAT

 $65 \text{ SEAT} \times 1 \text{ SPACE} / 3 \text{ SEAT} = 21.7 \text{ SPACES}$ CATFISH HAVEN

APPROX 40 SEAT

 $40 \text{ SEAT} \times 1 \text{ SPACE} / 3 \text{ SEAT} = 13.3 \text{ SPACES}$ PUNGO

150 (MAX OCCUPANCY)

 $150 \text{ SEAT} \times 1 \text{ SPACE} / 4 \text{ SEAT} = 37.5 \text{ SPACES}$ CHINESE BUFFET

APPROX 70 SEAT

 $70 \text{ SEAT} \times 1 \text{ SPACE} / 3 \text{ SEAT} = 23.3 \text{ SPACES}$ LA PURDUE

3 BOOTH + 3 TABLES (EACH SEAT 4) = 24 SEAT

 $24 \text{ SEAT} \times 1 \text{ SPACE} / 3 \text{ SEAT} = 8 \text{ SPACES}$ PARA DANCE

NO SEATING; INCLUDED IN RETAIL CALCULATION



**DOWL HKM**  
WWW.DOWLHKM.COM

|                                |                       |                               |
|--------------------------------|-----------------------|-------------------------------|
| <b>COMPUTATIONS</b>            |                       | Project #: <u>DECEIDE</u>     |
| Client Name: <u>DEE WARETT</u> |                       | Sheet <u>2</u> of <u>2</u>    |
| Prepared by: <u>WELL</u>       | Date: <u>11/11/11</u> | Checked by: _____ Date: _____ |

Project Name: CONFACE PLAZA MAIN STRIPING

CONFACE MAIL PARKING CALCULATIONS - REQUIRED

RETAIL

44,524 SF

$$44,524 \text{ SF} \times 1 \text{ SPACE} / 305 \text{ SF} = 148.4 \text{ SPACES}$$

TOTAL REQUIRED PARKING = 252.2 SPACES = 253 SPACES

7 SPACES MUST BE DESIGNATED HANDICAP

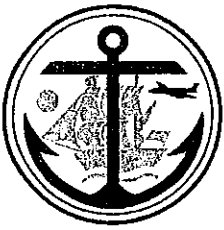
1 HANDICAP SPACE MUST HAVE 8' VAN ACCESSIBLE SPACE

PROVIDED PARKING

TOTAL PROVIDED = 256 SPACES

8 ARE DESIGNATED HANDICAP

1 8' VAN ACCESSIBLE SPACE IS PROVIDED



# Municipality of Anchorage

Office of the Municipal Clerk - Division of Business Licensing

632 West Sixth Avenue Anchorage, Alaska 99501 Suite 250

Phone: 343-4316 Fax: 249-7916

Mailing Address: P.O.Box 196650 Anchorage, AK 99519-6650

Sent:

**Due: May 21, 2009**

## Business License Review

## Municipal Planning Department Review

To: Mary Autor  
Sonya Walker

Licensing Clerk: Duke, Jacqueline C.

License: **Beverage Dispensary**

# **4350**

Transfer of Location/Own

### Current Licensee:

Owner: **Jalisco's Inc.**

DBA: **Three Amigo's Mexican  
Restaurant**

Address: **No Premise**

### New Applicant:

Owner: **Victor Hurlado, Jose Diaz**

DBA: **Same**

Address: **360 Boniface Pkwy A 30-31**

City/State: **Anchorage AK ,**

City/State: **Anchorage Ak ,99504**

Parcel ID: 00629624000

Community Councils: Russian Jack

Please review the attached application(s) and determine whether the proposed activity complies with AMC 21.50.160 Conditional use standards uses involving sale of alcoholic beverages.

**There is a Conditional Use Permit at this location. AR #:**

Approved: \_\_\_\_\_ Date: \_\_\_\_\_

**No Conditional Use Permit in place at this location. The applicant has been notified.**

Denied: \_\_\_\_\_ Date: \_\_\_\_\_

Comments:

Please review the attached application(s) and determine whether the proposed activity complies with all applicable Land Use regulations that pertain to new and transferred liquor license establishments.

Reason for

Denial/

Conditions:

Approved \_\_\_\_\_ Date: \_\_\_\_\_

Denied: \_\_\_\_\_ Date: \_\_\_\_\_

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

## Transfer Liquor License

PAGE 1 OF 2

(907) 269-0350

Fax: (907) 272-9412

www.dps.state.ak.us/abc

This application is for:

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

| SECTION A - LICENSE INFORMATION. Must be completed for all types of applications.   |   |   | FEES   |               |
|---|---|---|--|---------------|
| License Year: 2009  | License Type: Beverage Dispensary   | Statute Reference: Sec. 04.11. 090  | License Fee: \$  |               |
| License #: 4350   |   |   | Filing Fee: \$100.00                                       |               |
| Local Governing Body (City, Borough or Unorganized): Anchorage, AK  | Community Council Name(s) & Mailing Address: Mountain View Russian Jack   |   | Fingerprint: <i>Res Res Permit</i><br>(\$54.25 per person) |               |
| Federal EIN or SSN: 608121619   |   |   | Total Submitted: \$204.25                                  |               |
| Name of Applicant (Company/CLP/Individual/Partnership): Victor Hurlado & Jose Diaz  | Doing Business As (Business Name): Three Amigos Mexican Restaurant  | Business Telephone Number: 907-770-5656   |  |               |
| Mailing Address: 360 Bonifacia A 30-31  | Street Address or Location of Premise: 360 /bonifacia A 30-31   | Fax Number:   |  |               |
| City, State, Zip: Anchorage, AK   | Anchorage, AK 9950  | Email Address:  |  |               |
| SECTION B - TRANSFER INFORMATION.   |   |   |  |               |
| <input checked="" type="checkbox"/> Regular Transfer  |   | Name and Mailing Address of Current Licensee: Jaliscos, Inc. Anchorage, AK  |  |               |
| <input type="checkbox"/> Transfer with security interest: Any instrument executed under AS 04.11.670 for purposes of applying AS 04.11.360(4)(b) in a later involuntary transfer, must be filed with this Application (15 AAC 104.107). Real or personal property conveyed with this transfer must be described. Provide security interest documents. |   | 2000 E Dowling Rd #1 99507  |  |               |
| <input type="checkbox"/> Involuntary Transfer. Attach documents which evidence default under AS 04.11.670.  |   | Business Name (d/b/a) BEFORE transfer: Three Amigos Mexican Restaurant  |  |               |
|   |   | Street Address or Location BEFORE transfer: No premise  |  |               |
| SECTION C - PREMISES TO BE LICENSED. Must be completed for RELOCATION applications.   |   |   |  |               |
| Closest school grounds: 1/4 mile  | Distance measured under: <input checked="" type="checkbox"/> AS 04.11.410 OR <input type="checkbox"/> Local ordinance No. | <input type="checkbox"/> Premises is GREATER than 50 miles from the boundaries of an incorporated city, borough, or unified municipality.         |  |               |
| Closest church: 1/4 mile  | Distance measured under: <input checked="" type="checkbox"/> AS 04.11.410 OR <input type="checkbox"/> Local ordinance No. | <input checked="" type="checkbox"/> Premises is LESS than 50 miles from the boundaries of an incorporated city, borough, or unified municipality. |  |               |
| Premises to be licensed for: <input type="checkbox"/> Proposed building <input checked="" type="checkbox"/> Existing facility <input type="checkbox"/> New building   |   | <input type="checkbox"/> Not applicable   |  |               |
| 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?  |   | <input type="checkbox"/> Plans submitted to Fire Marshall (required for new & proposed buildings)   |  |               |
|   |   | <input checked="" type="checkbox"/> Diagram of premises attached  |  |               |
| <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, complete the following. Attach additional sheets if necessary.  |   |   |  |               |
| Name: V. Hurlado  | Name of Business: Three Amigos  | Type of License: Beer/ wine   | Business Street Address: 360 Bonifacia                     | State: Alaska |
| This my individual, corporate officer, director, limited liability organization member, manager or partner named in this application been convicted of a felony, a violation of AS 01, or been convicted as a licensee or manager of licensed premises in another state of the liquor laws of that state?   |   |   |  |               |
| <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, attach written explanation  |   |   |  |               |

Office use only

Date Approved

Director's Signature

(Rev. 6/1/05)

Alcoholic Beverage Control Board  
5848 E Tudor Rd  
Anchorage AK 99507  
PI: 907 269-0350 - FX: 907 272-9412

# Liquor License

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

|  |       |   |                         |
|--|-------|---|-------------------------|
| <b>Corporations, LLCs, LLPs and LPs must be registered with the Dept. of Community and Economic Development.</b>   |       |   |                         |
| Name of Entity (Corporation/LLC/LLP/LP) (or N/A if an Individual ownership):   |       | Telephone Number:                                 | Fax Number:             |
| Corporate Mailing Address:   | City: | State:  | Zip Code:               |
| Name, Mailing Address and Telephone Number of Registered Agent:  |       | Date of Incorporation OR Certification with DCED: | State of Incorporation: |
| Is the Entity in compliance with the reporting requirements of Title 10 of the Alaska Statutes? <input type="checkbox"/> Yes <input type="checkbox"/> No |       |   |                         |
| If no, attach written explanation. Your entity <u>must</u> 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 |
| Victor Hurlado  | Owner | 50 | 1200 W. Diamond # 1448<br>99515 | 770-5656              | 5-1-68        |
| Jose Diaz   | Owner | 50 | 2940 Summermist Ct<br>99501     | 770-5656              | 8-15-60       |
|   |       |    |                                 |                       |               |
|   |       |    |                                 |                       |               |
| NOTE: On a separate sheet provide information on ownership other organized entities that are shareholders of the licensee.      |       |    |                                 |                       |               |

| Individual Licensees/Affiliates (The ABC Board defines an "Affiliate" as the spouse or significant other of a licensee. Each Affiliate must be listed.) |  |             |  |
|---|--|-------------|--|
| Name:   | Applicant <input type="checkbox"/><br>Affiliate <input type="checkbox"/> | Name:       | Applicant <input type="checkbox"/><br>Affiliate <input type="checkbox"/> |
| Address:  |  | Address:    |  |
| Home Phone:   | Date of Birth:   | Home Phone: | Date of Birth:   |
| Work Phone:   |  | Work Phone: |  |
| Name:   | Applicant <input type="checkbox"/><br>Affiliate <input type="checkbox"/> | Name:       | Applicant <input type="checkbox"/><br>Affiliate <input type="checkbox"/> |
| Address:  |  | Address:    |  |
| Home Phone:   | Date of Birth:   | Home Phone: | Date of Birth:   |
| Work Phone:   |  | Work Phone: |  |

|   |
|---|
| <b>Declaration</b>  |
| <ul style="list-style-type: none"> <li>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.</li> <li>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.</li> <li>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.</li> <li>I agree to provide all information required by the Alcoholic Beverage Control Board in support of this application.</li> </ul> |

|  |  |
|--|--|
| <b>Signature of Current Licensee(s)</b>                        | <b>Signature of Transferee(s)</b>                              |
| Signature:   | Signature:   |
| Name & Title (Please Print):<br>Octaviano Gallo - President    | Name & Title (Please Print):<br>Victor Hurlado - Owner         |
| Subscribed and sworn to before me this<br>17 day of April 2009 | Subscribed and sworn to before me this<br>17 day of April 2009 |
| Notary Public in and for the State of Alaska                   | Notary Public in and for the State of Alaska                   |
|  |  |
| My Commission Expires:   | My Commission Expires:   |

Transfer App 3/09

43

STATE OF ALASKA  
ALCOHOLIC BEVERAGE CONTROL BOARD  
APPLICATION FOR RESTAURANT DESIGNATION PERMIT - AS 04.16.049 & 13 AAC 104.715-794  
FEE: \$50.00

The granting of this permit allows access of persons under 21 years of age to designated licensed premises for purposes of dining, and persons under the age of 19 for employment. If for employment, please state in detail, how the person will be employed, duties, etc. (13 AAC 104.745).

This application is for designation of premises where: (please mark appropriate items).

1. ☒ Under AS 04.16.010(c) Bona fide restaurant/eating place.  
2. ☒ Persons age 16 to 20 may dine unaccompanied.  
3. ☒ Persons under 16 may dine accompanied by a person 21 years or older.  
4. ☒ Persons between 16 and 17 years may be employed. \*(See note below).

License Number \_\_\_\_\_

LICENSEE: Victor Hurlado & Jose Diaz

D/B/A: Three Amigos Mexican Restaurant

ADDRESS: 3600 Benifano A 30-31

1. Hours of Operation: 11am to 10pm Telephone # 770-5656  
2. Have police ever been called to your premises by you or anyone else for any reason: ☐ Yes ☒ No  
If yes, date(s) and explanation(s).

3. \* Duties of employment: Hostess, bus person, prep cook, waitstaff

4. Are video games available to the public on your premises? NO

5. Do you provide entertainment: ☐ Yes ☒ No If yes, describe.

6. How is food served? ☒ Table Service ☒ Buffet Service ☐ Counter Service ☐ Other\*

7. Is the owner, manager, or assistant manager always present during business hours? ☐ Yes ☐ No

\*\*\* A MENU AND A DETAILED LICENSED PREMISES DIAGRAM MUST ACCOMPANY THIS APPLICATION \*\*\*

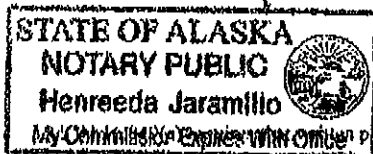
This permit remains in effect until the liquor license is transferred OR at the discretion of the Alcoholic Beverage Control Board. (13 AAC 104.795)

I certify that I have read AS 04.16.049, AS 04.16.060, 13 AAC 104.715-795 and have instructed my employees about provisions contained therein.

[Signature]  
Applicant(s) signature

Subscribed and sworn to before me this 17 day of April, 2009  
[Signature]  
Notary Public in and for Alaska

My Commission expires 2/2



NOTE: My Commission Expires with notice parental consent and an exemption by the Department of Labor must be provided to the licensee by the employee who is under 19 years of age. Persons 19 and 20 years of age are not required to have the consent or exemption.

\* Describe how food is served on back of form.

Application approved (13 AAC 104.725(e))  
Governing Body Official

Date: \_\_\_\_\_

Director, ABC Board

Date: \_\_\_\_\_



STATE OF ALASKA  
ALCOHOL BEVERAGE CONTROL BOARD  
Licensed Premises Diagram

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

DBA: Three Amigos Mexican Restaurant

PREMISES LOCATION: 366 Denali Ave Anchorage AK 99503

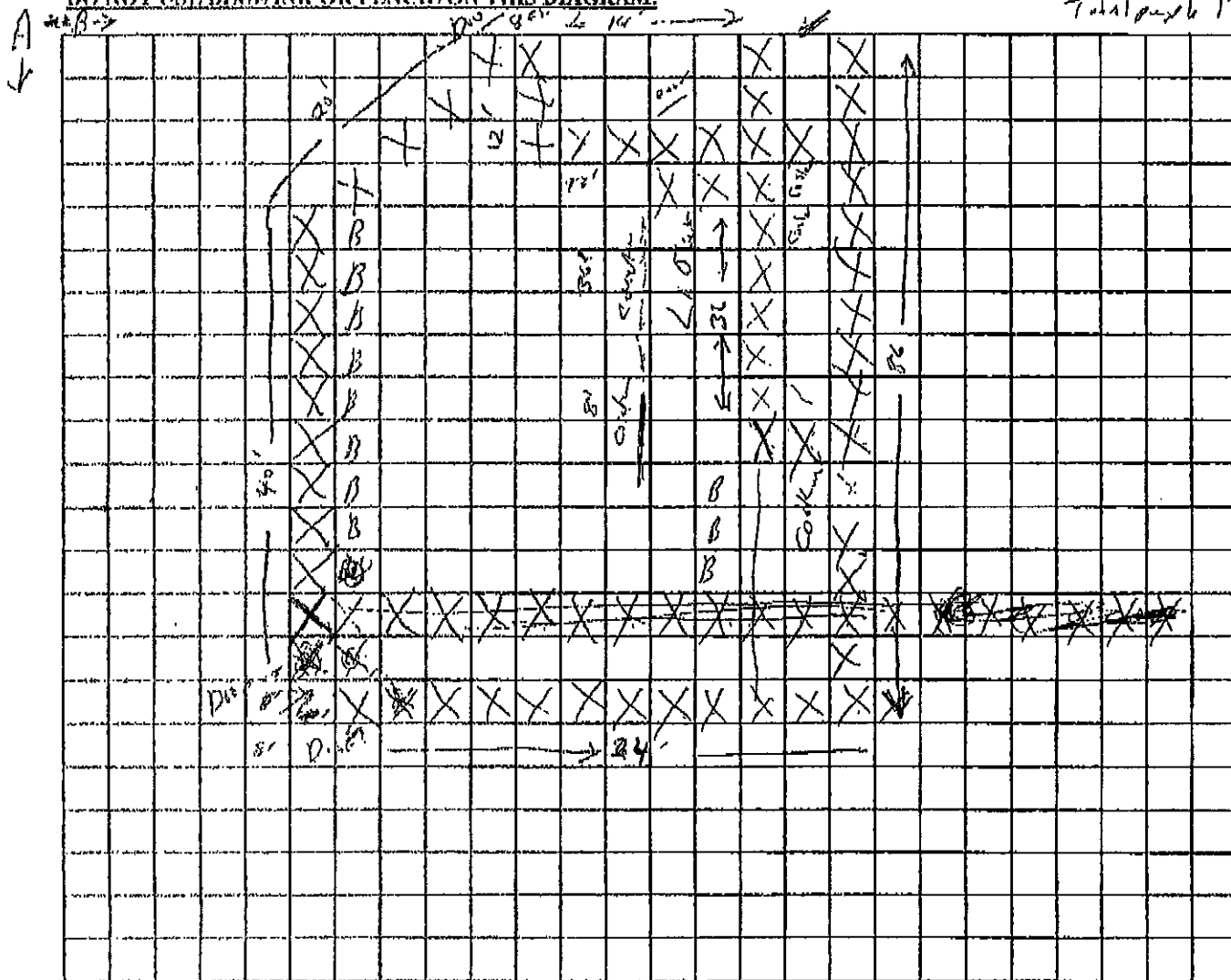
Indicate scale by x after appropriate statement or show length and width of premises.

SCALE A: X 1 SQ. = 4 FT. SCALE B: X 1 SQ. = 2 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.**

2 coolers  
4 1/2 B's  
10 Booths  
20 Tables  
Each Table  
5.14 per table  
Total approx 120



# 3 AMIGO'S RESTAURANT



## "Daily Lunch Specials"

(Con Arroz Y Frijoles - Served anytime with Rice & Beans)

**Huevos Con Chorizo** - Scrambled eggs with Chorizo ..... \$8.75

**Huevos Con Jamon** - Ham and eggs, your choice ..... \$8.75

**Huevos Con Tachito** - Bacon and eggs, your choice ..... \$8.75

**Huevos Ala Mexicana** - Scrambled eggs, with pico de gallo ..... \$8.75

**Huevos Rancheros** - Two fried set y eggs over corn tortillas, con salsa ranchera ..... \$8.75

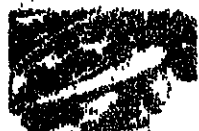
**Machaco Con Huevos** - Shredded beef and 2 eggs mix ..... \$8.75

**Chilaquiles Con Huevos** - Chips and scrambled eggs in a green, or red sauce. Sazon Rapon. Sals Verde ..... \$8.75

**Burrito Dosa Yucata** - Huevos pico de gallo salsa enchilada eggs and enchilada in sauce, mushrooms, green peppers, and onions ..... \$8.75

**Quesadilla Dosa Yucata** - Huevos pico de gallo salsa enchilada eggs and enchilada in sauce, mushrooms, green peppers, and onions ..... \$8.75

## ALA CARTE



|   | One     | Two     | Three   |
|---|---------|---------|---------|
| <b>Chacsa Enchilada</b> .....               | \$ 8.75 | \$ 4.00 | \$ 6.95 |
| <b>Chile Relleno</b> .....                  | \$ 8.75 | \$ 6.75 | \$ 7.95 |
| <b>Tamale</b> .....                         | \$ 8.75 | \$ 8.75 | \$ 7.95 |
| <b>Chicken Enchilada</b> .....              | \$ 8.75 | \$ 8.75 | \$ 7.95 |
| <b>Chicken Tostito</b> .....                | \$ 8.75 | \$ 5.75 | \$ 8.75 |
| <b>Beef Taco</b> .....                      | \$ 2.75 | \$ 4.75 | \$ 6.75 |
| <b>Burrito</b> - Beef, or Chicken .....     | \$ 3.75 | \$ 6.75 | \$ 7.50 |
| <b>Chimichanga</b> - Beef, or Chicken ..... | \$ 2.75 | \$ 6.00 | \$ 7.00 |
| <b>Chimichanga Grande</b> .....             | \$ 7.75 |         |         |

## Beer & Wine Available For Dine In



## SNACKS - BOTANAS

**Nachos** - Chips with melted cheese and jalapeno ..... \$7.95

**Chips and Dip** - Warm chips with melted cheese, guacamole, and sour cream ..... \$8.95

**Tostaditos** - Warm chips with melted cheese, beans, beef, lettuce, guacamole, and sour cream ..... \$8.95

**Regular Quesadilla** - Melted cheese between two flour tortillas. Served with guacamole, and sour cream ..... \$8.25

**Three Taquitos** - Three shredded beef taquitos, rolled on corn tortillas, and fried. Served with guacamole, sour cream, lettuce, and salsa ..... \$8.75

**Botana For Two** - Nachos, cheese quesadilla, chicken taquito, flautas, buffalo wings, fresh guacamole, and sour cream ..... \$11.95

**Queso Fundido** - Mozzarella cheese baked with tomatoes, green chiles, onions, and chorizo. Served with corn tortillas ..... \$9.95

## ESPECIALIDADES 3 AMIGO'S

**Las Famosas Fajitas** - Tender strips of meat marinated and grilled with bell pepper, onion, and sauce. Your choice of chicken, or beef. Served with tortillas, guacamole, sour cream, and salsa fresca ..... \$12.95

**Tacos Rancheros** - Three soft steak tacos topped with guacamole and salsa fresco ..... \$11.95

**Bisteck Ranchero** - Cubed sirloin, seasoned and cooked with bell peppers, onions, and cilantro. Garnished with salsa fresca, and served with tortillas ..... \$12.95

**Chile Verde** - A traditional south-of-the-border dish. Made with diced pork, and green tomatillo sauce. Served with two tortillas, and garnished with sour cream ..... \$11.50

**Carne Asada** - Top sirloin steak, grilled and marinated. Served with two tortillas, guacamole, and salsa ..... \$12.95

## 3 AMIGOS LUNCH FAVORITO



(Served Monday thru Friday until 3:30 pm)

**Fajitas** - Chicken or beef, sautéed with bell pepper, onion, and tomato. Served with rice, beans, and 2 tortillas, garnished with guacamole. \$10.75

**Chicken Fajita Salad** - Tender strips of chicken, onion, bell peppers, and tomatoes. Served on a bed of lettuce. Garnished with guacamole, sour cream, and cheese. \$9.25

**Enchiladas Acapulco** - One shrimp and vegetable enchilada, topped with sauce, cheese, and sour cream. Served with rice and beans. \$9.50

**Enchilada Suizas** - Two chicken enchiladas, covered with green sauce, and melted Swiss cheese, and sour cream. Served with rice and beans. \$9.25

**Taco Salad** - Choice of chicken or beef, served on a bed of lettuce, with guacamole, sour cream, and cheese. \$8.50

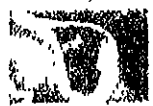
**Flamero Enchilada** - A flour tortilla, stuffed with your choice of beef, or chicken, & topped with sauce, & melted cheese. Served with rice & beans. \$8.25

**Chimichanga Grande** - A large beef or chicken chimichanga, with guacamole, sour cream, lettuce, and salsa. \$9.75

**Choice of One** - Soft or crispy taco, burrito, chile relleno, burrito, chimichanga, taquito, or enchilada (beef, chicken, or cheese). Served w/ rice and beans. \$8.75

**Choice of Two** - Soft or crispy taco, burrito, taquito, or enchilada (beef, chicken, or cheese). Served with rice and beans. \$9.75

## LUNCH SPECIAL BURRITOS



**Pancho Burrito** - Stuffed with chili, veggie, pork beans, rice, and cheese. Topped with green sauce, and cheese. \$8.75

**Burrito de Birria** - Stuffed with shredded beef, rice, and beans. Topped with sauce, and melted cheese. \$8.75

**Carnitas Burrito** - Beef Steak. \$8.75

**Burrito de Pollo** - Chicken fajita. \$8.75

**Burro Deshebrado** - Shredded Beef. \$8.75

**Bean Burrito** \$8.75

## MEXICAN COMBINATIONS



(Served with rice and beans. No substitutions)

1. Cheese Enchilada, Beef Taco, and Chile Relleno. \$12.95
2. Cheese Enchilada, and Beef Taco. \$10.95
3. Tamale, and Beef Taco. \$10.95
4. Beef Enchilada, Beef Taco, and Bean Burrito. \$11.95
5. Cheese Enchilada, and Fried Chicken Taco. \$10.95
6. Bean and Beef Tostada, and Cheese Enchilada. \$11.50
7. Soft Burrito, and Cheese Enchilada. \$10.95
8. Chile Relleno, and Tamale. \$11.50
9. Beef Enchilada, Beef Taco, and Chicken Chimichanga. \$12.95
10. Chicken Enchilada, and Beef Tostada. \$11.50
11. Chimichanga Dinner - Beef, or Chicken. \$11.75
12. Plato Mexicano - Chicken Enchilada, Chile Relleno, and Fried Chicken Taco. \$12.95
13. Shrimp Enchilada (Corn Tortilla), Chicken Chimichanga, and Taco. \$12.95
14. Two Beef Tacos. \$10.95
15. Two Chile Rellenos. \$11.50
16. Two Tamales. \$11.50
17. Two Flautas - Flour tortillas, rolled and fried. Filled with chicken, beef, or cheese, and garnished with sour cream, and sauce. \$11.95

## ENCHILADAS

(Served with rice and beans)

**Enchiladas Regulares** - Choice of chicken, beef, or cheese. \$11.95

**Enchiladas Suizas** - Two chicken enchiladas covered with green sauce, and Swiss cheese. Garnished with sour cream. \$11.95

**Michoacan Trio** - Three enchiladas: one chicken, one beef, and one cheese. Topped with special sauces. \$12.50

**Enchiladas Acapulco** - Seasoned shrimp and vegetable enchiladas, on corn tortilla, covered with a special sauce. Garnished with sour cream. \$12.50

**\* Beer & Wine Available for Dine In \***

## MEXSUBS - TORTAS

(All tortas are served with french fries, mayo, onions, jalapenos, guacamole, and beans)

Cubano Cornitas and Chorizo ..... \$ 6.50

De Birria - Shredded Beef ..... \$ 9.50

Napolitana, Carnitas, and Jamon - (Ham) ..... \$ 9.50

De Asada - (Beef Steak) ..... \$ 9.50

De Chorizo ..... \$ 9.50

De Pollo ..... \$ 9.50

De Adobada ..... \$ 9.50

## GORDITAS

Gordita de Chorizo ..... \$ 5.95

Gordita de Picadillo - (Ground Beef) ..... \$ 5.95

Gordita de Carne Deshebrada - (Shredded Beef) ..... \$ 5.95

Gordita de Carnitas - (Deep Fried Pork) ..... \$ 6.95

Gordita de Carne Asada - (Beef Steak) ..... \$ 6.95

## QUESADILLAS



Quesadilla de Pollo - (Chicken) ..... \$ 8.75

Quesadilla de Adobada - (Pork) ..... \$ 8.75

Quesadilla de Asada - (Beef Steak) ..... \$ 8.75

Quesadilla de Chorizo - (Spiced Pork) ..... \$ 8.75

## DINNER SPECIAL BURRITOS



Panchito Burrito - A burrito stuffed with chile verde, pork, beans, rice, and cheese ..... \$11.95

Burrito de Birria - A burrito stuffed with shredded beef, rice, and beans. Topped with sauce, and melted cheese ..... \$11.95

Carnie Asada Burrito - Beef Steak Burrito ..... \$11.95

Burrito de Pollo - Chicken Fajita Burrito ..... \$11.95

Burro Deshebrada - Shredded Beef ..... \$11.95

Bean Burrito ..... \$11.95

## HAMBURGERS



(All burgers served with french fries, mayo, lettuce, onion, and tomato)

Bandido Burger - Topped with sauteed mushrooms, onions, and swiss cheese ..... \$ 8.75

Cheeseburger ..... \$ 7.50

Bacon Cheeseburger - Cheeseburger, topped with two slices of bacon ..... \$ 8.75

## 3 AMIGO'S RESTAURANT



**\* Beer & Wine Available for Dine In \***

## MEXICANA SOUPS SPECIALTIES



**Menudo Beef** - A large bowl of soup ..... \$ 8.95

**Birria** - Beef steamed soup ..... \$10.00

**Caldo De Res Y Vegetales** - Beef and vegetable ..... \$10.95

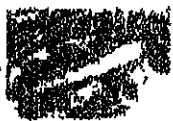
**Caldo De Pollo Y Vegetales** - Chicken and vegetable ..... \$10.95

**Caldo De Camarones** ..... \$15.50

**Cocktail De Camarones** ..... \$15.50

**Mojarra** ..... \$15.00

## PARA NINOS



(Under 12 Years of Age)



**Chorizo Enchilada** - Served with rice and beans ..... \$ 6.50

**Beef Taco** - Served with rice and beans ..... \$ 6.50

**Corn Dog** ..... \$ 6.50

**Grilled Cheese** - Served with french fries ..... \$ 6.50

**Chicken Nugget** - Served with french fries ..... \$ 6.50

**Ham and Cheese Burrito** - Served with rice and beans ..... \$ 6.50

**Hamburger** - Served with french fries ..... \$ 6.50

## TOSTADAS



**Queen Tostada** - Choice of chicken or beef, in a large flour shell, with beans, lettuce, cheese, guacamole, and sour cream ..... \$ 8.95

**Tostada Deluxe** - A crisp corn tortilla topped with chicken or beef, beans, cheese, lettuce, guacamole, and sour cream ..... \$ 8.95

## TACOS



**Al Pastor** - (Pork) ..... \$ 2.75

**De Pollo** - (Chicken Breast) ..... \$ 2.75

**Bistec** - (Beef Asada) ..... \$ 2.75

**De Carnitas** - (Deep Fried Pork) ..... \$ 2.75

**De Birra** - (Steamed Beef) ..... \$ 2.75

**De Lengua** - (Beef Tongue) ..... \$ 3.00

**De Camaron** - (Shrimp) ..... \$ 3.00

## DESSERTS

**Fried Ice Cream** ..... \$ 4.50

**Mexican Flan** - Creamy Mexican custard, covered with chocolate syrup, and whipped cream ..... \$ 4.50

**Sopapillas** ..... \$ 4.50

## BEVERAGES

(FREE REFILL)

**Coffee, or Hot Tea** ..... \$1.50

**Iced Tea** ..... \$1.50

**Soft Drinks** - Coke, Diet Coke, or Root Beer ..... \$1.50

**\* Beer & Wine Available for Dine In \***

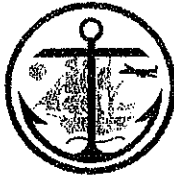


# 3 AMIGO'S RESTAURANT



**POSTING**

**AFFIDAVIT**



# AFFIDAVIT OF POSTING

CASE NUMBER: 2009-133

I, Eldene Hansen 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 Dejira CU. The notice was posted on 8-21-09 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 21st day of August, 2009

Eldene Hansen  
Signature

## LEGAL DESCRIPTION

Tract or Lot \_\_\_\_\_

Block \_\_\_\_\_

Subdivision \_\_\_\_\_

jtw G:\CPD\Public\FORMS\OtherDoc\AOP.DOC

for 3 Amigo's Restaurant

**HISTORICAL  
INFORMATION**



# LIQUOR LICENSE BROWSE

## LICENSE INFORMATION

|  |                 |   |                 |              |                  |            |
|--|-----------------|---|-----------------|--------------|------------------|------------|
| List<br>3586<br>3588<br>3595<br>3596<br>3599<br>3607<br>3685<br>3694<br>3712<br>3728<br>3732<br>3746 | License Number  | 3746  | Action Type     | Renewal      | Action Date      | 02/03/2009 |
|  | Approval Date   | 02/03/2009  | Protest Date    | 03/08/2009   | License Document | AM 59-2009 |
|  | Restaurant Date | 11/09/1999  | License Status  | Valid/Active | Status Date      | 05/05/2009 |
|  | Soc. Sec. Num.  |   | Fed. EIN Num.   | 608121619    | ABC App. Date    | 02/05/2009 |
|  | License Type    | Restaurant/Eating Place   |                 |              | License Years    | 09-10      |
|  | Comment         | AM 101-2004 app 2/3/04<br>AM 379-2001 ap March 8, 2001;<br>AM 924-2002 ap 11-10-2002;<br>Renewed 11/21/06 AM 831-2006 |                 |              |                  |            |
|  | Tax ID          | 006-296-24-000  | Tax ID Verified | Yes          |                  |            |

## BUSINESS INFORMATION

|                    |                             |         |                |
|--------------------|-----------------------------|---------|----------------|
| Name               | 3 Amigos Mexican Restaurant |         |                |
| Address            | 360 Boniface Pkwy A30-31    |         |                |
|                    | Anchorage, AK 99504         |         |                |
| Phone 1            | (907) 770-5656              | Phone 2 | (907) 522-1344 |
| Community Councils | Northeast                   | Primary |                |

## APPLICANT INFORMATION

|         |                          |
|---------|--------------------------|
| Name    | Victor Hurtado           |
| Address | 360 Boniface Pkwy A30-31 |
|         | Anchorage, AK 99504      |

## CONDITION DOCUMENTS

| Document Num. | Condition Type | Request Date | Approval Date |
|---------------|----------------|--------------|---------------|
|               |                |              |               |
| Comment       |                |              |               |
|               |                |              |               |

## OWNER INFORMATION

| Owner Name     | Address                  | City      | State | Zip   |
|----------------|--------------------------|-----------|-------|-------|
| Victor Hurtado | 360 Boniface Pkwy A30-31 | Anchorage | AK    | 99504 |

# REZONING MAIN MENU

## APPRAISAL INFORMATION

Legal WONDER PARK #8  
TR B

Parcel 006-296-24-000  
Owner INGRIM INVESTMENTS INC

# 01

C/O REALTY EXECUTIVES ALASKA  
341 W TUDOR RD, SUITE 103  
ANCHORAGE AK 99503 0000

# Descr STRIP SHOPPING CTR  
Site Addr 360 BONIFACE PKWY

## RELATED CAMA PARCELS

| Related Parcel(s) | XRef Type | Leased Parcels |
|-------------------|-----------|----------------|
|                   |           |                |

Cross Reference (XRef) Type Legend  
Econ. Link Replat Uncouple  
E = Old to New R = Old to New U = Old to New  
I = New to Old F = New to Old Q = New to Old  
Renumber Combine Lease  
N = New to Old C = New to Old L = GIS to Lease  
X = Old to New P = Old to New M = Lease to GIS

Get "Type" explanation  
Bring up this form focused  
on the related parcel

## REZONE

2009-133  
1997-112

Case Number 1997-112 # of Parcels 1 Hearing Date 07/22/1997  
Case Type Assembly conditional use for a restaurant serving alcohol  
Legal A RESTAURANT/EATING PLACE LIQUOR LICENSE CONDITIONAL USE for Wonder Park Subdivision #8, Tract B. (Curley's Neighborhood Grill), generally located on the west side of Boniface Parkway and south of Caribou Avenue.

## PLAT

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

## PERMITS

00-5528  
00-5631  
04-4038  
04-4076

Permit Number 00 5528  
Project  
Work Desc Interior demolition RD  
Use STORE

## BZAP

001920  
000406  
001919

Action No. 77-59C  
Action Date 03/05/1990  
Resolution  
Status APR  
Type SL  
Ruling Approved  
Special Limitation

## ALCOHOL LICENSE

3746

Business 3 Amigos Mexican Restaurant  
Address 360 Boniface Pkwy A30-31  
Anchorage, AK 99504  
License Type Restaurant/Eating Place  
Status Valid/Active  
Applicants Name Victor Hurtado  
Conditions

# PARCEL INFORMATION

## APPRAISAL INFORMATION

Legal WONDER PARK #8  
TR B

Parcel 006-296-24-000  
Owner INGRIM INVESTMENTS INC

# 01

# Descr STRIP SHOPPING CTR  
Site Addr 360 BONIFACE PKWY

C/O REALTY EXECUTIVES ALASKA  
341 W TUDOR RD, SUITE 103  
ANCHORAGE AK 99503 0000

## RELATED CAMA PARCELS

| Related Parcel(s) | XRef Type | Leased Parcels |
|-------------------|-----------|----------------|
|                   |           |                |

**Cross Reference (XRef) Type Legend**

|                   |                |                  |
|-------------------|----------------|------------------|
| <b>Econ. Link</b> | <b>Replat</b>  | <b>Uncouple</b>  |
| E = Old to New    | R = Old to New | U = Old to New   |
| I = New to Old    | F = New to Old | Q = New to Old   |
| <b>Renumbr</b>    | <b>Combine</b> | <b>Lease</b>     |
| N = New to Old    | C = New to Old | L = GIS to Lease |
| X = Old to New    | P = Old to New | M = Lease to GIS |

Get "Type" explanation  
Bring up this form focused  
on the related parcel

## REZONE

1997-112  
2009-133

Case Number 1997-112 # of Parcels 1 Hearing Date 07/22/1997  
Case Type Assembly conditional use for a restaurant serving alcohol  
Legal A RESTAURANT/EATING PLACE LIQUOR LICENSE CONDITIONAL USE for Wonder Park Subdivision #8, Tract B. (Curley's Neighborhood Grill), generally located on the west side of Boniface Parkway and south of Caribou Avenue.

## PLAT

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

## PERMITS

00-5528  
00-5831  
04-4038  
04-4076

Permit Number 00 5528  
Project  
Work Desc Interior demolition RD  
Use STORE

## BZAP

001920  
000406  
001919

Action No. 90078  
Action Date 09/21/1990  
Resolution  
Status APR  
Type SL  
Ruling Approved  
Special Limitation

## ALCOHOL LICENSE

3746

Business 3 Amigos Mexican Restaurant  
Address 360 Boniface Pkwy A30-31  
Anchorage, AK 99504  
Applicants Name Victor Hurtado  
Conditions  
License Type Restaurant/Eating Place  
Status Valid/Active

Liz 561-2270 Property Manager  
561-4845  
10/9/09 - Informed owner that the dumpster need to be screened and picked up. trash picked up.  
Dec 333-8924  
529-2862  
Amigos Restaurant actually

# PARCEL INFORMATION

## OWNER

INGRIM INVESTMENTS INC

C/O REALTY EXECUTIVES ALASKA  
341 W TUDOR RD, SUITE 103

ANCHORAGE AK 99503 0000

Deed 2007 0039922

CHANGES: Deed Date Jun 22, 2007

Name Date Aug 06, 2007

Address Date Aug 04, 2009

## PARCEL

Parcel ID 006-296-24-000

Status

Renumber ID 000-000-00-00000

Site Addr 360 BONIFACE PKWY

Comm Concl RUSSIAN JACK

Comments

# 01

## TAX INFO

2009 Tax 60,011.35 Balance 0.00

District 001

## LEGAL

WONDER PARK #8  
TR B

Unit SQFT 194,342

Plat 700315

Zone B3 Grid SW1237

## HISTORY

|              | Year | Building  | Land      | Total     |
|--------------|------|-----------|-----------|-----------|
| Assmt Final  | 2007 | 2,045,100 | 1,224,400 | 3,269,500 |
| Assmt Final  | 2008 | 2,234,100 | 1,486,700 | 3,720,800 |
| Assmt Final  | 2009 | 2,297,500 | 1,574,200 | 3,871,700 |
| Exemptions   |      |           |           | 0         |
| State Credit |      |           |           | 0         |
| Tax Final    |      |           |           | 3,871,700 |

## PROPERTY INFO

| #  | Type       | Land Use           |
|----|------------|--------------------|
| 01 | COMMERCIAL | STRIP SHOPPING CTR |

## SALES DATA

| Mon | Year | Price     | Source | Type        |
|-----|------|-----------|--------|-------------|
| 06  | 2003 | 3,700,000 | BUYER  | LAND & BLDG |
| 01  | 1997 | 1,466,000 | BUYER  | LAND & BLDG |

## LAND & COMMON PARCEL INFORMATION

### APPRAISAL INFORMATION

Legal WONDER PARK #8  
TR B

Parcel 006-296-24-000

# 01 of 01

Owner INGRIM INVESTMENTS INC

C/O REALTY EXECUTIVES ALASKA  
341 W TUDOR RD, SUITE 103  
ANCHORAGE AK 99503

Site Addr 360 BONIFACE PKWY

### LAND INFORMATION

Land Use STRIP SHOPPING CTR  
Class COMMERCIAL  
Living Units 000  
Community Council 023 RUSSIAN JACK  
Entry: Year/Quality 12 1984 INTERIOR  
05 2006  
Access Quality GOOD  
Access Type  
Leasehold (Y=Leasehold)  
Drainage GOOD  
Front Traffic HIGH  
Street PAVED CURB & GUTTER  
Topography EVEN LEVEL  
Utilities PUBLIC WATER PUBLIC SEWER  
Wellsite N  
Wet Land

### CONDOMINIUM INFORMATION

Common Area 0  
Undivided Interest 0.00

# COMMERCIAL INVENTORY

## APPRAISAL INFORMATION

Legal WONDER PARK #8  
TR B

Parcel 006-296-24-000

# 01 of 01

#

01

Owner INGRIM INVESTMENTS INC

Site Addr 360 BONIFACE PKWY  
Prop Info # STRIP SHOPPING CTR

C/O REALTY EXECUTIVES ALASKA  
341 W TUDOR RD, SUITE 103  
ANCHORAGE AK 99503

## BUILDING INFORMATION

Structure Type STRIP SHOPPING CTR  
Building SQFT 59,358  
Year Built 1984  
Grade C

Effective Year Built 1984

Property Information # 01  
Building Number 01  
Identical Units 01  
Number of Units 000

## INTERIOR DATA

| Floor | Level | Partitions | Heat System | Air<br>Conditioner | Plumbing | Physical<br>Condition | Functional |
|-------|-------|------------|-------------|--------------------|----------|-----------------------|------------|
| 01    | 01    | NORMAL     | HOT AIR     | NONE               | ADEQUATE | NORMAL                | NORMAL     |
| 01    | 01    | NORMAL     | HOT AIR     | NONE               | ADEQUATE | NORMAL                | NORMAL     |

## EXTERIOR DATA

| Floor | Level | Size   | Perim | Use Type | Hgt | Wall<br>Type | Const Type           |
|-------|-------|--------|-------|----------|-----|--------------|----------------------|
| 01    | 01    | 45,579 | 1,483 | RETAIL   | 14  | STUCCO       | WOOD JOIST(WD & STL) |
| 01    | 01    | 13,779 | 464   | RETAIL   | 14  | STUCCO       | WOOD JOIST(WD & STL) |

## BUILDING OTHER FEATURES - ATTACHED IMPROVEMENTS

| Type                | Qty | Size1  | Size2 |
|---------------------|-----|--------|-------|
| CANOPY- SVC STATION | 01  | 2,459  | 1     |
| SPRINKLER WET       | 01  | 45,579 | 1     |
| CANOPY- SVC STATION | 01  | 1,736  | 1     |
| SPRINKLER WET       | 01  | 13,779 | 1     |

## OTHER BUILDINGS AND YARD IMPROVEMENTS

| Type               | Size/Amt | Units | Yr/Built | Condition | Funct/Utility |
|--------------------|----------|-------|----------|-----------|---------------|
| PAVING ASPHALT PK  | 120,000  | 01    | 1984     | FAIR      | FAIR          |
| PAVING CONCRETE-AV | 5,110    | 01    | 1984     | FAIR      | FAIR          |
| MERCURY LIGHT POLE | 1        | 07    | 1984     | NORMAL    | NORMAL        |

**BUILDING PERMIT INFORMATION****APPRAISAL INFORMATION**

Legal WONDER PARK #8  
TR B

Parcel 006-296-24-000

# 01 of 01

#

01

Owner INGRIM INVESTMENTS INC

Prop Info # STRIP SHOPPING CTR  
Site Addr 360 BONIFACE PKWY

C/O REALTY EXECUTIVES ALASKA  
341 W TUDOR RD, SUITE 103  
ANCHORAGE AK 99503

**BUILDING PERMITS**

Permit #

00 5528

00 5631

04 4038

Class Type C

Class Use STORE

Date Jun 01, 2000

Address 360 BONIFACE PKWY

Cond Occ/Occ 00000000 00000000

Certification

Contract Type OWNER

Name CENTRAL CORE

E-mail

Phone ( ) -

Fax ( ) -

Address 110 MULDOON ROAD

City/State/Zip ANCHORAGE AK 99504-1403

Project

Sewer / Water PUBLIC PUBLIC

Work Type DEMO

Work Interior demolition RD

Description

**CASES**

1997-112

2009-133

Case Number 1997-112

# of Parcels 1

Hearing Date Tuesday, July 22, 1997

**PERMIT COMMENT**

# OWNER HISTORY

## APPRAISAL INFORMATION

Legal WONDER PARK #8  
TR B

Parcel 006-296-24-000

# 01 of 01

# 01

Property Info # Descr STRIP SHOPPING CTR

Site Address 360 BONIFACE PKWY

**Current** 06/22/07

INGRIM INVESTMENTS INC

C/O REALTY EXECUTIVES ALASKA  
341 W TUDOR RD, SUITE 103  
ANCHORAGE AK 99503 0000

**3rd**

3018 0000 01/17/97  
CENTRAL CORE  
REDEVELOPMENT CORP  
% ASHLEY HOMESTORE/S BLOMFIELD  
110 MULDOON ROAD  
ANCHORAGE AK 99504

**Prev**

2007 0039 06/22/07  
BONIFACE PLAZA INC

7301 HUNTSMAN CIR #9  
ANCHORAGE AK 99518

**4th**

2949 0000 07/11/96  
FIRST AMERICAN TITLE  
INSURANCE COMPANY  
114 E 5TH STREET  
SANTA ANA CA 92701

**2nd**

2003 0054 06/05/03  
LIM DONG-JOON

7301 HUNTSMAN CIRCLE #H  
ANCHORAGE AK 99518

**5th**

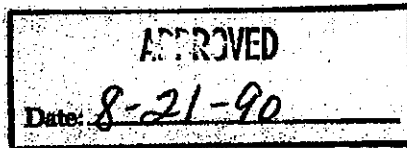
2914 0000 04/22/96  
FIRST AMERICAN TITLE  
INSURANCE COMPANY  
% LEGAL DEPT  
114 E 5TH STREET  
SANTA ANA CA 92701



Submitted by: Chairman of the  
Assembly  
At the Request of the  
Mayor

Prepared by: Department of  
Economic Development  
& Planning

For Reading: July 24, 1990



ANCHORAGE, ALASKA  
AO NO. 90-78

10 AN ORDINANCE AMENDING AO 79-191 (WHICH REZONED TRACTS A-1, A-2  
11 AND B OF WONDER PARK SUBDIVISION #8 FROM B-1A to B-3/SL) BY  
12 CHANGING THE USE "CHURCHES/SYNAGOGUES" FROM A CONDITIONAL USE TO  
13 A PERMITTED USE (RUSSIAN JACK COMMUNITY COUNCIL). (Case No.  
14 1510A-2)

15  
16  
17 THE ANCHORAGE ASSEMBLY ORDAINS THAT:

18  
19  
20 Section 1. AO 79-191, which rezoned the following  
21 described property to B-3/SL (General Business District with  
22 Special Limitations), shall be amended by changing the use  
23 "Churches/Synagogues" from a conditional use to a permitted  
24 principal use:  
25  
26  
27  
28  
29

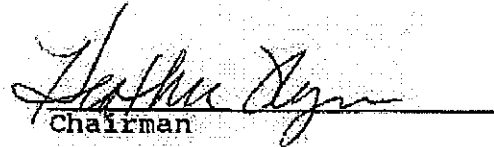
30 Tracts A-1, A-2 and B of Wonder Park Subdivision No.8  
31 as shown on Exhibit A attached (Planning and Zoning  
32 Commission case no.1510A-2).  
33  
34

35  
36 Section 2. The Director of Economic Development and  
37 Planning shall amend the zoning map accordingly.  
38  
39

40 Section 3. This ordinance shall be effective ten days  
41 after passage and approval.  
42  
43  
44  
45  
46  
47  
48

PASSED AND APPROVED BY THE Anchorage Assembly this

21st day of August, 1990.

  
Chairman

ATTEST:

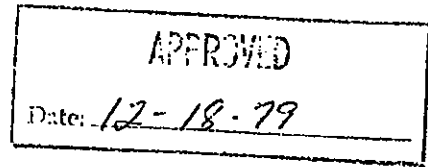
  
Municipal Clerk

(89-060)

(006-082-01

Submitted by: Chairman of the  
Assembly at the Request of *mu*  
the Mayor  
Prepared by: Planning Department  
For Reading: October 16, 1979

ANCHORAGE, ALASKA  
AO No. 79-191A



AN ORDINANCE REZONING CERTAIN DESCRIBED PROPERTY FROM B-1 (LOCAL AND NEIGHBORHOOD BUSINESS DISTRICT) TO B-3 (GENERAL AND STRIP COMMERCIAL BUSINESS DISTRICT WITH SPECIAL LIMITATIONS) FOR TRACTS A AND B OF WONDERPARK SUBDIVISION #8, CONTAINING 5.440 ACRES SITUATED ON THE WEST SIDE OF BONIFACE PARKWAY TWO BLOCKS SOUTH OF THE GLENN HIGHWAY.

THE ANCHORAGE ASSEMBLY ORDAINS:

Section 1. The Anchorage Municipal Zoning Map shall be amended to change the zoning district classification for Tract A and B, Wonderpark Subdivision #8, from B-1 (Local and Neighborhood Business District) to B-3 (General and Strip Commerical Business District with Special Limitations) subject to the special limitations set forth in Section 2 hereof.

Section 2. Notwithstanding the provisions of AMC 21.40.190(B)(2), the following uses shall be permitted in the zoning district created by this ordinance:

B. Permitted Principal Uses and Structures:

1. Department stores, general merchandise and dry good stores;
2. Men's, women's and children's clothing and apparel and shoe stores;
3. Miscellaneous apparel and accessory shops;
4. Jewelry stores;
5. Furniture and home furnishings stores;
6. Radio, television and music stores;
7. Hardware and variety stores;
8. Sporting good stores and bicycle shops;
9. Drug stores;

Ordinance

Page 2

10. Book stores and stationery stores;
11. Retail food stores and liquor stores;\*
12. Restaurants, tea rooms, cafes and other places serving food and beverages;\*
13. Catalog sales stores;
14. Florists;
15. Tobacco stores;
16. News dealers and news stands;
17. Camera and photographic supply stores;
18. Gifts, novelties and souvenir shops;
19. Photographic studios;
20. Art studios, art supplies and picture framing shops;
21. Laundry and dry cleaning establishments;
22. Beauty shops and barber shops;
23. Shoe repair shops and tailors;
24. Small appliance repair shops;
25. Travel agencies, ticket brokers;
26. Auditoriums, libraries, museums, historical and cultural exhibits and the like;
27. Insurance and real estate offices;
28. Banking and financial institutions;
29. Business and professional offices;
30. Medical, health and legal services;
31. Business service establishments excluding commercial and job printing;
32. Employment agencies;
33. Retail sales and showrooms;

34. Laboratories and establishments for production, fitting and repair of eyeglasses, hearing aides, prosthetic appliances and the like;
35. Paint, glass and wall paper stores;
36. Direct selling organizations;
37. Farm equipment and garden supply stores;
38. Mail order houses;
39. Automotive accessories; parts and equipment stores;
40. Fur repair and storage;
41. Nurseries;
42. Drive-in banks with sufficient off street area for maneuvering and waiting automobiles;
43. Frozen food lockers;
44. Veterinary clinics and boarding kennels provided that such activity shall be conducted within a completely enclosed building;
45. Mini-storage.
46. Public parks and buildings.

\* Uses involving the retail sale, dispensing or service of alcoholic beverages may be permitted by special exception only.

C. Permitted Accessory Uses and Structures: uses and structures customarily accessory and clearly incidental to permitted principal uses and structures.

D. Special Exceptions: subject to the requirements of the special exception standards and procedures of this title, the following uses may be permitted:

1. Utility sub-station;
2. Heliports;
3. Marquees, overpasses and similar substantial projections into public air space, together with any signs mounted thereon;

4. Planned unit developments;
  5. Churches and synagogues, along with the customary accessory uses, including parsonages, day nurseries, kindergartens and meeting rooms.
- F. Minimum Lot Requirements:
1. All uses:  
  
Width: 50 feet  
  
Area: 6,000 square feet
- I. Maximum Height of Structures: Two stories, except that structures shall not interfere with the Federal Aviation Administration's regulations on airport approaches.
- N. Buffering: Where the lot adjoins a residential district boundary, a buffer/screening strip 10 feet in width shall be provided. The strip will be covered with one or more of the following: grass, shrubbery, trees or other suitable ground cover materials. The buffer strip shall be improved with an earthen berm approximately 5 feet in height which shall be provided and vegetated within one year of development of each parcel which adjoins a residential district.

Section 3. In accordance with the provisions of AMC 21.20.045, all district and supplementary district regulations applicable to a B-3 zoning district which are not specifically affected by the restrictions, standards and design criteria set forth herein shall apply to the subject property in the same manner as if the district were not subject to a special limitation.

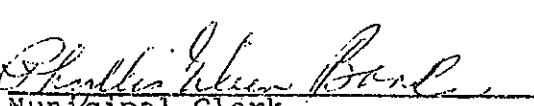
Section 4. The Planning Director shall change the Anchorage Municipal Zoning Map in accordance with the provisions of this ordinance.

Section 5. This ordinance shall become effective upon approval by the Anchorage Municipal Assembly.

PASSED AND APPROVED by the Anchorage Municipal Assembly this 18<sup>th</sup> day of December, 1979.

  
Chairman

ATTEST:

  
Municipal Clerk

**Content ID:** 008338**Type:** AR\_AllOther - All Other Resolutions

**Title:** A RESOLUTION OF THE ANCHORAGE MUNICIPAL ASSEMBLY APPROVING AN ALCOHOLIC BEVERAGES CONDITIONAL USE FOR A BEVERAGE DISPENSARY USE AND LICENSE IN THE B-3 (GENERAL BUSINESS DISTRICT) DISTRICT FOR VICTOR HURLADO AND JOSE DIAZ DBA THREE AMIGOS MEXICAN RESTAURANT LOCATED AT 360 BONIFACE PARKWAY, SUITE NUMBER A 30-31, WONDER PARK NUMBER 8, TRACT B; GENERALLY LOCATED SOUTH OF CARIBOU AVENUE ON THE WEST SIDE OF BONIFACE PARKWAY (Russian Jack Community Council) (Case 2009-133)

**Author:** charliec**Initiating Dept:** Planning**Date Prepared:** 10/27/09 3:23 PM**Director Name:** Jerry T. Weaver, Jr.**Assembly Meeting Date:** 11/17/09**Public Hearing Date:** 11/17/09

| <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 | 11/6/09 9:38 AM    | Exit          | Joy Maglaqui     | Public                | 008338            |
| MuniManager_SubWorkflow | 11/6/09 9:38 AM    | Approve       | Joy Maglaqui     | Public                | 008338            |
| CFO_SubWorkflow         | 11/5/09 12:58 PM   | Approve       | Lucinda Mahoney  | Public                | 008338            |
| OCPD_SubWorkflow        | 11/4/09 11:56 AM   | Approve       | Tawny Klebesadel | Public                | 008338            |
| Planning_SubWorkflow    | 11/2/09 12:21 PM   | Approve       | Jerry Weaver Jr. | Public                | 008338            |
| AllOtherARWorkflow      | 11/2/09 12:15 PM   | Checkin       | Clare Charlie    | Public                | 008338            |
| Planning_SubWorkflow    | 11/2/09 11:58 AM   | Reject        | Jerry Weaver Jr. | Public                | 008338            |
| AllOtherARWorkflow      | 11/2/09 8:03 AM    | Checkin       | Clare Charlie    | Public                | 008338            |
| OCPD_SubWorkflow        | 10/30/09 10:28 AM  | Reject        | Tawny Klebesadel | Public                | 008338            |
| Planning_SubWorkflow    | 10/28/09 10:41 AM  | Approve       | Jerry Weaver Jr. | Public                | 008338            |
| AllOtherARWorkflow      | 10/28/09 8:36 AM   | Checkin       | Clare Charlie    | Public                | 008338            |
| Planning_SubWorkflow    | 10/27/09 4:49 PM   | Reject        | Jerry Weaver Jr. | Public                | 008338            |
| AllOtherARWorkflow      | 10/27/09 3:33 PM   | Checkin       | Clare Charlie    | Public                | 008338            |