

Submitted by: Chair of the Assembly at the
Request of the Mayor
CLERK'S OFFICE Prepared by: Community Development
Department
APPROVED For reading February 15, 2011
Date: 2-15-11

**Anchorage, Alaska
AR 2011-45**

**A RESOLUTION OF THE ANCHORAGE MUNICIPAL ASSEMBLY
APPROVING AN ALCOHOLIC BEVERAGES CONDITIONAL USE FOR A
BEVERAGE DISPENSARY USE AND LICENSE NUMBER 3518 IN THE B-3
(GENERAL BUSINESS) DISTRICT, FOR JALAPENOS, INC., DBA
JALAPENOS MEXICAN RESTAURANT; LOCATED AT 11823 OLD GLENN
HIGHWAY, UNITS 114, 115, AND 116, MARTIN BUSINESS PARK, LOT A;
GENERALLY LOCATED EAST OF THE OLD GLENN HIGHWAY, SOUTH OF
HANSON DRIVE AND NORTH OF EASY STREET.**

(Eagle River Community Council) (Case 2011-015)

THE ANCHORAGE ASSEMBLY RESOLVES:

Section 1. A conditional use permit for an Alcoholic Beverages Conditional Use for a new Beverage Dispensary Use and License Number 3518 in the B-3 District per AMC 21.40.180 D.8, for Jalapenos, Inc., dba Jalapenos Mexican Restaurant; located at 11823 Old Glenn Highway, Units 114, 115, and 116, on Martin Business Park, Lot A; generally located east of Old Glenn Highway, south of Hanson Drive and north of Easy Street, and generally meets the applicable provisions of AMC 21.50.020 and AMC 21.50.160.

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

1. A Notice of Zoning Action shall be filed with the District Recorder's Office within 120 days of the Assembly's approval for this new Beverage Dispensary use and license in the B-3 District.
2. All uses shall conform to the plans and narrative submitted with this conditional use application.
3. This conditional use approval is for an Alcoholic Beverages Conditional Use and License Number 3518 in the B-3 District for a Beverage Dispensary Use per AMC 21.40.180 D.8 for approximately 3,000 square feet of gross leasable area located within the structure at 11823 Old Glenn Highway, Units 114, 115, and 116, Eagle River, AK, Martin Business Park, Lot A.
4. On-premise sale of alcoholic beverages will be seven days a week as permitted per the Alaska Alcoholic Beverage Control Board requirements.

5. All employees will be trained in accordance with the Alcoholic Beverage Control Board's "Liquor Server Awareness Training Program." Upon demand, the applicant shall demonstrate compliance with a liquor "Server Awareness Training Program" approved by the State of Alaska Alcoholic Beverage Control Board, such as or similar to, the program for "Techniques in Alcohol Management (T.A.M.)."

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

7. A copy of the conditions imposed by the Assembly in connection with this conditional use approval shall be maintained on the premise at a location visible to the public.


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

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

PASSED AND APPROVED by the Anchorage Assembly this 15th day of February, 2011.

ATTEST:


Chair


Municipal Clerk



MUNICIPALITY OF ANCHORAGE ASSEMBLY MEMORANDUM

No. AM 84-2011

Meeting Date: February 15, 2011

From: Mayor

Subject: **ALCOHOLIC BEVERAGES CONDITIONAL USE FOR A BEVERAGE DISPENSARY USE AND LICENSE NUMBER 3518 IN THE B-3 (GENERAL BUSINESS) DISTRICT FOR JALAPENOS, INC., DBA JALAPENOS MEXICAN RESTAURANT; LOCATED AT 11823 OLD GLENN HIGHWAY, UNITS 114, 115 AND 116, MARTIN BUSINESS PARK, LOT A; GENERALLY LOCATED EAST OF THE OLD GLENN HIGHWAY, SOUTH OF HANSON DRIVE AND NORTH OF EASY STREET.**

1 Jalapenos, Inc. has made application for a conditional use permit for an alcoholic
2 beverages conditional use in the B-3 (General Business) District, per AMC
3 21.40.180 D.8, for a Beverage Dispensary use and License Number 3518, dba
4 Jalapenos Mexican Restaurant, located at 11823 Old Glenn Highway, Units 114,
5 115, and 116, Martin Business Park, Lot A.

6
7 This proposal is to replace the Restaurant/ Eating Place license with a Beverage
8 Dispensary license for an existing 3,000 square-foot restaurant.

9
10 The petitioner has applied to the Alcoholic Beverages Control Board to transfer the
11 location of the existing Beverage Dispensary License Number 3518 previously
12 located at the 4th Avenue Theatre to 11823 Old Glenn Highway.

13
14 The restaurant will have a total of one hundred twenty-two (122) seats: forty-four
15 (44) fixed seats and seventy-eight (78) non-fixed seats. Restaurants are required
16 to provide one (1) parking stall per every three (3) seats. Thus, Jalapenos is
17 required to provide a total of forty-one (41) parking stalls on site. This standard has
18 been met as evidenced in the site plan submitted.

19
20 AS 04.11.410 (Restriction of Location Near Churches and Schools) prohibits
21 location of a beverage dispensary license to a premise if the entrance is within 200

1 feet of a church building or school grounds. There is one known church within 200
2 feet of the petition site, according to Municipal records. However, following an
3 onsite visit by Planning Staff, actual measurement from door to door is 687 feet.
4 This was done using the most direct pedestrian route.

5
6 There are eleven (11) alcohol licenses within a 1,000-foot radius of the petition
7 site. Of the eleven (11) licenses, five (5) are Restaurant/Eating Places, three (3)
8 are Beverage Dispensary, two (2) are Package Stores, and one (1) is a Club.
9 Approving this Beverage Dispensary Conditional Use and License Number 3518
10 will be the fourth (4) Beverage Dispensary license within a 1,000-foot radius.

11
12 Hours of operation are as allowed by Municipal ordinance, and are proposed to be
13 from 11:00 A.M. to 10:00 P.M., Monday through Sunday.

14
15 No comments were received by the Department of Health and Human Services or
16 the Anchorage Police Department at the time this report was written. Treasury
17 reports there are no delinquent Personal Property Taxes, or Real Property Taxes
18 owing at this time.

19
20 **THIS CONDITIONAL USE FOR A NEW BEVERAGE DISPENSARY IN A**
21 **RESTAURANT USE AND LICENSE NUMBER 3518 IN THE B-3 DISTRICT,**
22 **GENERALLY MEETS THE APPLICABLE PROVISIONS OF AMC TITLES 10**
23 **AND 21, AND ALASKA STATUTE 04.11.090.**

24
25 Prepared by: Angela C. Chambers, AICP, Current Planning Section
26 Supervisor, Planning Division

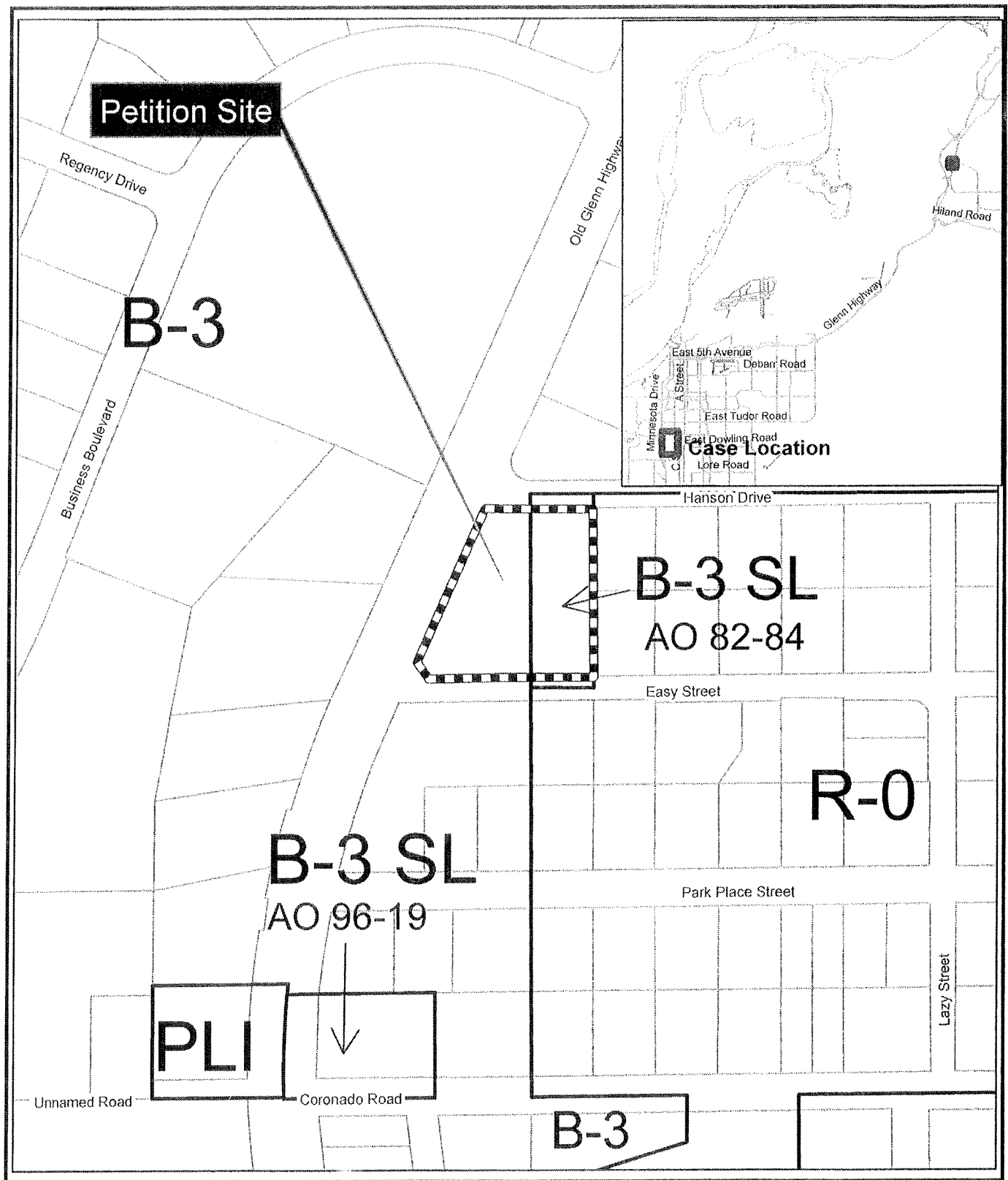
27 Approved by: Jerry T. Weaver Jr, Director
28 Department of Community Development

29 Concur: Dennis A. Wheeler, Municipal Attorney

30 Concur: George J. Vakalis, Municipal Manager

31 Respectfully submitted: Daniel A. Sullivan, Mayor

2011-015



Municipality of Anchorage
Planning Department

Date: December 29, 2010

Flood Limits

- 100 Year
- 500 Year
- Floodway

0 100 200 400 Feet



1

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

DATE: February 15, 2011

CASE NO.: 2011-015

APPLICANT: Jalapenos, Inc. dba Jalapenos Mexican Restaurant
(Representative - Gilbert Ramos)

REQUEST: Conditional Use for an Alcoholic Beverages Conditional Use in the B-3 (General Business) District for a restaurant Beverage Dispensary Use and License Number 3518 per AMC 21.40.180 D.8

LOCATION: Martin Business Park, Lot A

STREET ADDRESS: 11823 Old Glenn Highway

COMMUNITY COUNCIL: Eagle River

TAX PARCEL: 050-124-42/Grid NW0252

ATTACHMENTS

1. Maps
2. Application
3. Reviewing Agency and Public Comments
4. Posting Affidavit
5. Property and Related History

RECOMMENDATION SUMMARY:

Approval with conditions

SITE:

Acres: 1.45 acres
Vegetation: Perimeter and Parking Lot Landscaping
Zoning: B-3
Topography: Level
Existing Use: Commercial retail
Soils: Public Water and Sewer

CHUGIAK-EAGLE RIVER COMPREHENSIVE PLAN

Classification: Town Center

The Town Center classification provides the focal point of activity for Chugiak-Eagle River, integrating community-serving retail, public services, and civic facilities.

A range of retail shopping and services, including grocery stores and day care centers, provide most of the daily needs of residents in surrounding neighborhoods. Community facilities such as post offices, recreational facilities, branch libraries and schools add to the life and vitality of the center. The town center allows and encourages mixed-use housing, and is adjacent to medium-intensity residential areas.

SURROUNDING AREA

	NORTH	EAST	SOUTH	WEST
Zoning:	B-3	RO	B-3	B-3
Land Use:	Commercial	Comm./Res.	Commercial	Commercial

SITE DESCRIPTION AND PROPOSAL:

Jalapenos Mexican Restaurant is located in Eagle River in a retail shopping center. Other uses within this retail center include a tanning salon, hair salon, an insurance company and a take out restaurant.

The restaurant currently operates under a beer and wine license. However, with a recent expansion, the applicant is petitioning for an Alcoholic Beverage Dispensary License. The Alcoholic Beverage Control Board has been petitioned for transfer of license number 3518 from the 4th Avenue Theatre to Jalapenos Mexican Restaurant located at 11823 Old Glenn Highway.

The petitioner is seeking final approval of a conditional use for an Alcoholic Beverage Dispensary Use for a restaurant.

The restaurant occupies approximately 3,000 square feet of gross leasable area. According to the floor plan, the restaurant has a dining room and bar area where alcohol may be served. There are forty-four (44) fixed seats and seventy-eight (78) non-fixed seats. The petitioner estimates that the sale of alcoholic beverages will be 20%, compared to 80% of food sales. The hours of operations are proposed to be 11:00 AM to 10:00 PM, Monday through Sunday.

All employees who are in direct contact with alcohol will be trained in accordance with the Alcoholic Beverage Control Board's "Liquor Server Awareness Training Program."

PUBLIC COMMENTS:

Sixty-five (65) public hearing notices were mailed. At the time this report was written, one (1) response was received in favor and none in objection of this license. The principal use is a restaurant and not a bar, but this conditional use includes full service alcohol beverages, not just beer and wine.

FINDINGS

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

This subject location is depicted on the Land Use Plan Map of the *Chugiak-Eagle River Comprehensive Plan* as being within the Town Center.

The *Chugiak-Eagle River Comprehensive Plan* encourages the continued commercial use and development of the business district in downtown Eagle River, while including continued opportunities for adjacent high density residential development, in order to maintain a viable downtown area.

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

This standard is met.

The B-3, General Business District provides for alcoholic beverage sales through the conditional use permit process: AMC 21.40.180 D.8 states: "*Liquor stores, restaurants, tearooms, cafes, private clubs or lodges, and other places serving food or beverages involving the retail sale, dispensing or service of alcoholic beverages in accordance with section 21.50.160.*"

The parcel is a conforming lot of record and meets the minimum area and width requirements. The building complies with height and lot coverage requirements. The use requires 105 parking stalls and according to the site plan submitted, this standard is 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.

The B-3 District is intended for general commercial uses in areas exposed to heavy automobile traffic. The district specifically is intended for areas at or surrounding major arterial intersections where personal and administrative services, convenience and shopping goods, and automobile-related services are desirable and appropriate land uses.

Restaurants serving no alcohol are a permitted principal use in the B-3. Restaurants serving hard alcohol are a conditional use for a Beverage Dispensary Use and License in the B-3 and require Assembly approval through the conditional use process in accordance with AMC 21.40.180 D.8 and 21.50.160.

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

1. Pedestrian and vehicular traffic circulation and safety.

This standard is met.

Off-street parking is required at a ratio of one parking space for every three seats in the restaurant. Adequate parking is being provided on site per the site plan submitted. Pedestrian and vehicular traffic circulation on site meets the requirements of Title 21.

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

This standard is met.

The addition of a Beverage Dispensary Use License for a restaurant on the petition site will not impact public services. Water and sewer are available on site. Roads and trails are not affected.

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

This standard is met.

The addition of a Beverage Dispensary Use License for a restaurant will not cause any environmental pollution.

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

This standard is met.

The zoning and land use of the general area will not change as a result of this conditional use permit for a Beverage Dispensary Use License.

Standards Chapter 10.50 Alcoholic Beverages

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

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

AMC 21.50.160.B asks that a list of all alcohol licenses located within a minimum of 1,000 feet of the proposed conditional use be provided. There are 11 liquor licenses within 1,000 feet of the proposed conditional use site. Of the eleven (11) licenses, five (5) are Restaurant/Eating Places, three (3) are Beverage Dispensary, two (2) are Package Stores, and one (1) is a Club.

BPO Elks Lodge	17111 N. Eagle River Loop Road	License #3241	Club
2 Go Mart	12139 Old Glenn Highway	License #3991	Package Store
China Lights	12110 Business Boulevard # 2	License #2219	Restaurant
Homestead Lounge	12130 Regency Drive	License #2895	Beverage Dispensary

Garcia's Cantina	11901 Business Boulevard #109	License #2275	Beverage Dispensary
Pizza Hut	11740 Old Glenn Highway	License #1709	Restaurant
Szechuan	11651 Business Boulevard	License #4368	Restaurant
Wasabi Garden	11751 Business Boulevard	License #4978	Restaurant
Johann's	11901 Old Glenn Highway	License #4717	Restaurant
Chepo's Mexican Restaurant	11535 Market Street	License #3765	Beverage Dispensary
Oaken Keg Spirit Shop	11409 Business Park Boulevard	License #1464	Package Store

AS 04.11.410 (Restriction of Location Near Churches and Schools) prohibits location of a beverage dispensary license to a premise if the entrance is within 200 feet of a church building or school grounds. According to municipal records, there is one (1) church within 200 feet of the subject site. However, following an onsite visit by Planning Staff, actual measurement from door to door is 687 feet. This was done using the most direct pedestrian route.

- 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.

All employees working in direct contact with alcohol will be trained in accordance with the T.A.M. training.

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

This conditional use application is for a Beverage Dispensary license and use in a restaurant at this location. This is not a new license: it is a transfer of an existing license, a transfer of location. License Number 3518 is being transferred from the 4TH Avenue Theatre to Jalapenos Mexican Restaurant at 11823 Old Glenn Highway.

- 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.

At the time this report was prepared, no comment had been received from the Police Department.

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

This standard is met.

There are no delinquent Personal Property Taxes & or Real Property Taxes owing at this time according to the Treasury Division.

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

There will be no happy hours, games or contests that include consumption of alcoholic beverages, and no solicitation or encouragement of alcoholic beverage consumption. Sales to persons who are inebriated or underage are prohibited.

- 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:

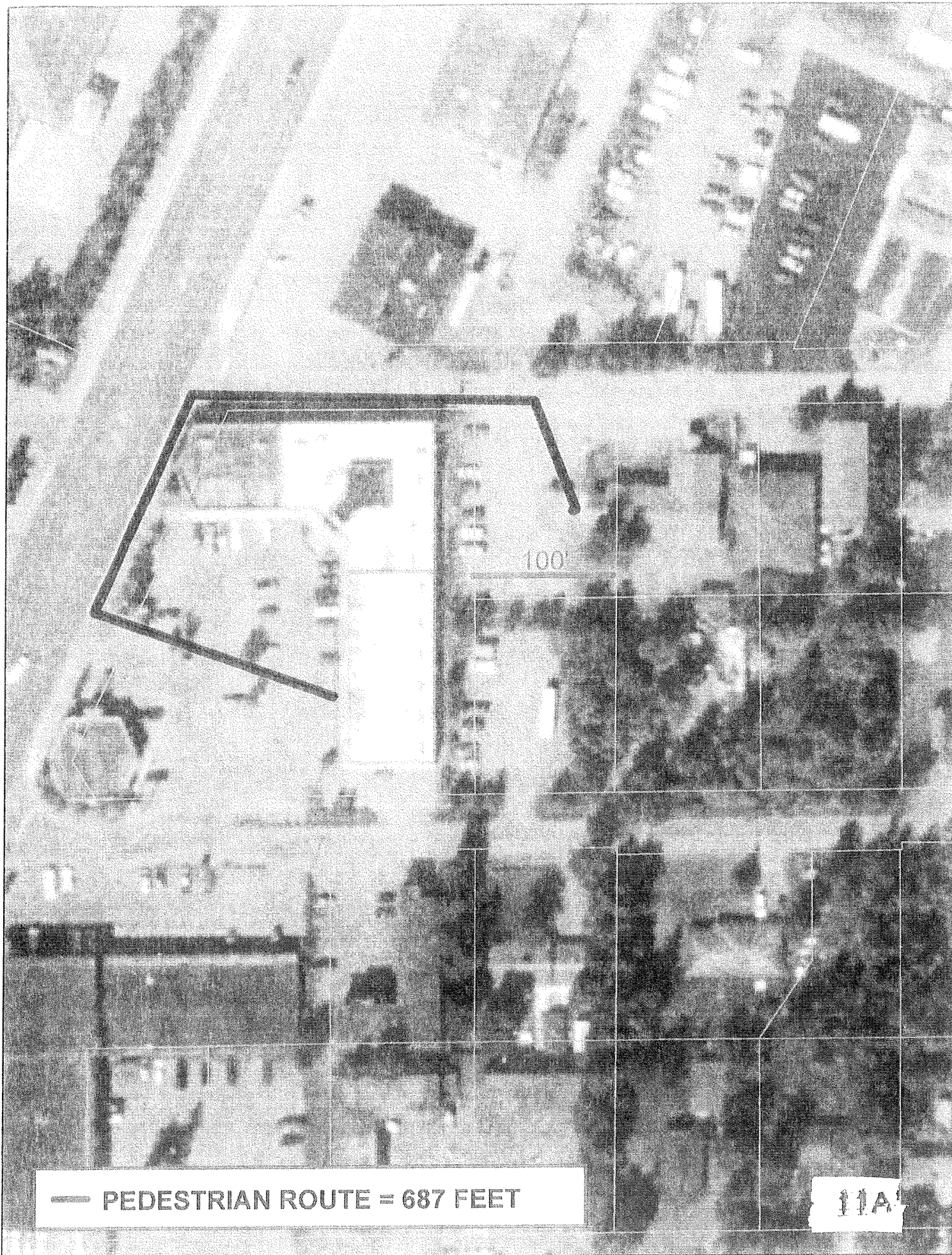
This application for a final conditional use for alcoholic beverages in the B-3, General Business District for a Beverage Dispensary Use License generally meets the required standards of Title 21 and Title 10, and AMC 21.50.160, and the Department recommends approval.

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

1. A Notice of Zoning Action shall be filed with the District Records Office within 120 days of the Assembly's approval.
2. All uses shall conform to the plans and narrative submitted with this conditional use application.
3. This conditional use approval is for an Alcoholic Beverages Conditional Use in the B-3 District for a Beverage Dispensary Use License in a restaurant per AMC 21.40.180 D.8 for approximately 3,000 square feet of gross area (licensed premises) located at 11823 Old Glenn Highway.
4. On-premise sale of alcohol beverages will be seven days a week as permitted per the Alaska Alcoholic Beverage Control Board requirements.
5. Upon demand the applicant shall demonstrate compliance with a liquor "Server Awareness Training Program" approved by the State of Alaska Alcoholic Beverage Control Board, such as or similar to the program for "Techniques in Alcohol Management (T.A.M.)."
6. The use of the property by any person for the permitted purposes shall comply with all current and future federal, state and local laws and regulations including but not limited to laws and regulations pertaining to the sale, dispensing, service and consumption of alcoholic beverages and the storage, preparation, sale, service and consumption of food. The owner of the property, the licensee under the Alcoholic Beverage Control license and their officers, agents and employees shall not knowingly permit or negligently fail to prevent the occurrence of illegal activity on the property.
7. A copy of the conditions imposed by the Assembly in connection with this conditional use approval shall be maintained on the premise at a location visible to the public.

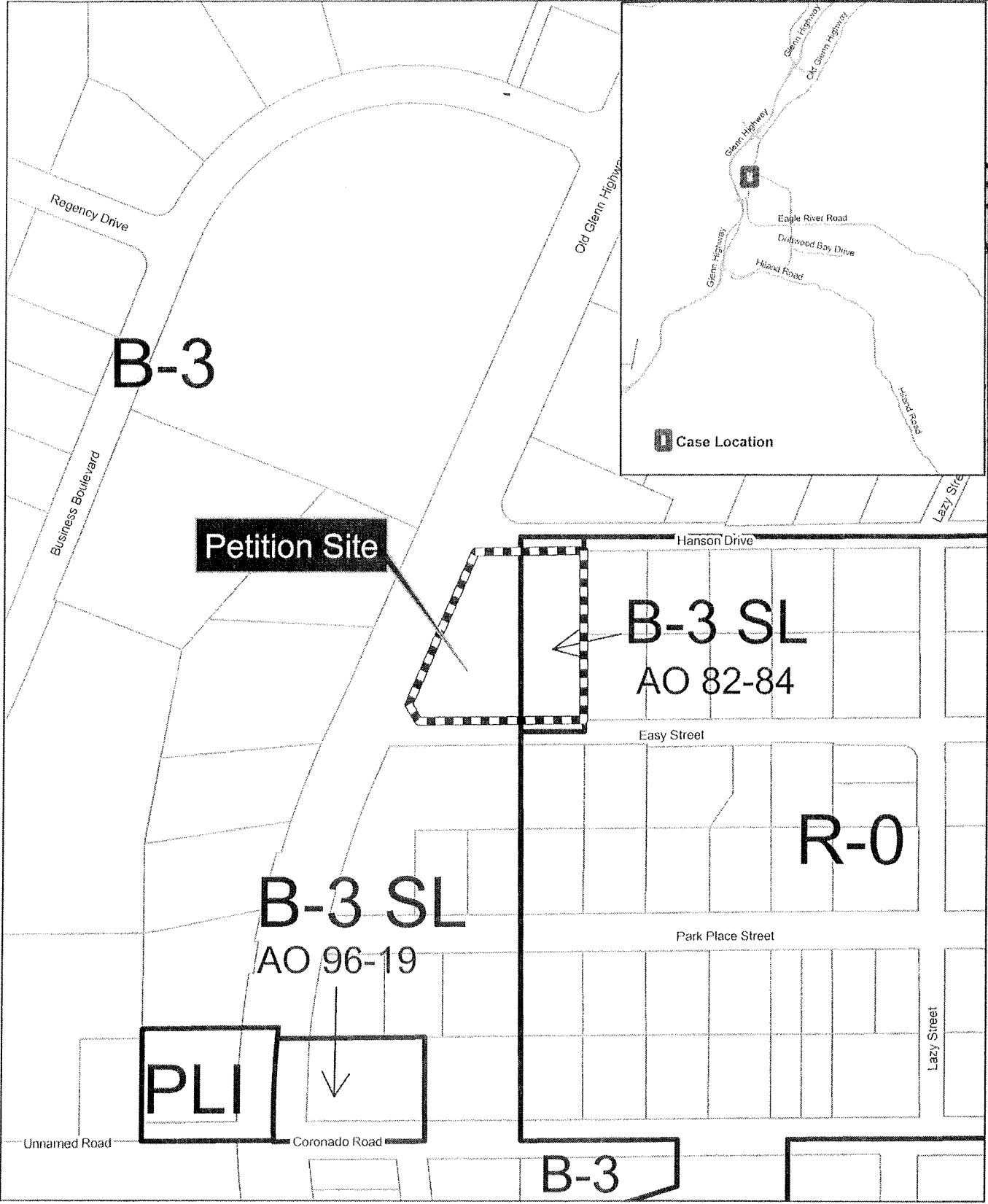
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MAPS

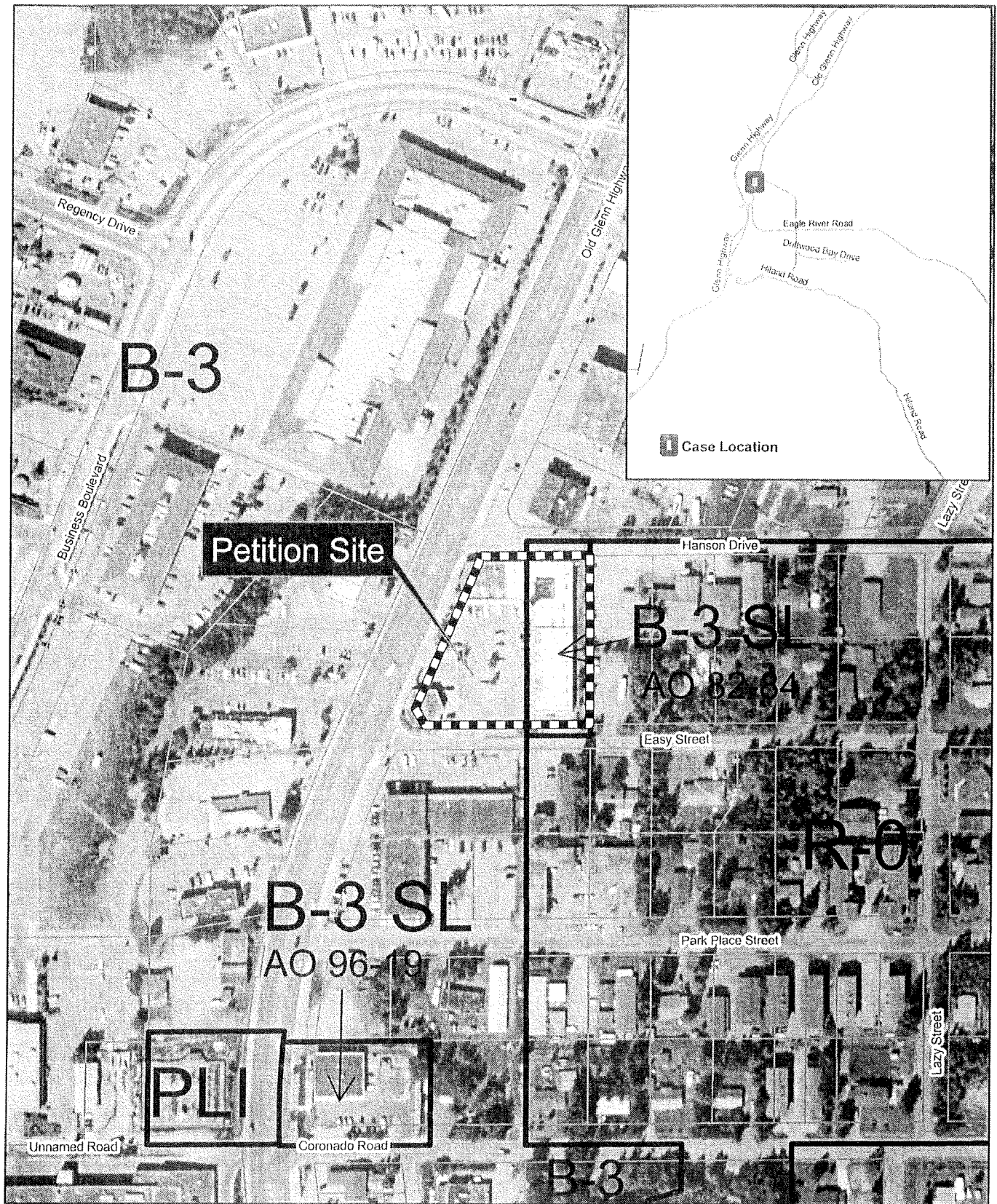


— PEDESTRIAN ROUTE = 687 FEET

11A



2011-015

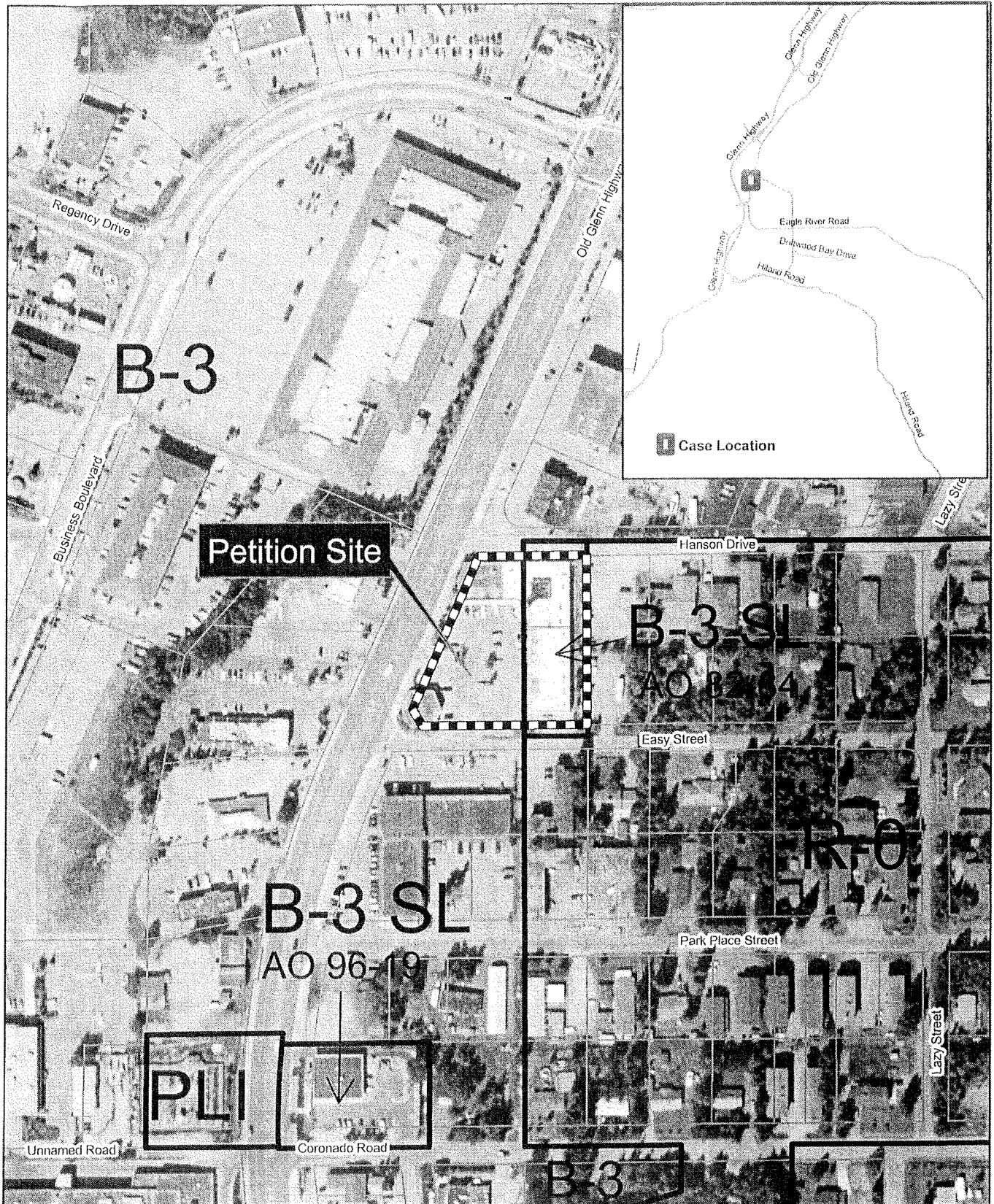


Municipality of Anchorage
Planning Department
December 30, 2010

Flood Limits

- 100 Year
- 500 Year
- Floodway

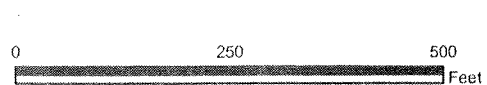
2011-015



Municipality of Anchorage
Planning Department
December 30, 2010

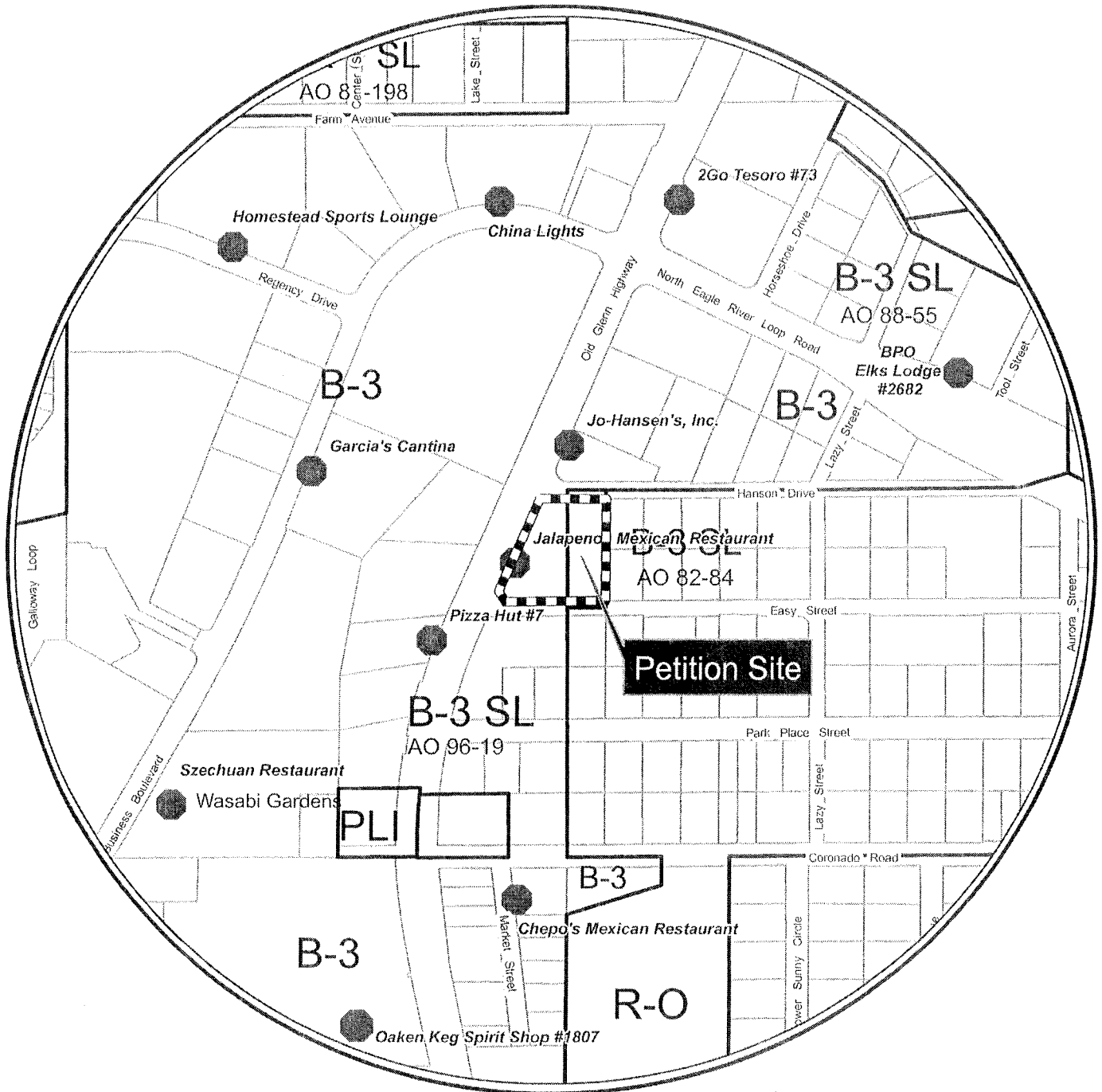
Flood Limits

- 100 Year
- 500 Year
- Floodway



2011-015

● EXISTING LIQUOR LICENSES WITHIN 1000'



Parcels--Basic Layers

Thu Dec 30, 12:42:05, 2010

Map: Parcels--Basic Layers



Scale 1:3000

Legend:



ALCOHOL

Txt

STREET_NAME



PARCELS

*Distance
200'*

CityView™

Municipal Software Corporation



2

APPLICATION

Application for Conditional Use Retail Sale Alcoholic Beverages

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

Please fill in the information asked for below.

PETITIONER*		PETITIONER REPRESENTATIVE (IF ANY)	
Name (last name first) <i>Ramos Gilbert</i>		Name (last name first)	
Mailing Address <i>11823 Old Glenn Hwy #115 Eagle River AK 99577</i>		Mailing Address	
Contact Phone: Day: <i>(907) 694-1888</i> Night: <i>(907) 350-7180</i>		Contact Phone: Day: _____ Night: _____	
FAX: <i>(907) 694-1887</i>		FAX: _____	
E-mail: <i>jalapenos77@gci.net</i>		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): <i>050-124-42-000</i>		
Site Street Address: <i>11823 Old Glenn Hwy, Eagle River, AK 99577</i>		
Property Owner (if not the Petitioner): <i>James & Janet Thurston Joint Revocable Trust</i>		
Current legal description: (use additional sheet in necessary) <i>Martin Business Park LTA</i>		
Zoning: <i>B3</i>	Acreage: <i>63.136 sq</i>	Grid # <i>NW0252</i>

ALCOHOLIC BEVERAGE CONTROL BOARD LICENSE PROPOSED		
<input checked="" type="checkbox"/> Beverage Dispensary	<input type="checkbox"/> Private Club	<input type="checkbox"/> Restaurant, exempt
<input type="checkbox"/> Beverage Dispensary-Tourism	<input type="checkbox"/> Public Convenience	<input type="checkbox"/> Theater
<input type="checkbox"/> Brew Pub	<input type="checkbox"/> Recreational	<input type="checkbox"/> Other (Please explain):
<input type="checkbox"/> Package Store	<input type="checkbox"/> Restaurant	
Is the proposed license: <input type="checkbox"/> New <input checked="" type="checkbox"/> Transfer of location: ABC license number: <i># 3518</i>		
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 <i>12-2-10</i>	Signature (Agents must provide written proof of authorization) <i>[Signature]</i>	17
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Accepted by: <i>ORW</i>	Poster & Affidavit: <i>2</i>	Fee: <i>\$4,000</i>	Case Number: <i>2011-015</i>
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COMPREHENSIVE PLAN INFORMATIONAnchorage 2020 Urban/Rural Services: ☐ Urban ☐ RuralAnchorage 2020 West Anchorage Planning Area: ☐ Inside ☐ Outside

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

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

Eagle River-Chugiak-Peters Creek Land Use Classification:

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

Girdwood-Turnagain Arm

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

ENVIRONMENTAL INFORMATION (All or portion site affected)

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

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

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

DOCUMENTATIONRequired: ☐ Original signed application, plus 12 sets of:

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

12/6/2010
Date


Signature

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

FACILITY OPERATIONAL INFORMATION

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

Jalapenos Mexican Restaurant

What is the gross leaseable floor space in square feet?

3000 square feet

What is the facility occupant capacity?

136

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

11 Booths

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

78

What will be the normal business hours of operation?

11:00 AM to 10:00 PM

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

11:00 AM to 10:00 PM

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

N/A

none

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.

The addition of a liquor license to my establishment will create an additional 8 to 10 jobs, which will contribute to the economic development of the city.

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

My business is located in a commercial zoned area and it does not interfere with any green belts within the city.

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.

My business is compatible with the surrounding businesses. We are located in the heart of Eagle River and does not conform with the current land use.

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.

It should be the same traffic that we currently have.

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

It's an existing restaurant with a beer and wine license.

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

None. Public water
city

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

none. We currently have a restaurant at the proposed site with a beer and wine license.

STANDARDS CHAPTER 10.50 ALCOHOLIC BEVERAGES

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

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

How many active liquor licenses are located on the same property as your proposed license? *NONE*

Within 1,000 feet of your site are how many active liquor licenses? *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? *6*

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?

10 Servers/Barkeepers/owners

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:

We practice our SERVER AWARENESS training program.

outside facility:

Its a family Restaurant not a night club.
 @ side walk well maintained free from snow. Will not
 allow drinks from outside. Practice our TAM training.

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*

APPROVED
By: Joanna Jurek
Date: 11/29/12

15/58

18656

554

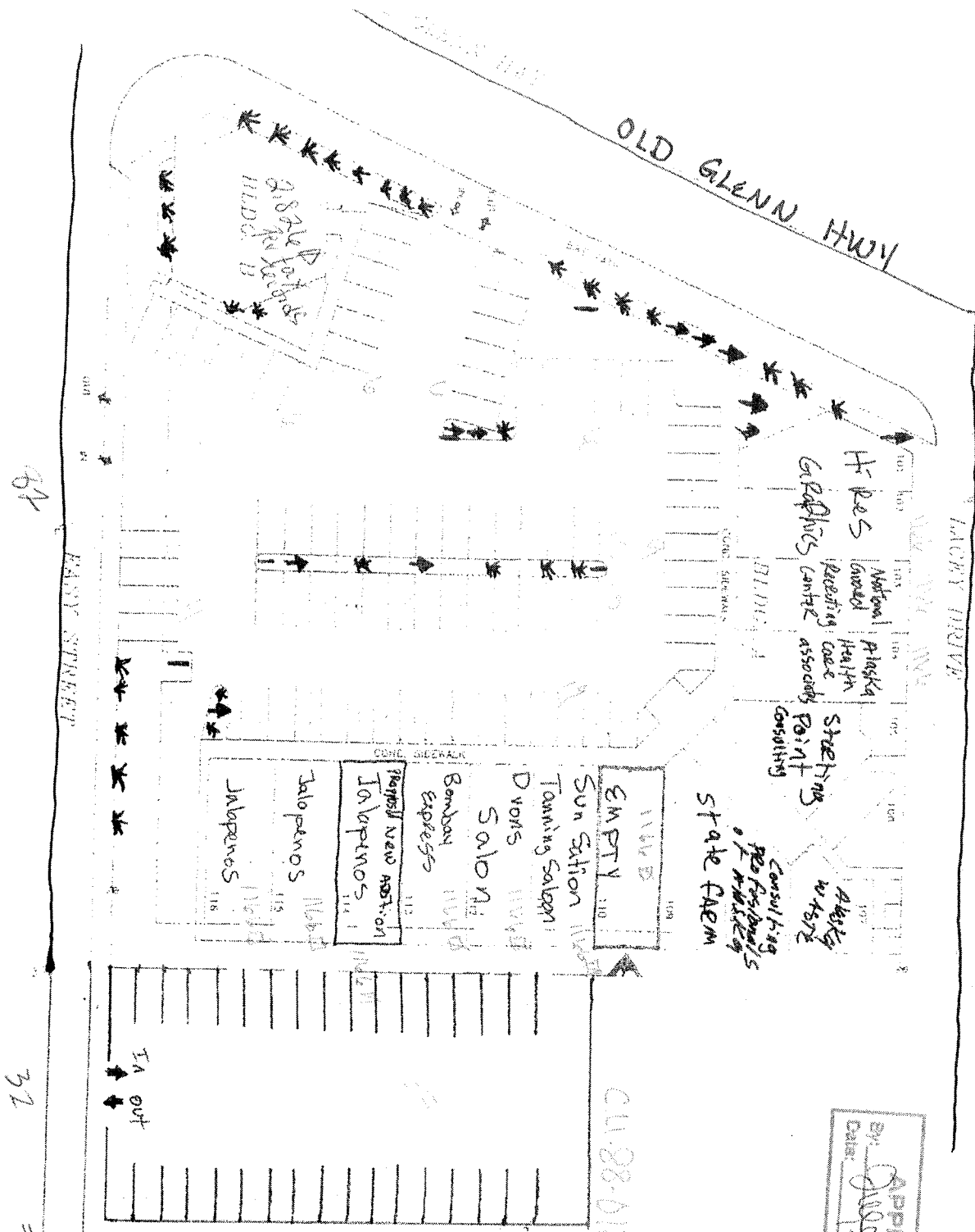
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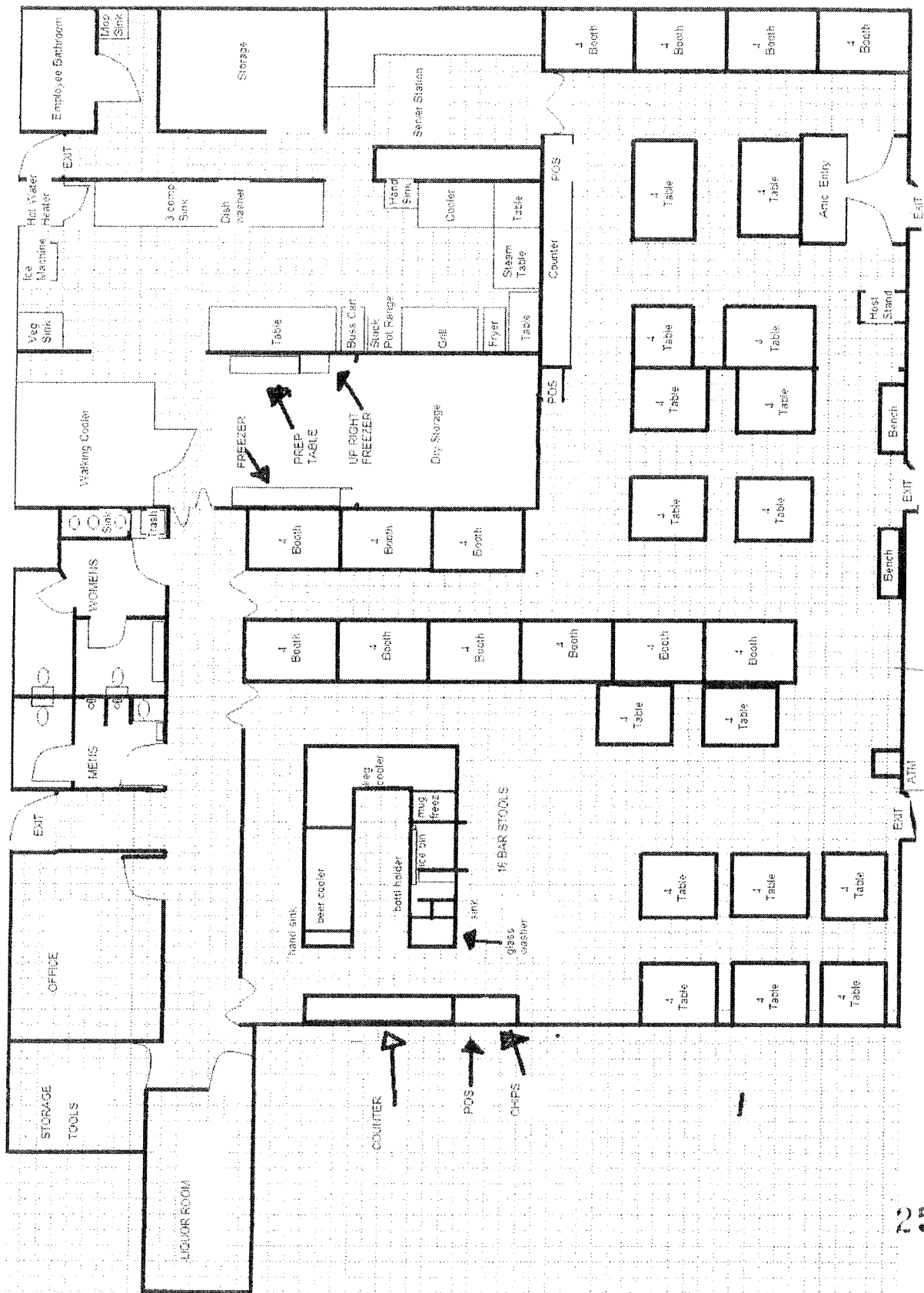
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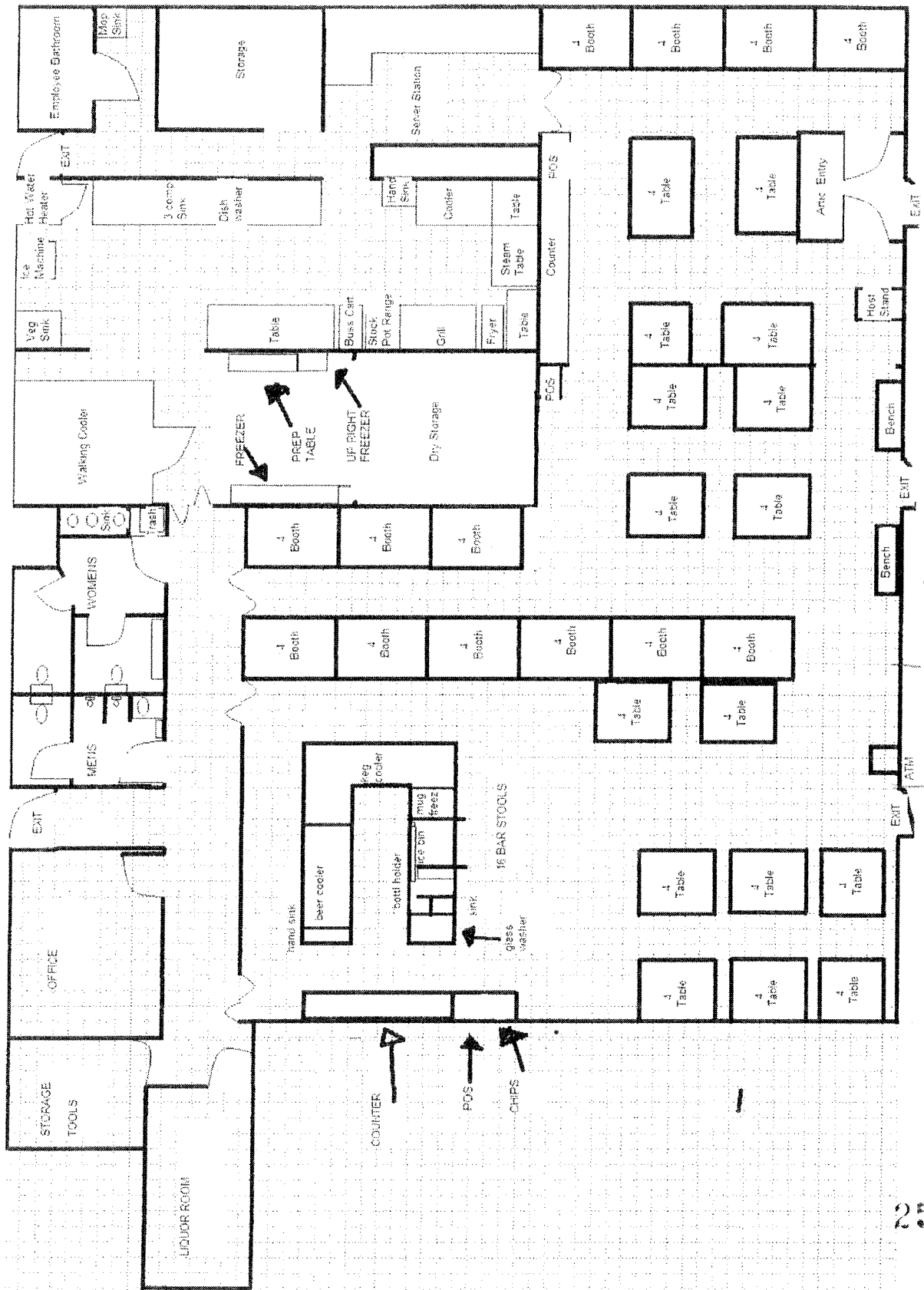


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EAGLE RIVER PLAZA HOURS OF OPERATION

	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
BOMBAY EXPRESS	4 - 8	4 - 8	4 - 8	4 - 8	4 - 8	4 - 8	CLOSED
D VONS SALOON	10 - 7	10 - 7	10 - 7	10 - 7	10 - 7	9 - 5	CLOSED
SUNSATIION TANNING	9 - 9	9 - 9	9 - 9	9 - 9	9 - 8	9 - 8	12 - 8
VITAMIN STORE	CLOSED	CLOSED	CLOSED	CLOSED	CLOSED	CLOSED	CLOSED
STATE FARM	9 - 5 :30	9 - 5 :30	9 - 5 :30	9 - 5 :30	9 - 5 :30	CLOSED	CLOSED
CONSULTING	9 - 5	9 - 5	9 - 5	9 - 5	9 - 5	CLOSED	CLOSED
ALASKA WASTE	8 - 5	8 - 5	8 - 5	8 - 5	8 - 5	CLOSED	CLOSED
STARTING POINT	11 - 6	9 - 6	9 - 6	11 - 6	9 - 6	CLOSED	CLOSED
ALASKA HELTH	9 - 5	9 - 5	9 - 5	9 - 5	9 - 5	CLOSED	CLOSED
HI-RES GRAPHICS	9 - 6	9 - 6	9 - 6	9 - 6	9 - 6	10 - 2	CLOSED
NATIONAL GUARD	9 - 5	9 - 5	9 - 5	9 - 5	9 - 5	CLOSED	CLOSED



29
 1116
 38.66

EAGLE RIVER PLAZA HOURS OF OPERATION

	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
BOMBAY EXPRESS	4 - 8	4 - 8	4 - 8	4 - 8	4 - 8	4 - 8	CLOSED
D VONS SALOON	10 - 7	10 - 7	10 - 7	10 - 7	10 - 7	9 - 5	CLOSED
SUNSATIION TANNING	9 - 9	9 - 9	9 - 9	9 - 9	9 - 8	9 - 8	12 - 8
VITAMIN STORE	CLOSED	CLOSED	CLOSED	CLOSED	CLOSED	CLOSED	CLOSED
STATE FARM	9 - 5 :30	9 - 5 :30	9 - 5 :30	9 - 5 :30	9 - 5 :30	CLOSED	CLOSED
CONSULTING	9 - 5	9 - 5	9 - 5	9 - 5	9 - 5	CLOSED	CLOSED
ALASKA WASTE	8 - 5	8 - 5	8 - 5	8 - 5	8 - 5	CLOSED	CLOSED
STARTING POINT	11 - 6	9 - 6	9 - 6	11 - 6	9 - 6	CLOSED	CLOSED
ALASKA HELTH	9 - 5	9 - 5	9 - 5	9 - 5	9 - 5	CLOSED	CLOSED
HI-RES GRAPHICS	9 - 6	9 - 6	9 - 6	9 - 6	9 - 6	10 - 2	CLOSED
NATIONAL GUARD	9 - 5	9 - 5	9 - 5	9 - 5	9 - 5	CLOSED	CLOSED

PARKING COUNTS

[illegible]

DE LA CASA

1. **POLLO AZTECA** \$ 15.95
Tender strips of sautéed boneless chicken, onions and green chilis with cheese, over a bed of rice with our homemade Spanish sauce. Accompanied with three flour tortillas.
2. **CARNE ASADA** \$ 16.95
Thinly sliced steak charbroiled. Served with guacamole, pico de gallo, and three flour tortillas.
3. **CHILE VERDE** \$ 16.95
Tender pieces of pork cooked in green sauce.
4. **CHILE COLORADO** \$ 16.95
Tender beef simmered in a mild chili sauce topped with cilantro and onion.
5. **CARNITAS** \$ 15.95
Chunks of pork served with pico de gallo, guacamole.
6. **MICHOACAN STEAK** \$ 16.95
Served with three tortillas.
7. **TACOS SABROSOS** \$ 16.25
Two flour tacos filled with steak, guacamole, onions, and salsa.

GRAND CUISINE BANG BANG

- With Rice and Beans add 3.00
1. **DELICIOSA SEAFOOD CHIMI** \$ 14.95
Deep-fried burrito with crab, scallops, shrimp, onions, tomatoes, and rice. Garnished with sliced olives and sour cream.
 2. **CHIMICHANGA** \$ 10.95
Deep-fried burrito filled with beans with your choice of chicken, beef, or chile verde. Smothered in sauce and garnished with sour cream and guacamole.

JALAPEÑOS COMER

1. **EL HOMBRE** \$14.95
A beef chile relleno, chicken flauta, and beef enchilada.
2. **EL GRANDE** \$14.95
Chile relleno, cheese enchilada and two beef taquitos.
3. **MUCHO BUENO** \$14.95
Chicken chimi, tamale, and a beef taco.
4. **QUE CALIENTE** \$14.95
Beef tostada, cheese enchilada, and a chicken taco.
5. **MUY MACHO** \$15.95
Chicken flauta, beef taquito, tamale and beef enchilada.

ENCHILADAS

1. **ENCHILADAS** \$ 12.95
Your choice of chicken, cheese or beef.
Topped with enchilada sauce and garnished with sour cream.
2. **ENCHILADAS VERDES** \$ 12.95
Your choice of chicken or beef. Covered in tomatillo sauce and melted cheese. Garnished with sour cream.
3. **TRES DELICIAS ENCHILADAS** \$ 13.95
Beef, chicken and cheese enchiladas. Covered in three different salsas. Garnished with sour cream.
4. **SPINACH ENCHILADAS** \$ 12.95
Two corn tortillas filled with spinach, tomato, and onions. Garnished with sour cream.
5. **CRAB, SHRIMP OR HALIBUT ENCHILADAS** \$ 17.95
A flour tortilla stuffed with crab, shrimp or halibut. Topped with ranchera sauce and melted cheese.
Garnished with sliced avocado, tomatoes and sour cream.

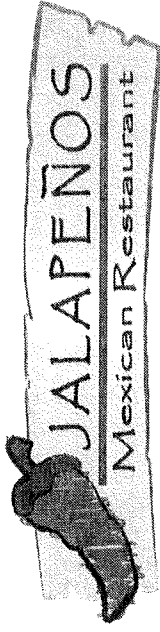
GRACIAS

You name it we'll plan it.
We Will Cater Your Party

Office Lunches • Weddings
Birthdays • Bridal Showers
Retirement Parties • Going Away
Or any reason at all...

Let Jalapeños make your special occasion
that your guests will never forget.
We can also make six to twelve foot burritos
for your next fiesta.

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Fax 907.694.1887
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would like to welcome you to the best
place for Mexican food. With great
pride and dedication we bring you the
best our culture has to offer.

Muchas Gracias

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delivery or take out orders

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Monday - Sunday
11 am - 10pm

11823 Old Glenn Hwy. Ste 115
Eagle River, AK 99577
PH 907.694.1888 - Fax 907.694.1887

Atoritos

- NACHOS DE QUESO** \$ 9.95
Tortilla chips with melted cheese topped with guacamole.
- TOSTADITOS** \$ 8.95
Tortilla chips with melted cheese, beef, beans, lettuce, guacamole, sour cream and salsa.
- NACHOS CON CARNE** \$ 9.95
1/2 order \$ 10.25
Tortilla chips covered in cheese, beef, olives, and pico de gallo.
- FIESTA FLATTER** \$ 13.95
1/2 order \$ 10.25
Tacos, flautas, quesadillas, nachos, beans, chicken wings, guacamole, sour cream, and pico de gallo.
- TAQUITOS CHQUITOS** \$ 10.25
Beef taquitos served with guacamole sour cream and salsa.
- ALTAS DE POLLO** \$ 10.95
Golden fried chicken wings. With ranch and hot sauce on the side.
- QUESADILLA CHEESE** \$ 10.95
A flour tortilla filled with cheese. Served with guacamole and sour cream.
- CEVICHE** \$ 11.95
Choice of chicken, beef, vegetarian, or spinach.
- QUE RICO CHEESE** \$ 13.95
Habitat marinated in fresh lime juice and flavorful spices.
- QUE RICO CHEESE** \$ 10.25
Melted cheese with spinach, tomatoes, onion with a little spice.

LUNCH

Lunch is served Monday thru Friday 11:00 a.m. to 3:00 p.m.
All combinations served with rice and beans.

- TACO / ENCHILADA** \$ 9.95
- TOSTADA / ENCHILADA** \$ 9.95
- ENCHILADA / TAMAL** \$ 9.95
- ENCHILADAS** \$ 9.95
- CARNE ASADA TACOS** \$ 11.95
- CHIMICHANGA** \$ 9.95
- FLAUTAS** \$ 9.95
- TACOS** \$ 9.95
- CHILE RELLENO** \$ 9.95
- TAQUITOS** \$ 9.95

Misaditas Tostadas

- TOSTADA GRANDE** \$ 10.25
Giant tortilla shell with chicken, beef, or chile verde. With cheese, olives, beans, lettuce, tomatoes, guacamole, sour cream and mild salsa.
- CHICKEN SALAD** \$ 10.25
Cajun-style grilled chicken. Served on a flour tostada shell with your choice of dressing.
- TACO SALAD** \$ 9.95
Large crispy flour tortilla shell filled with beef, onions, green peppers, tomatoes, lettuce, olives and ranch dressing.
- SHRIMP SALAD** \$ 12.95
Fresh tossed lettuce, with tomato, shrimp, cheese and a hard boiled egg.
- GARDEN SALAD** \$ 5.95
Fresh tossed lettuce, with tomato, cheese, bell peppers, and olives.

Prepared

- SOPAPILLAS** \$ 7.95
Serves two \$ 8.95
Deep fried crispy dough, topped with honey, cinnamon, chocolate syrup, vanilla ice cream and whipped cream.
- FRIED ICE CREAM** \$ 6.50
Vanilla ice cream with a crispy crust, topped with chocolate syrup, strawberries, and whipped cream.
- FLAN** \$ 4.95
Homemade vanilla custard with burnt sugar topping and whipped cream.

Burritos

- BEAN AND CHEESE BURRITO** \$ 9.95
A flour tortilla filled with beans and cheese.
- BURRITO DE CARNE ASADA** \$ 10.95
A soft burrito filled with rice, grilled steak and cheese.
- BURRITO CHILE COLORADO** \$ 10.95
Covered in green sauce, and topped with guacamole.
- BURRITO DE CARNITAS** \$ 10.95
A soft flour tortilla filled with Chile Colorado and beans.
- BURRITO DE CARNITAS** \$ 10.95
Chunks of pork carnitas with salsa and beans wrapped in a flour tortilla.
- BURRITO JALAPENOS (Not Spicy)** \$ 10.95
Topped with melted cheese and pico de gallo.
- BURRITO CHILE VERDE** \$ 10.95
A soft flour burrito filled with beef and beans with cheese.
- BURRITO CHILE VERDE** \$ 10.95
Topped with ranchera sauce and garnished with sour cream.
- BURRITO DE POLLITO** \$ 10.95
Tender pieces of shredded chicken and beans rolled in a flour tortilla.
- BURRITO RELLENO** \$ 10.95
A mild sweet pepper stuffed with mozzarella cheese, beans, and rice.
- VEGETARIAN BURRITO** \$ 10.95
Rolled in a flour tortilla. Smothered in our house sauce and garnished with sour cream.
- VEGETARIAN BURRITO** \$ 10.95
Filled with beans, cheese, bell peppers, onions, mushrooms, tomatoes, olives. Garnished with sour cream.

A La Carte

- SPECIALTY ENCHILADA** \$ 11.95
Your choice of habanero, shrimp, crab or seafood.
- SPECIALTY TACO** \$ 4.25
Your choice of asada or carnitas.
- TAQUITOS** \$ 5.95
(3) crispy corn taquitos with beef or chicken.
- FLAUTAS** \$ 9.95
Guacamole and sour cream.
- CHIPS AND SALSA** \$ 5.95
Two flour tortillas rolled with beef, or chicken, and cheese.
- SMALL SALSA** \$ 3.50
Covered with lettuce, guacamole and sour cream.
- PICO DE GALLO** \$ 3.50
Chile verde or Colorado.
- CHILE RELLENO** \$ 4.25
With beef add \$ 7.75
- TACO** \$ 3.50
Crispy or soft, beef or chicken.
- ENCHILADA** \$ 3.50
Chicken, beef or cheese.
- BEEF TAMAL** \$ 4.75
Comes with sour cream.

Tostadas

- STEAK** \$ 16.95
- CHICKEN FAJITAS** \$ 16.95
- SCALLOPS** \$ 18.95
- SHRIMP** \$ 18.95
- HALIBUT** \$ 19.95
- SEAFOOD** \$ 19.95
Scallops, shrimp, and halibut.
- FAJITAS MIXTAS** \$ 18.95
Steak, chicken, and shrimp.
- FAJITAS COMBO** \$ 17.95
Steak and Chicken

Combis

All Combinations Served With Rice and Beans

- TACO / ENCHILADA** \$ 12.95
A choice of a chicken or beef taco and a cheese, chicken or beef enchilada.
- TOSTADA / ENCHILADA** \$ 12.95
- TAMAL / ENCHILADA** \$ 12.95
Corn masa filled with beef. With a beef, cheese or chicken enchilada.
- TACOS (2)** \$ 12.95
- CHILES RELLENOS** \$ 12.95
Two mild peppers stuffed with mozzarella cheese, dipped in batter, fried to a golden brown. Topped with ranchera sauce.
- CHILE RELLENO / TOSTADA** \$ 12.95
- CHILE RELLENO / TOSTADA** \$ 12.95
A mild pepper stuffed with mozzarella cheese, and a beef or chicken taco.
- FLAUTAS** \$ 12.95
Two fried flour tortillas rolled in beef or chicken covered in lettuce, salsa, guacamole, and sour cream.
- TOSTADAS (2)** \$ 12.95
Two small corn tostadas filled with beans, lettuce, salsa and sour cream. Your choice of beef or chicken.
- TAQUITOS** \$ 12.95
Three fried corn tortillas rolled with beef or chicken.
- HUEVOS RANCHEROS** \$ 12.95
Covered in lettuce, salsa, guacamole and sour cream.
- HUEVOS RANCHEROS** \$ 12.95
Two eggs on a fried tortilla, covered in a ranchera sauce and onions.
- TAMALES** \$ 12.95
Served with three flour tortillas.
- TAMALES** \$ 12.95
Corn masa filled with beef and steamed in a corn husk, topped with a delicious red sauce.

Platos Especiales

- CAMARONES CALIENTES** \$ 17.95
Prawns sauteed in garlic butter, hot peppers, and salsa fried or hot. Served with three tortillas.
- CAMARONES CON CRAB** \$ 18.95
Prawns with Dungeness crab sauteed in butter, garlic, onions, tomatoes, and salsa. Served with three tortillas.
- DEL OCEANO ENCHILADA** \$ 17.95
Shrimp, scallops, and sauteed Dungeness crab rolled in a flour tortilla, topped with ranchera sauce, cheese and avocado.
- SCALLOPS BAA** \$ 17.95
Scallops sauteed with green peppers, onion, tomatoes in our homemade salsa. Served with three flour tortillas.
- CANCUN TACOS** \$ 18.95
Two flour tortillas filled with sauteed halibut in mild spices, with the great taste of Mexico.
- MAZATLAN TACOS** \$ 17.95
Two flour tortillas filled with sauteed shrimp, onions, green peppers, and tomatoes.
- CAMARONES RANCHEROS** \$ 17.95
Shrimp sauteed with onion, tomatoes, green chilies, and ranchera sauce.

Caludo 2 Seafoods

- ENCHILADA** \$ 7.50
Cheese chicken or beef
- BEEF TAMAL** \$ 7.50
- QUESADILLA** \$ 7.50
- TACO** \$ 7.50
Chicken or beef.
- BURRITO** \$ 7.50
Bean, beef, or chicken with cheese.
- GRILLED CHEESE** \$ 6.95
- CHICKEN STRIPS** \$ 9.25

Caludo 2 Seafoods

- HAMBURGER** \$ 8.95
- CHEESE BURGER** \$ 9.95
- BACON MUSHROOM** \$ 10.75
- CHEESE BURGER** \$ 10.75
- BACON CHEESE BURGER** \$ 10.25
- GRILLED CHEESE** \$ 6.95
- CHICKEN STRIPS** \$ 9.25

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: 2011-2012	License Type: Beverage Dispensary License	Statute Reference Sec. 04.11.090	License Fee: \$
License #: 3518			Filing Fee: \$100.00
Local Governing Body: (City, Borough or Unorganized) Municipality of Anchorage	Community Council Name(s) & Mailing Address: Eagle River Community Council 13135 Old Glenn Highway Suite 200 Eagle River, Alaska 99577		Fingerprint: (\$54.25 per person)
Name of Applicant (Corp/LLC/LP/LLP/Individual/Partnership): Jalapenos, Inc.	Doing Business As (Business Name): Jalapenos Mexican Restaurant	Business Telephone Number: 694-1888	Total Submitted: \$
Mailing Address: 11823 Old Glenn Highway	Street Address or Location of Premise: 11823 Old Glenn Highway Eagle River, Alaska 99577	Fax Number: 694-1887	Email Address: Jalapenos77@gci.net
City, State, Zip: Eagle River, Alaska 99577			

SECTION B - TRANSFER INFORMATION.

<input checked="" type="checkbox"/> Regular Transfer	Name and Mailing Address of CURRENT Licensee: 4 th Avenue Theatre Inc. P.O. Box 93650 Anchorage, AK 99509
<input type="checkbox"/> Transfer with security interest: Any instrument executed under AS 04.11.670 for purposes of applying AS 04.11.360(4)(b) in a later involuntary transfer, must be filed with this Application (15 AAC 104.107). Real or personal property conveyed with this transfer must be described. Provide security interest documents.	Business Name (dba) BEFORE transfer: 4 th Avenue Theatre
<input type="checkbox"/> Involuntary Transfer. Attach documents which evidence default under AS 04.11.670.	Street Address or Location BEFORE transfer: NO PREMISE

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

Closest school grounds: Eagle River Elementary, 1500+ ft away	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: Church in Wildwood, 500+ ft away	Distance measured under: <input checked="" type="checkbox"/> AS 04.11.410 OR <input type="checkbox"/> Local ordinance No.	<input type="checkbox"/> Premises is LESS than 50 miles from the boundaries of an incorporated city, borough, or unified municipality.
Premises to be licensed is: <input type="checkbox"/> Proposed building <input checked="" type="checkbox"/> Existing facility <input type="checkbox"/> New building		<input type="checkbox"/> Plans submitted to Fire Marshall (required for new & proposed buildings) <input checked="" type="checkbox"/> Diagram of premises attached

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

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

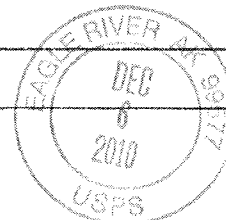
Name	Name of Business	Type of License	Business Street Address	State
Jalapenos, Inc.	Jalapenos Mexican Restaurant	Beer & wine license	11823 Old Glenn Highway Eagle River	Alaska

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

☐ Yes ☒ No If Yes, attach written explanation.

Office use only

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



Liquor License

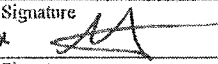
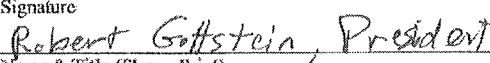
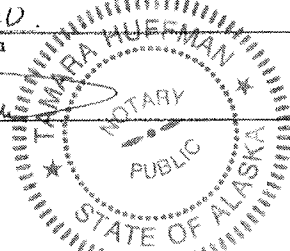


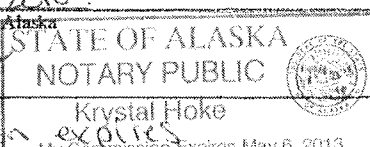
Corporations, LLCs, LLPs and LPs must be registered with the Dept. of Community and Economic Development.					
Name of Entity (Corporation/LLC/LLP/LP) (or N/A if an individual ownership): Jalapenos, Inc.			Telephone Number: 907-694-1888		Fax Number: 907-694-1887
Corporate Mailing Address: 11823 Old Glenn Highway		City: Eagle River	State: Alaska	Zip Code: 99577	
Name, Mailing Address and Telephone Number of Registered Agent: Gilbert Ramos, 11823 Old Glenn Highway, Eagle River, Ak 99577 694-1888			Date of Incorporation OR Certification with DCED: August 2004		State of Incorporation: Alaska
Is the Entity in compliance with the reporting requirements of Title 10 of the Alaska Statutes? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No					
If no, attach written explanation. Your entity <i>must</i> 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
Gilbert Ramos	Pres.	40	7500 Highland Road, Eagle River, Alaska 696-7180	694-1888	6-25-1974
Sandra Ramos	Sec.- Tres	60	7500 Highland Road, Eagle River, Alaska 696-7180	694-1888	12-27-1978

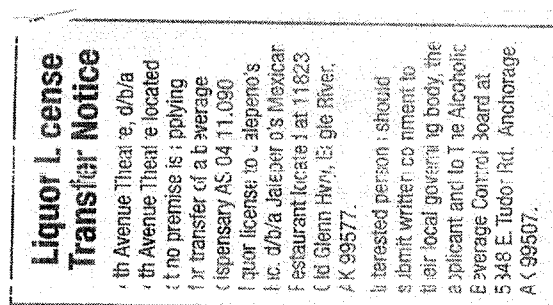
NOTE: On a separate sheet provide information on ownership other organized entities that are shareholders of the licensee.

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

Declaration <ul style="list-style-type: none"> I declare under penalty of perjury that I have examined this application, including the accompanying schedules and statements, and to the best of my knowledge and belief it is true, correct and complete, and this application is not in violation of any security interest or other contracted obligations. I hereby certify that there have been no changes in officers or stockholders that have not been reported to the Alcoholic Beverage Control Board. The undersigned certifies on behalf of the organized entity, it is understood that a misrepresentation of fact is cause for rejection of this application or revocation of any license issued. I further certify that I have read and am familiar with Title 4 of the Alaska statutes and its regulations, and that in accordance with AS 04.11.450, no person other than the licensee(s) has any direct or indirect financial interest in the licensed business. I agree to provide all information required by the Alcoholic Beverage Control Board in support of this application.
--

Signature of Current Licensee(s) Signature:  Signature:  Name & Title (Please Print): Robert Gottstein, President Tamar Huffman, paralegal Subscribed and sworn to before me this 16 th day of November, 2010. Notary Public in and for the State of Alaska  my commission expires 6/26/14	Signature of Transferee(s) Signature:  Signature:  Name & Title (Please Print): Gilbert Ramos Krystal Hoke, Public Notary Subscribed and sworn to before me this 17 day of November, 2010. Notary Public in and for the State of Alaska  My commission expires 5/6/2013
---	---


ANCHORAGE PUBLISHING, CO.
540 E. Fifth Avenue
Anchorage, Alaska 99501
Phone: 561-7737 Fax: 561-7777



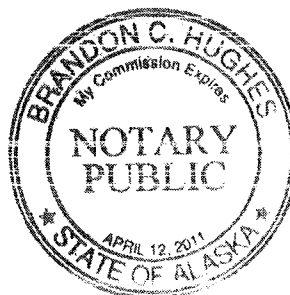
I, Bridget Mackey, advertising representative for Anchorage Publishing, Co., verify that the liquor license transfer notice for 4th Ave Theatre to Jalepeno's Inc. d/b/a Jalepeno's Mexican Restaurant appeared in the December 2, December 9, and December 16, 2010 issues of the Anchorage Press Newspaper.


Bridget Mackey

Subscribed and sworn to me in the Municipality of Anchorage, in the state Alaska, on this 16 day of December, 2010


Notary Public Signature

4/12/11
Commission Expires



**STATE OF ALASKA
ALCOHOLIC BEVERAGE CONTROL BOARD**

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

POSTING AFFIDAVIT

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

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

OR

- b. Posting of application for transfer of a _____ beverage dispensary
currently issued to _____ 4th Avenue Theatre INC
is _____ 4th Avenue Theatre No Premise
(address and/or location)

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

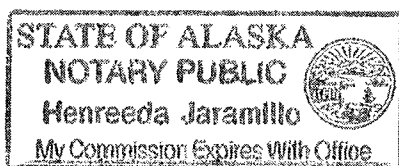
Nov. 22, 2010 to Dec. 6, 2010

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

- a. Location of premises to be licensed _____ 11823 Old Glenn Highway, Eagle River, Alaska
- b. Other conspicuous location in the area _____ Eagle River Post Office
3. I believe that with the approval of this application population would not at one time exceed in the aggregate of one license of the type requested for population as provided by law. AS 04.11.400 (check one)
- a. ☐ a radius of five (5) miles of the proposed location.
- b. ☐ an incorporated city, organized borough or unified municipality.
- X ☒ does not apply (application filed under AS 04.11.400(d)(e)(g) or transfer of license holder or location within an incorporated city or unified municipality or organized borough).
- d. ☐ established village.

(signature)

SUBSCRIBED and SWORN to me this 20th day of December, 20 10.



Notary Public in and for Alaska
My commission expires: 2/0

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

AFFIDAVIT

I/We 4th Avenue Theatre, Inc., by Robert Gottstein, president being first duly sworn on oath, depose and state that I/we am/are the licensee(s) and transferor(s) of that certain prior business known as 4th Avenue Theatre
630 West 4th Avenue, Anchorage AK 99501
number 3518 and that the following is a listing of accounts payable and taxes owed by the above licensed business as of 15-Nov-10

Creditor/Taxing Authority	Complete Mailing Address	Amount
B.J Gottstein Revovable Trust	935 West 3rd Avenue Anchorage AK 99501	\$300,000

SIGNED

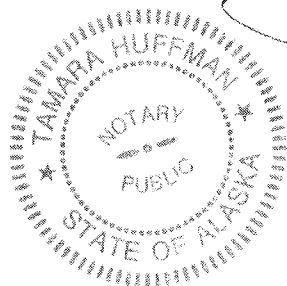
SIGNED

Subscribed & sworn to before me this

16th November 2010

Tamara Huffman
Notary Public in & for Alaska

My commission expires 6/26/14



(Rev. 5/2001)

STATE OF ALASKA
ALCOHOLIC BEVERAGE CONTROL BOARD

STATEMENT OF FINANCIAL INTEREST

CONFIDENTIAL

TO BE COMPLETED BY EACH APPLICANT, EITHER INDIVIDUAL OR CORPORATE

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

Applicant: <i>Jalapenos Inc.</i>	DBA: <i>Jalapenos Mexican Restaurant</i>
EIN or SSN: <i>20-1508709</i>	Location: <i>11823 Old Glenn Hwy #115 Eagle River A.K. 99577</i>
List each owner, shareholder, member in the boxes below:	
<i>Gilberto Ramos President</i>	
<i>Sandra Ramos Treasurer-Secretary</i>	

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

NAME	ADDRESS	AMOUNT	PURPOSE
<i>none</i>			

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

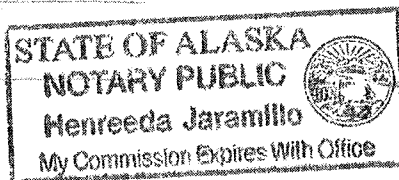
Signature of Applicant/Transferee

Subscribed and sworn to before me this

[Signature]

20th Day of *December* 20 *10*

Date



[Signature]
Notary Public in and for the State of Alaska
My commission expires *5/10*

35

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 19 years may be employed. (See note below).

LICENSEE:

Salapenos Inc.

D/B/A:

Salapenos Mexican Restaurant

ADDRESS:

11823 Old Glenn Hwy

- 1 Hours of Operation: 1100 AM to 1000 PM Telephone # (907) 694-1888
- 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: Clean tables - Hostesses - Dishwasher - 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

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

Subscribed and sworn to before me this

20th day of December

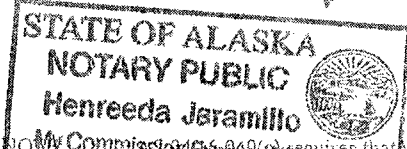
Date:

[Signature]
Notary Public in and for Alaska

My Commission expires

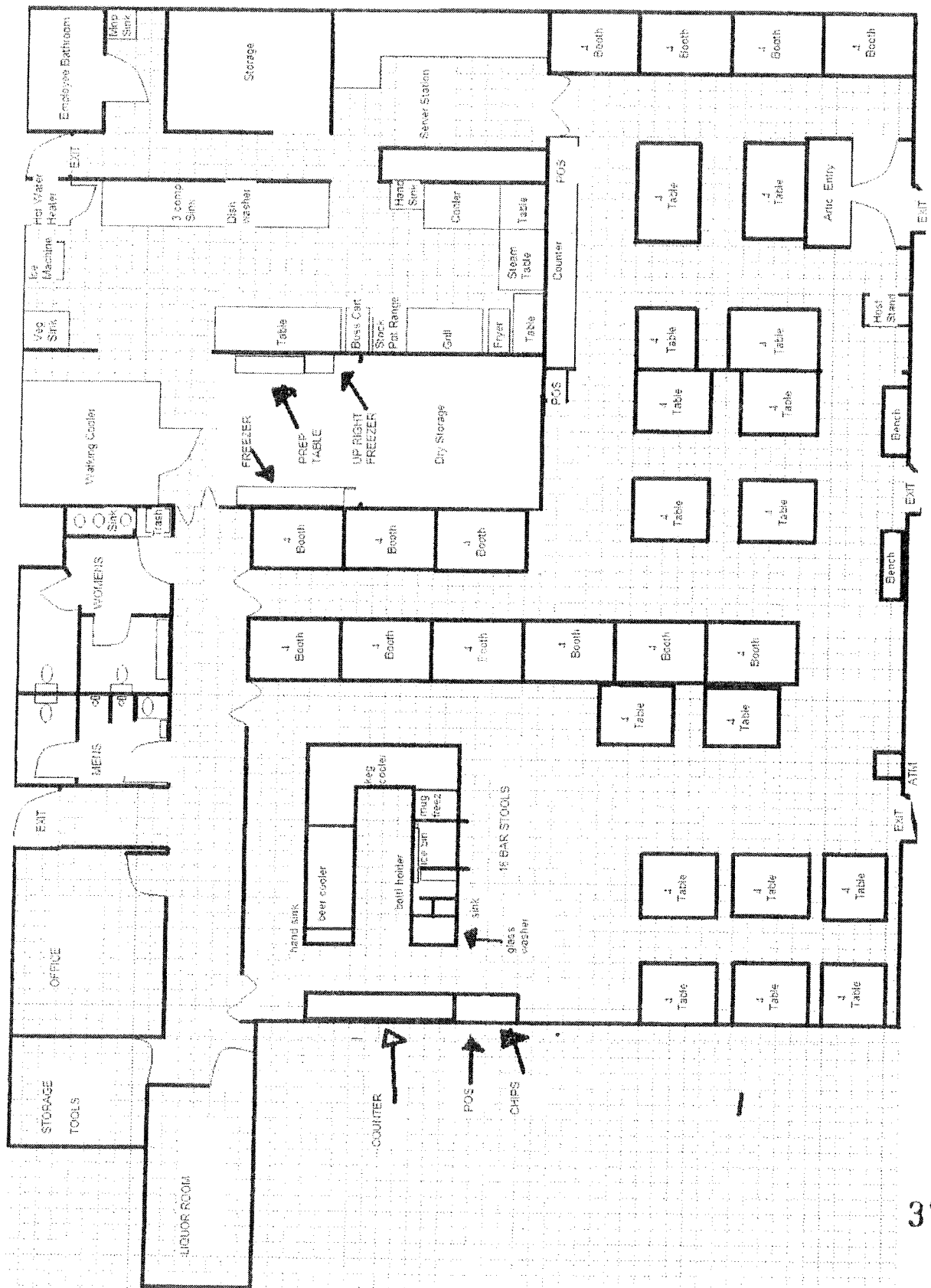
Director, ABC Board

Date:



My Commission Expires with Office. AS 04.16.049(c) provides that written 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.



**Sale - Approved**

Card Type	Visa
Card Number	XXXXXXXXXXXX8270
Expiration Date	XXXX/XX
Date	12/20/2010
Time	18:58:06
Entry Source	Manual
Order ID	3518
Authorization #	041643
Amount	150.00

Customer Copy

RECEIVED
DEC 20 2010
ABC BOARD

38

**Sale - Approved**

Card Type	Visa
Card Number	XXXXXXXXXXXX8270
Expiration Date	XXXX/XX
Date	12/20/2010
Time	18:58:06
Entry Source	Manual
Order ID	3518
Authorization #	041643
Amount	150.00

Customer Copy

RECEIVED
DEC 20 2010
ABC BOARD

38

3

**REVIEWING
AGENCY &
PUBLIC
COMMENTS**

MUNICIPALITY OF ANCHORAGE



Community Development Department
Development Services Division

Private Development Section

Mayor Dan Sullivan

RECEIVED

JAN 26 2011

MEMORANDUM

MUNICIPALITY OF ANCHORAGE
PLATTING DIVISION

Comments to Miscellaneous Planning and Zoning Applications

DATE: January 25, 2011
TO: Angela Chambers – Manager, Zoning and Platting
FROM: Sharen Walsh, on behalf of Don Keefer, Private Development Manager
SUBJECT: Comments for Assembly Public Hearing date: February 15, 2011

Case No. 2011-015 -- Jalapenos Mexican Restaurant

A request for concept/final approval of a conditional use to permit an alcoholic beverage dispensary use.

Private Development has no objection to the conditional use.

MUNICIPALITY OF ANCHORAGE



Planning & Development Services Dept.
Development Services Division

Building Safety

MEMORANDUM

Comments to Miscellaneous Planning and Zoning Applications

DATE: January 14, 2011

TO: Angela Chambers, Manager, Zoning and Platting

FROM: Ron Wilde, P.E.
Building Safety

SUBJECT: Comments for Case 2011-015

RECEIVED
JAN 14 2011
MUNICIPALITY OF ANCHORAGE
PLATTING DIVISION

No Comment.

Municipality of Anchorage
Treasury Division
Memorandum

RECEIVED

~~JAN 05 2010~~

MUNICIPALITY OF ANCHORAGE
PLATTING DIVISION

Date: January 4, 2011
To: Angela Chambers
Patty Long
Planning Dept.
From: Diana Flavin, Revenue Officer
Subject: Liquor License Conditional Use Comments

Request for conditional use permit 2011-015 for Jalapenos Mexican Restaurant located at 11823 Old Glenn Hwy, Eagle River, AK.

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

WMS WATERCOURSE MAPPING SUMMARY

Per the requirements for watercourse verification outlined in Project Management and Engineering Operating Policy and Procedure #8 and Planning Department Operating Policy and Procedure #1 (effective June 18, 2007), MOA Watershed Management Services has inspected the following location for the presence or absence of stream channels or other watercourses, as defined in Anchorage Municipal Code (21.35).

- Project Case Number or Subdivision Name: Regional Park # 2 Grid # NW0252
- Project Location, Tax ID, or Legal Description: 050-124-42-000
- Project Area (if different from the entire parcel or subdivision): _____

In accordance with the requirements and methods identified, WMS verifies that this parcel, project area, or application:

X

DOES NOT contain stream channels and/or drainageways, as identified in WMS field or archival mapping information.*

_____ **DOES** contain stream channels and/or drainageways **AND** these are located and identified on submittal documents in general congruence with WMS field and archival mapping information.

New or additional mapping **IS NOT REQUIRED**.*

_____ Contains stream channels and/or drainageways **BUT** one or more streams or other watercourses:

- are **NOT** shown on submittal documents, or
- are **NOT** depicted adequately on submittal documents for verification, or
- are **NOT** located or identified on submittal documents in general congruence with WMS field and archival mapping information.

New or additional mapping **IS REQUIRED** and must be re-submitted for further review and verification.*

_____ Presence of stream channels and/or drainageways is unknown **AND** field verification is not possible at this time. WMS will verify as soon as conditions and prioritized resources allow.

* Streams omitted in error by WMS or others remain subject to MOA Code and must be shown in new mapping upon identification of the error.

ADDITIONAL INFORMATION:

- | | | |
|---|--|---|
| <input type="checkbox"/> Y <input type="checkbox"/> N | WMS written drainage recommendations are available. | <input type="checkbox"/> Preliminary <input type="checkbox"/> Final |
| <input type="checkbox"/> Y <input type="checkbox"/> N | WMS written field inspection report or map is available. | <input type="checkbox"/> Preliminary <input type="checkbox"/> Final |
| <input type="checkbox"/> Y <input type="checkbox"/> N | Field flagging and/or map-grade GPS data is available. | |

Inspection Certified By:

[Signature]

Date:

12-22-10

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: 2011-015

[View Comments](#)

2. View Comments:

RECEIVED

DEC 29 2010

MUNICIPALITY OF ANCHORAGE
PLATTING DIVISION

Case Num: 2011-015

Assembly conditional use for an alcoholic beverage dispensary use

Site Address: 11823 OLD GLENN HWY

Location: An alcoholic beverage dispensary Conditional Use for a restaurant (Jalapenos Mexican Restaurant). Martin Business Park, Lot A. Generally located east of Old Glenn Highway, south of Hanson Drive & north of Easy Street.

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

Public Comments

12/29/10

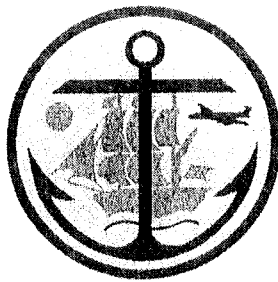
Steven Ellis

I support this conditional use for an alcoholic beverage dispensary license. If this restaurant obtains a license, it does not cause me any concern with the density of licenses in downtown Eagle River. I do not believe it exceeds the density of licenses in downtown Anchorage. The times I have eaten at the restaurant, it has always been well run and a friendly atmosphere. Denying this conditional use would limit their ability to reasonably compete with the other two mexican restaurants in Eagle River. Please approve this conditional use.

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

4

POSTING AFFIDAVIT

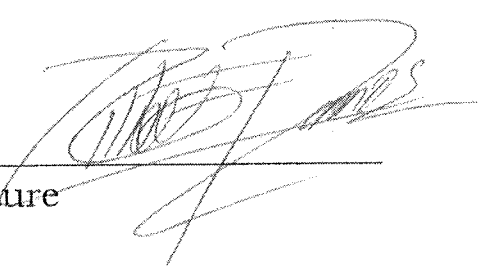


AFFIDAVIT OF POSTING

Case Number: 2011-015

I, Gilbert Ramos, 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 _____. The notice was posted on 12-22-10 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 22 day of December, 2010.

Signature 

LEGAL DESCRIPTION

Tract or Lot (A) ✓

Block _____

Subdivision Martin business park ✓

5

**PROPERTY
AND
RELATED
HISTORY**

PARCEL INFORMATION

APPRAISAL INFORMATION

Legal MARTIN BUSINESS PARK
LT A

Parcel 050-124-42-000
Owner THURSTON JAMES & JANET JOINT
REVOCABLE TRUST
THURSTON J & J/TRUSTEES
341 W TUDOR ROAD #103
ANCHORAGE AK 99503 6639

01

Descr STRIP SHOPPING CTR
Site Addr 11823 OLD GLENN HWY

RELATED CAMA PARCELS

Related Parcel(s)	XRef Type	Leased Parcels	Cross Reference (XRef) Type Legend			Get "Type" explanation Bring up this form focused on the related parcel
			Econ. Link E = Old to New I = New to Old Renumbr N = New to Old X = Old to New	Replat R = Old to New F = New to Old Combine C = New to Old P = Old to New	Uncouple U = Old to New Q = New to Old Lease L = GIS to Lease M = Lease to GIS	

REZONE

1994-144
2011-015

Case Number 1994-144 # of Parcels 1 Hearing Date 09/06/1994
Case Type Assembly conditional use for the sales, dispensing, or service of alcoholic beverage
Legal BEVERAGE DISPENSARY LIQUOR LICENSE conditional use for Martin Business Park, Lot A, generally located to the east of the Old Glenn Highway, between Easy Street and Lacy Street.

PLAT

Case Number
Action Type
Legal

Grid

Proposed Lots 0
Action Date

Existing Lots

PERMITS

06E3352

Permit Number 06E3352
Project BOMBAY EXPRESS
Work Desc T/i; change of use
Use A-2 ASSEMBLY, RESTAURANTS, BAR

BZAP

000869
006904
002480

Action No. Z-84-12
Action Date 03/08/1984
Resolution

Status DNY Denied
Type VAR Variance

ALCOHOL LICENSE

3766

Business Jalapenos Mexican Restaurant
Address 11823 Old Glenn Hwy
Eagle River, AK 99577
License Type Restaurant/Eating Place
Status Valid/Active

Applicants Name Jalapenos Inc.
Conditions AR 94-276

PARCEL INFORMATION

OWNER

THURSTON JAMES & JANET JOINT
 REVOCABLE TRUST
 THURSTON J & J/TRUSTEES
 341 W TUDOR ROAD #103
 ANCHORAGE AK 99503 6639
 Deed 3608 0000322
 CHANGES: Deed Date Mar 17, 2000
 Name Date May 03, 2000
 Address Date Jul 24, 2001

PARCEL

Parcel ID 050-124-42-000
 Status
 Renumbr ID 000-000-00-00000
 Site Addr 11823 OLD GLENN HWY
 Comm Concl EAGLE RIVER
 Comments

01

TAX INFO

2011 Tax 29,864.63 Balance 0.00 District 010

LEGAL

MARTIN BUSINESS PARK
 LT A

Unit SQFT 63,136
 Plat 830358
 Zone B3 Grid NW0252

HISTORY

	Year	Building	Land	Total
Assmt Final	2009	922,600	1,026,000	1,948,600
Assmt Final	2010	931,900	1,026,000	1,957,900
Assmt Final	2011	886,300	1,026,000	1,912,300
Exemptions	SPRINKLER			17,726
State Credit				0
Tax Final				1,894,574

PROPERTY INFO

#	Type	Land Use
01	COMMERCIAL	STRIP SHOPPING CTR

SALES DATA

Mon	Year	Price	Source	Type
04	1998	1,770,000	AGENT	LAND & BLDG
02	1993	920,000	BUYER	LAND & BLDG
12	1990	650,000	OTHER	LAND & BLDG

LAND & COMMON PARCEL INFORMATION

APPRAISAL INFORMATION

Legal MARTIN BUSINESS PARK
LT A

Parcel 050-124-42-000

01 of 01

Owner THURSTON JAMES & JANET JOINT
REVOCABLE TRUST
THURSTON J & J/TRUSTEES
341 W TUDOR ROAD #103
ANCHORAGE AK 99503

Site Addr 11823 OLD GLENN HWY

LAND INFORMATION

Land Use STRIP SHOPPING CTR
Class COMMERCIAL
Living Units 000
Community Council 007 EAGLE RIVER
Entry: Year/Quality 05 1987 EXTERIOR
08 201C
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 MARTIN BUSINESS PARK
LT A

Parcel 050-124-42-000

01 of 01

#

01

Site Addr 11823 OLD GLENN HWY
Prop Info # STRIP SHOPPING CTR

Owner THURSTON JAMES & JANET JOINT
REVOCABLE TRUST
THURSTON J & J/TRUSTEES
341 W TUDOR ROAD #103
ANCHORAGE AK 99503

BUILDING INFORMATION

Structure Type STRIP SHOPPING CTR

Building SQFT 24,180

Year Built 1983

Grade C

Effective Year Built 1983

Property Information # 01

Building Number 01

Identical Units 01

Number of Units 000

INTERIOR DATA

Floor	Level	Partitions	Heat System	Air Conditioner	Plumbing	Physical Condition	Functional
01	01	NORMAL	HOT AIR	NONE	ADEQUATE	NORMAL	NORMAL
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 Type	Const Type
01	01	19,914	695	RETAIL	18	STUCCO	WOOD JOIST(WD & STL)
01	01	2,826	202	MULTI-USE OFFICE	18	STUCCO	WOOD JOIST(WD & STL)
01	01	1,440	108	RESTAURANT	18	STUCCO	WOOD JOIST(WD & STL)

BUILDING OTHER FEATURES - ATTACHED IMPROVEMENTS

Type	Qty	Size1	Size2
SPRINKLER WET	01	21,722	1
CANOPY- SVC STATION	01	576	1
SPRINKLER WET	01	2,826	1
CANOPY- SVC STATION	01	460	1

OTHER BUILDINGS AND YARD IMPROVEMENTS

Type	Size/Amt	Units	Yr/Built	Condition	Funct/Utility
PAVING ASPHALT PK	36,000	01	1985	NORMAL	NORMAL
PAVING CONCRETE-AV	1,700	01	1985	NORMAL	NORMAL
MERCURY LIGHT POLE	1	04	1985	NORMAL	NORMAL

OWNER HISTORY

APPRAISAL INFORMATION

Legal MARTIN BUSINESS PARK
LT A

Parcel 050-124-42-000

01 of 01

01

Property Info # Descr STRIP SHOPPING CTR

Site Address 11823 OLD GLENN HWY

Current 03/17/00

THURSTON JAMES & JANET JOINT
REVOCABLE TRUST
THURSTON J & J/TRUSTEES
341 W TUDOR ROAD #103
ANCHORAGE AK 99503 6639

3rd

3223 0000 04/03/98
THURSTON JAMES W & JANET M

10700 PROSPECT DRIVE
ANCHORAGE AK 99516

Prev

3608 0000 03/17/00
THURSTON JAMES & JANET JOINT
REV TRUST &
THURSTON JANET M
10700 PROSPECT DRIVE
ANCHORAGE AK 99516

4th

3126 0000 09/19/97
MUELLER JAY C TRUST (3/8) &
HARVEY SYLENDIA (4/8) &
MUELLER BARBARA W TRUST (1/8)
PO BOX 202687
ANCHORAGE AK 99520

2nd

3608 0000 03/17/00
THURSTON JAMES W &
THURSTON JANET M

10700 PROSPECT DRIVE
ANCHORAGE AK 99516

5th

3126 0000 09/19/97
MUELLER JAY (3/8) &
HARVEY SYLENDIA (4/8) &
MUELLER BARBARA W TRUST (1/8)
PO BOX 202687
ANCHORAGE AK 99520

Content ID: 009893**Type:** AR_AllOther - All Other Resolutions

ALCOHOLIC BEVERAGES CONDITIONAL USE FOR A BEVERAGE DISPENSARY USE AND LICENSE NUMBER 3518 IN THE B-3 (GENERAL BUSINESS) DISTRICT FOR JALAPENOS, INC., DBA JALAPENOS MEXICAN

Title: RESTAURANT; LOCATED AT 11823 OLD GLENN HIGHWAY, UNITS 114, 115 AND 116, MARTIN BUSINESS PARK, LOT A; GENERALLY LOCATED EAST OF THE OLD GLENN HIGHWAY, SOUTH OF HANSON DRIVE AND NORTH OF EASY STREET.**Author:** chambersac**Initiating Dept:** Planning**Date Prepared:** 2/7/11 11:47 AM**Director Name:** Jerry T. Weaver, Jr.**Assembly Meeting Date:** 2/15/11**Public Hearing Date:** 2/15/11

Workflow Name	Action Date	Action	User	Security Group	Content ID
Clerk_Admin_SubWorkflow	2/9/11 9:30 AM	Exit	Joy Maglaqui	Public	009893
MuniManager_SubWorkflow	2/9/11 9:30 AM	Approve	Joy Maglaqui	Public	009893
CFO_SubWorkflow	2/7/11 5:27 PM	Approve	Lucinda Mahoney	Public	009893
Commun_Dev_SubWorkflow	2/7/11 12:15 PM	Approve	Jerry Weaver Jr.	Public	009893
Planning_SubWorkflow	2/7/11 12:07 PM	Approve	Jerry Weaver Jr.	Public	009893
AllOtherARWorkflow	2/7/11 11:56 AM	Checkin	Angela Chambers	Public	009893