

MUNICIPALITY OF ANCHORAGE



Planning Department
Current Planning Division

Phone: 907-343-7942
Fax: 907-343-7927

Mayor Dave Bronson

November 27, 2023

Thomas Amodio
Reeves Amodio, LLC
500 L Street, Suite 300
Anchorage, AK 99501

SUBJECT: Case 2023-0140, Modification to Alcohol Special Land Use Permit

Legal Description:	Gateway Subdivision, Tract A, Fragment Lot 17B-4
Address:	1074 North Muldoon Road
Tax Parcel #:	006-441-40
Zoning:	B-3 SL (general business) district with special limitations per AO 2007-54
Area:	15.067 acres
Grid:	SW1140

Dear Mr. Amodio:

The Planning Department has reviewed your application for modification of a previously approved alcohol special land use permit for a package store license for Costco Wholesale Corporation, dba Costco Business Center #1661.

This is an existing 160,708-square-foot vacant grocery store within Fragment Lot 17B-4 of Tikahtnu Commons Mall. Liquor stores are an allowed use in the B-3 SL (general business) district. This package store has a package store alcohol license. The proposed change to the floor plan is simply to move the liquor store over one aisle. There will be no change to the square footage. None of the State and Municipal reviewing agencies object the granting of this modification.

The Department finds that the approval criteria in AMC 21.03.040C.7., *Modifications*, is met. The application is APPROVED, in accordance with AMC 21.03.040, *Alcohol Special Land Use Permit*, subject to the petitioner's application, narrative, and the following plans on file at the Planning Department.

Sincerely,

Craig H. Lyon
Director, Planning Department