

Submitted by: Chair of the Assembly at the
Request of the Mayor
Prepared by: Community Development
Department, Planning
For reading April 24, 2012

Postponed Indefinitely 4/24/12

**Anchorage, Alaska
AR 2012-109**

1 **A RESOLUTION OF THE ANCHORAGE MUNICIPAL ASSEMBLY**
2 **APPROVING A MINOR AMENDMENT TO THE ALCOHOLIC BEVERAGES**
3 **CONDITIONAL USE FOR A BEVERAGE DISPENSARY USE AND LICENSE**
4 **NUMBER 4350, IN THE B-3 SL (GENERAL BUSINESS) DISTRICT FOR**
5 **VICTOR HURTADO AND MARIELLA VALENCIA, DBA THREE AMIGOS**
6 **MEXICAN RESTAURANT; LOCATED WITHIN WONDER PARK**
7 **SUBDIVISION, ADDITION NUMBER 8, TRACT B, GENERALLY LOCATED**
8 **SOUTH OF CARIBOU AVENUE AND WEST OF THE BONIFACE PARKWAY.**

9
10 (Russian Jack Community Council) (Case 2012-044)

11
12 THE ANCHORAGE ASSEMBLY RESOLVES:

13
14 **Section 1.** A conditional use permit is hereby approved for an Alcoholic
15 Beverages Conditional Use for a Beverage Dispensary Use and License Number
16 4350, in the B-3 SL (General Business) district for Victor Hurtado and Mariella
17 Valencia, dba Three Amigos Mexican Restaurant, located within Wonder Park
18 Subdivision, Addition Number 8, Tract B, generally located south of Caribou
19 Avenue and west of the Boniface Parkway, and generally meets the applicable
20 provisions of AMC 21.15.030, AMC 21.40.180D.8, 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 State Recorder's Office
25 within 120 days of the Assembly's approval for this beverage dispensary
26 in the B-3 SL district.
27
28 2. All uses shall conform to the plans and narrative submitted with this
29 conditional use application.
30
31 3. This alcoholic beverages conditional use approval is for a Beverage
32 Dispensary Use and License Number 4350 in the B-3 SL (General
33 Business) district per AMC 21.15.030, AMC 21.40.180D.8 and AMC
34 21.50.160 for approximately 2,750 square feet of gross leasable area
35 located within Wonder Park Subdivision, Addition Number 8, Tract B.
36 Plans indicate 65 seats: 60 fixed and 5 non-fixed seats.

1 4. On-premise sale of alcoholic beverages will be seven days a week as
2 permitted per Anchorage Municipal Code 10.50.015C. and Alaska
3 Alcoholic Beverage Control Board requirements.

4
5 5. Employees will be trained in accordance with the Alcoholic Beverage
6 Control Board's "Liquor Server Awareness Training Program," in
7 accordance with Alaska Statute 04.21.025. Upon demand, the applicant
8 shall demonstrate compliance with a liquor "Server Awareness Training
9 Program" approved by the State of Alaska Alcoholic Beverage Control
10 Board, such as or similar to the program for "Techniques in Alcohol
11 Management (T.A.M.)."

12
13 6. The use of the property by any person for the permitted purposes shall
14 comply with all current and future federal, state, and local laws and
15 regulations including but not limited to laws and regulations pertaining to
16 the sale, dispensing, service and consumption of alcoholic beverages and
17 the storage, preparation, sale, service and consumption of food. The
18 owner of the property, the licensee under the Alcoholic Beverage Control
19 license and their officers, agents and employees shall not knowingly
20 permit or negligently fail to prevent the occurrence of illegal
21 activity on the property.

22
23 7. A copy of the conditions imposed by the Assembly in connection with this
24 conditional use approval shall be maintained on the premise at a location
25 visible to the public.

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

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

32
33 PASSED AND APPROVED by the Anchorage Assembly this _____ day
34 of _____ 2012.

35
36
37
38 _____
39 Chair of the Assembly

40 ATTEST:

41
42
43 _____
44 Municipal Clerk



MUNICIPALITY OF ANCHORAGE

ASSEMBLY MEMORANDUM

No. AM 235-2012

Meeting Date: April 24, 2012

1 **From: MAYOR**

2
3 **Subject: A RESOLUTION OF THE ANCHORAGE MUNICIPAL ASSEMBLY**
4 **APPROVING A MINOR AMENDMENT TO THE ALCOHOLIC**
5 **BEVERAGES CONDITIONAL USE FOR A BEVERAGE**
6 **DISPENSARY USE AND LICENSE NUMBER 4350, IN THE B-3 SL**
7 **(GENERAL BUSINESS) DISTRICT FOR VICTOR HURTADO AND**
8 **MARIELLA VALENCIA, DBA THREE AMIGOS MEXICAN**
9 **RESTAURANT; LOCATED WITHIN WONDER PARK SUBDIVISION,**
10 **ADDITION NUMBER 8, TRACT B, GENERALLY LOCATED SOUTH**
11 **OF CARIBOU AVENUE AND WEST OF THE BONIFACE PARKWAY.**
12
13

14 Victor Hurtado and Mariella Valencia, dba Three Amigos Mexican Restaurant
15 Anchorage Downtown Marriott, has made application for a minor amendment in
16 accordance with AMC 21.15.030G to allow for a change to the Alcoholic
17 Beverages Conditional Use for a Beverage Dispensary Use and License
18 Number 4350, in the B-3 SL (General Business) district, located within Wonder
19 Park Subdivision, Addition Number 8, Tract B. The site is located at 360 Boniface
20 Parkway, Suite A-31.
21

22 The petitioner requests to stay open for business until 2:30 a.m. on weekdays and
23 3:00 a.m. on weekends, as permitted by AMC 10.50.010 and AS 04.11.080.
24 Currently, they are approved to stay open until 10:00 p.m. on weekdays and 1:00
25 a.m. on weekends per AR 2009-276. The site plan remains unchanged.
26

27 All employees involved in the dispensing of alcoholic beverages will be trained in
28 accordance with the Alcoholic Beverage Control Board's Liquor Server Awareness
29 Training Program.
30

31 There are no delinquent Personal Property Taxes or Real Property Taxes owing at
32 this time. No comments were received from the Anchorage Police Department or
33 Department of Health and Human Services at the time this report was written.
34

1 **THIS ALCOHOLIC BEVERAGES CONDITIONAL USE FOR A BEVERAGE**
2 **DISPENSARY USE AND LICENSE NUMBER 4350, IN THE B-3 SL DISTRICT,**
3 **GENERALLY MEETS THE REQUIRED STANDARDS OF AMC TITLE 10,**
4 **AMC TITLE 21, ALASKA STATUTE 04.11.090, AND 13 AAC 104.325.**

5
6 Prepared by: Francis McLaughlin, Current Planning Section
7 Planning Division
8 Approved by: Jerry T. Weaver, Jr, Director
9 Community Development Department
10 Concur: Dennis A. Wheeler, Municipal Attorney
11 Concur: George J. Vakalis, Municipal Manager
12 Respectfully submitted: Daniel A. Sullivan, Mayor

MUNICIPALITY OF ANCHORAGE

MEMORANDUM

DATE: April 24, 2012
TO: Anchorage Assembly
THRU: *JW* Jerry T. Weaver, Jr., Director, Community Development
Department
FROM: *FM* Francis McLaughlin, Senior Planner, Current Planning Section
SUBJECT: 2012-044 – Minor Amendment to a Conditional Use

Request

Victor Hurtado and Mariella Valencia, dba Three Amigos Mexican Restaurant, are requesting a minor amendment to the conditional use for a beverage dispensary use and license number 4350.

The petitioners request to stay open for business until 2:30 a.m. on weekdays and 3:00 a.m. on weekends, as permitted by AMC 10.50.010 and AS 04.11.080. Currently, they are approved to stay open until 10:00 p.m. on weekdays and 1:00 a.m. on weekends per AR 2009-276. The site plan remains unchanged.

Zoning

The site is located within Wonder Park Number 8, Tract B. The zoning is B-3 SL (General Business) District per AO 90-78 and AO 79-191. The special limitations in AO 90-78 do not apply to this case. The special limitations on AO 79-191 state: "Uses involving the retail sale, dispensing or service of alcoholic beverages may be permitted by special exception only." The special exception process (AMC 21.45.170) was repealed in 1985 and replaced with the current conditional use process (AMC 21.50.160).

Recommendation

The petitioner has a history of staying open beyond the hours of operation that are permitted in AR 2009-276 (i.e. 10:00 p.m. on weekdays and 3:00 a.m. on weekends). The Department recommends that the case be rescheduled for public hearing due to recent activity on the property.



Anchorage Police – Alcoholic Beverage Control Board Joint Press Release 4-9-12



**Press Contacts: ABC Director Shirley Gifford 269-0351
APD Lt. Dave Parker 351-1949**

**Subject: Alcoholic Beverage Control / Anchorage Police Department
Operation Results in Closures
Case Number: Multiple**

A four month long, multi-agency investigation involving the Alcoholic Beverage Control Board and the Anchorage Police Department has culminated in the shutting down of an illegal night club serving alcohol without a license and two licensed restaurants either serving alcohol illegally after hours or providing entertainment after hours.

In December of 2011, ABC investigators received information about a local strip club, the Showboat Show Club, located at 446 Unga Street, having illegal after hours parties and serving alcohol without a license. The Showboat is an 18 and over strip club. Covert investigators were able to make entry into the club whereupon they were able to verify the illegal activity. On 4-7-12, an 18-member task force team comprised of both agencies made entry into the Showboat Show Club and served a search warrant, which resulted in the seizure of alcohol, narcotics, documents and electronic equipment. Suspects who participated in the illegal operations were identified and the investigation continues.

In February of 2012, ABC investigators received information about a local restaurant serving alcohol after hours without being licensed to do so. Further investigation revealed the ABC licensed establishment, the Three Amigos Mexican Restaurant located at 360 Boniface Parkway, was allowing persons to enter the restaurant to consume alcohol after hours; specifically, after local Municipality of Anchorage laws prevented them from doing so. ABC investigators and the APD CAP team worked the case together and on 3-17-12, 14 members of both agencies served a search warrant at Three Amigos. Suspects were identified and charged with various violations including licensee selling alcohol after hours, licensee allowing illegal drug activity, restaurant or eating place providing illegal entertainment and employees not possessing alcohol server education cards. Additional Municipality of Anchorage charges are pending.

While investigating the Three Amigos Mexican Restaurant allegations, investigators discovered that another ABC licensed restaurant, Tropical Latin Food located at 341 Boniface Parkway, was allowing entertainment after 11 p.m. and permitting illegal drug activity on their premises, which is a violation of its liquor license.

All three of these establishments were found to have illegal drug use and suspected gang activity, which along with the unlawful serving of alcohol, made these licensed establishments

centers for illegal activity in Anchorage. The investigation also revealed as soon as one establishment was shut down by law enforcement, customers would patronize the other establishments and continue their illegal activities.

The Anchorage Police Department and the ABC Board continue to serve the residents of Anchorage and Alaska and wishes to thank those persons for providing valuable information into revealing the illegal night clubs and their actions. If anyone has additional information regarding these investigations and or other activities, please contact the ABC Board at 907-269-0350 or the Anchorage Police Department CrimeStoppers at 907-561-STOP (7867).

Note: A criminal charge is merely an accusation of criminal wrongdoing. All persons charged with crimes are presumed innocent until and unless proven guilty by a court of law.

02-29-2012

Three Amigos Restaurant

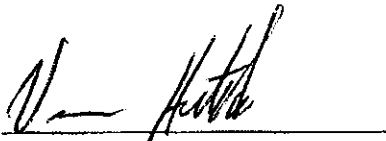
360 Boniface A-31

Anchorage, Alaska 99504

Beverage Dispensary License # 4350

Alaska Business License # 955220

We are requesting to change the condition of our existing beverage dispensary license. We are seeking to serve alcoholic beverages monday through thursday until 2:30 am , and friday and saturday until 3:00 am. The squarefootage of the Restaurant and the seating will not change .



Victor Hurtado ph # 7201900



Mariella Valencia ph# 3103134

1200 W. Diamond 1468
Anchorage AK. 99515

Submitted by: Chair of the Assembly at
the Request of the Mayor

Prepared by: Planning Department
For reading: November 17, 2009

CLERK'S OFFICE
APPROVED

Date: 11-17-09 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 Osslander
Chair

Beth S. Grant
Municipal Clerk

(Planning Case Number 2009-133)
(Tax Identification Number 006-296-24)



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.

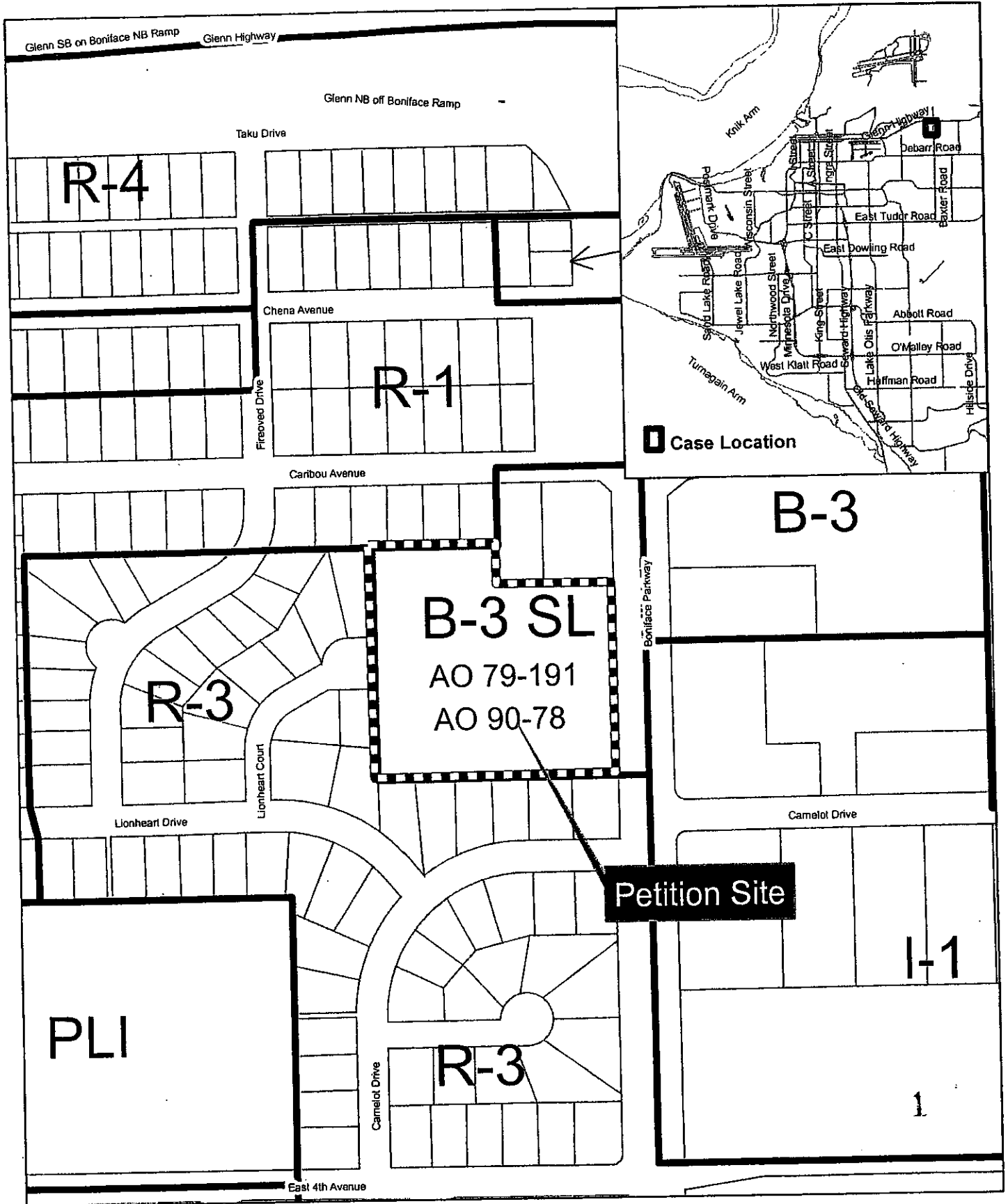
19
20 There is one beverage dispensary, one restaurant/eating place and one package
21 store license within 1,000 feet of this application. There are no schools or
22 churches within 200 feet of the petition site.

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.

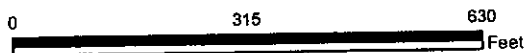
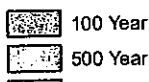
26
27 This conditional use for a new Beverage Dispensary License Number 4350 and
28 alcoholic beverages use and license in the B-3 District generally meets the
29 applicable provisions of AMC 21.50.020, 21.50.160 and Alaska Statute 04.11.090.
30
31
32

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



Flood Limits



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

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

Parcels--Basic Layers

Mon Aug 24, 14:07:01, 2009.

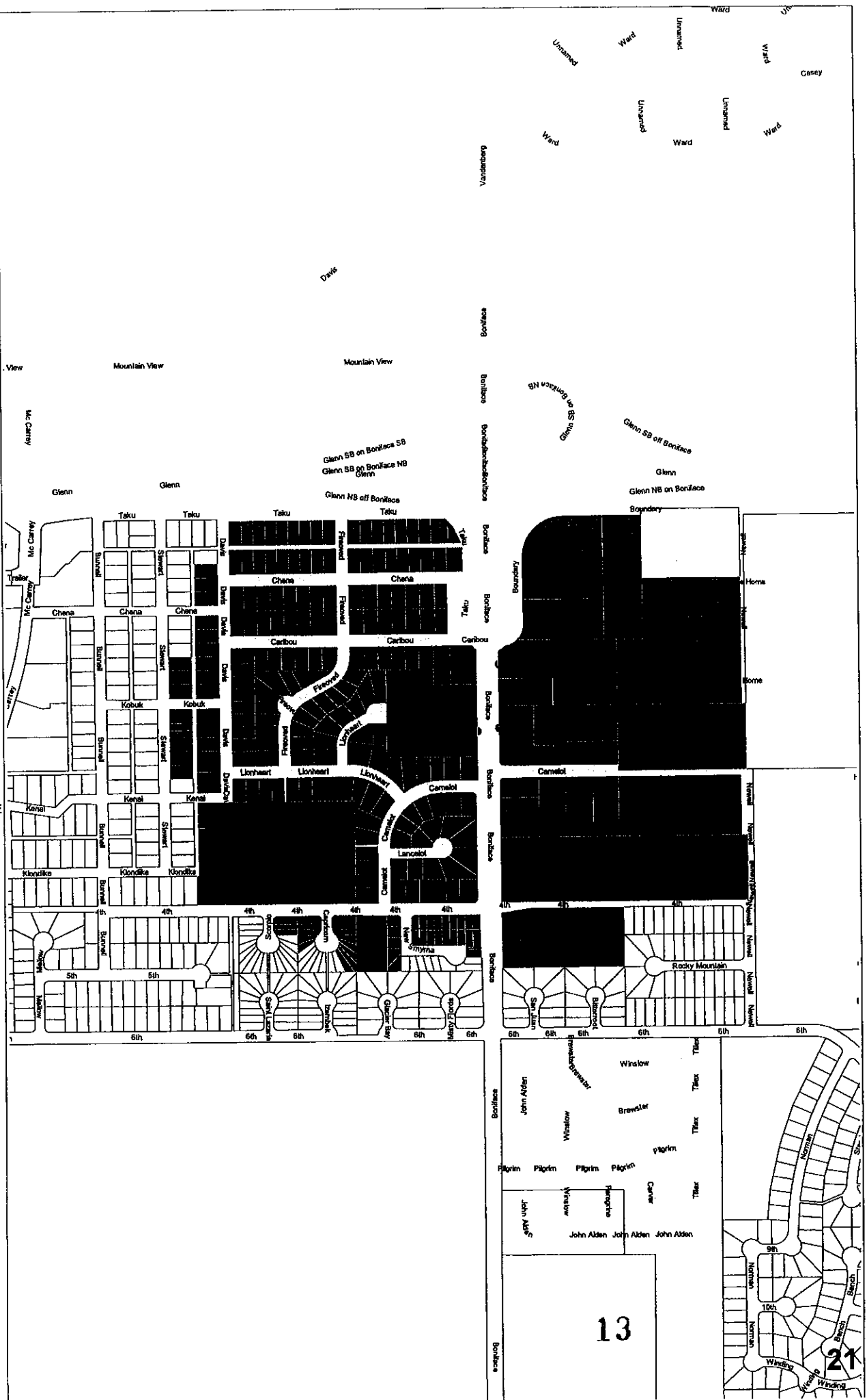
Map: Parcels--Basic Layers



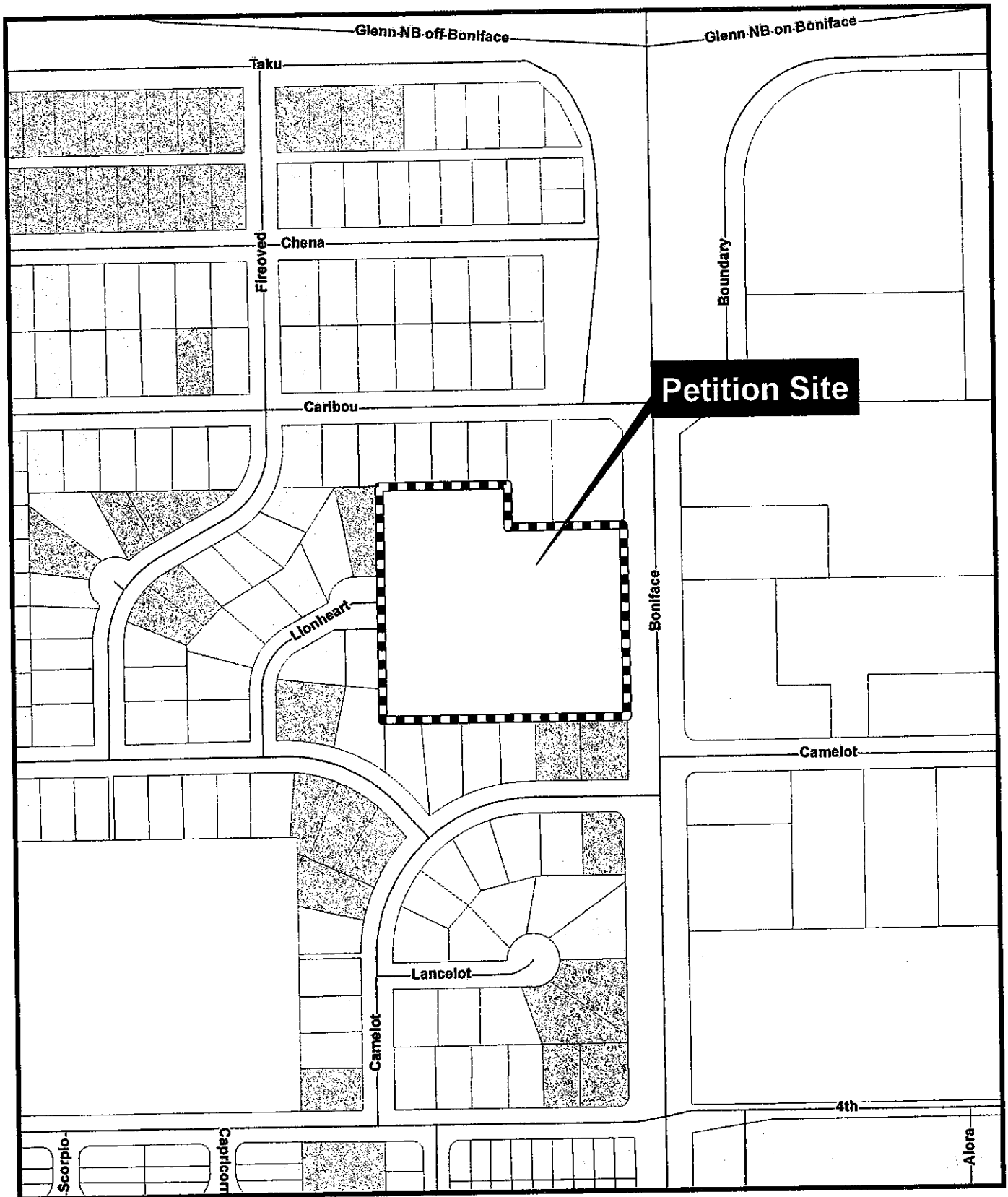
Scale 1:8000

Legend:

- Txt
- STREET_NAME
- PARCELS
- ALCOHOL






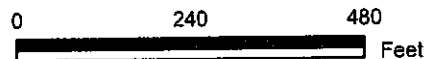
2009-133



Municipality of Anchorage
Planning Department

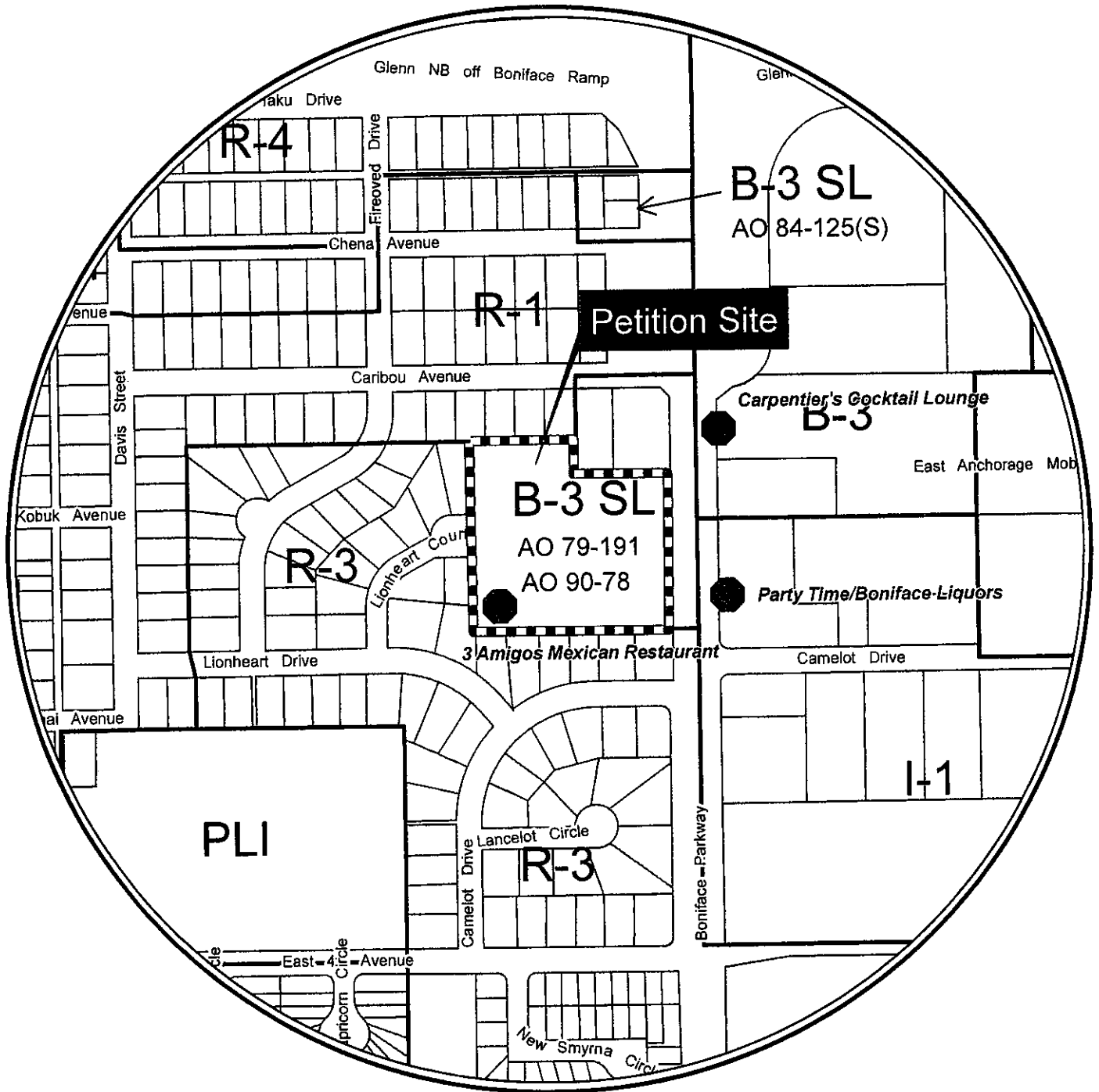
Date: August 24, 2009

-  Mobile Home Park
-  Multi-Family
-  Single Family



2009-133

EXISTING LIQUOR LICENSES WITHIN 1000'



DEPARTMENTAL

COMMENTS

Reviewing Agency Comment Summary

Case No.: 2009-133

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

Municipality Of Anchorage
ANCHORAGE WATER & WASTEWATER UTILITY

MEMORANDUM

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 *PH*

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.

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

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

20

28



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

Helping You Today For Tomorrow

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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:**

2. **View Comments:**

RECEIVED

OCT 14 2009

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](#)

2

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

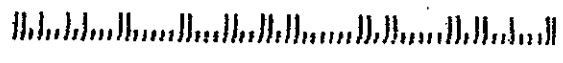
OCT 05 2009

MUNICIPALITY OF ANCHORAGE
PLATTING DIVISION

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

Friday, October 09, 2009

Planning Dept Case Number: 99511-3016-2040
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 4701 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 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

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.

Dean Titus

Dorothy Titus

4

[No Subject]

From: Dottie <drdm Titus@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 <drdmtitus@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 196650
Anchorage, AK 99519-6650

Please fill in the information asked for below.

PETITIONER*		PETITIONER REPRESENTATIVE (IF ANY)	
Name (last name first) <i>Hurtado Victoria Diaz Jose</i>		Name (last name first)	
Mailing Address <i>360 Boniface Pkwy # 30-31 Anchorage, AK 99504</i>		Mailing Address	
Contact Phone: Day: <i>907-770-5656</i> Night: <i>same</i>		Contact Phone: Day:	Night:
FAX: <i>907-770-5655</i>		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):	<i>603 12 16 19 006-296-24</i>	
Site Street Address:	<i>360 Boniface Pkwy # 30-31 Anchorage AK 99504</i>	
Property Owner (if not the Petitioner):		
Current legal description: (use additional sheet in necessary)	<i>360 Boniface Pkwy # 30-31 Anchorage, AK 99504 Wonder Park #8 Tract B</i>	
Zoning: <i>B-3 SL</i>	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: <i>8.21-09</i>	Signature (Agents must provide written proof of authorization): <i>Vic Diaz</i>	Case Number: <i>29</i>
Accepted by: <i>[Signature]</i>	Poster & Affidavit: <i>1 given</i>	Fee: <i>4 000.00</i>
		Case Number: <i>2009-133</i>

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 *Van Hute de Rose J. Cruz*
 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):
 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.)?
 56

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 traveling 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 Schuyler* 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(booths 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?

11 Am to 10 Pm Weekends 11 Am - 1 Am

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

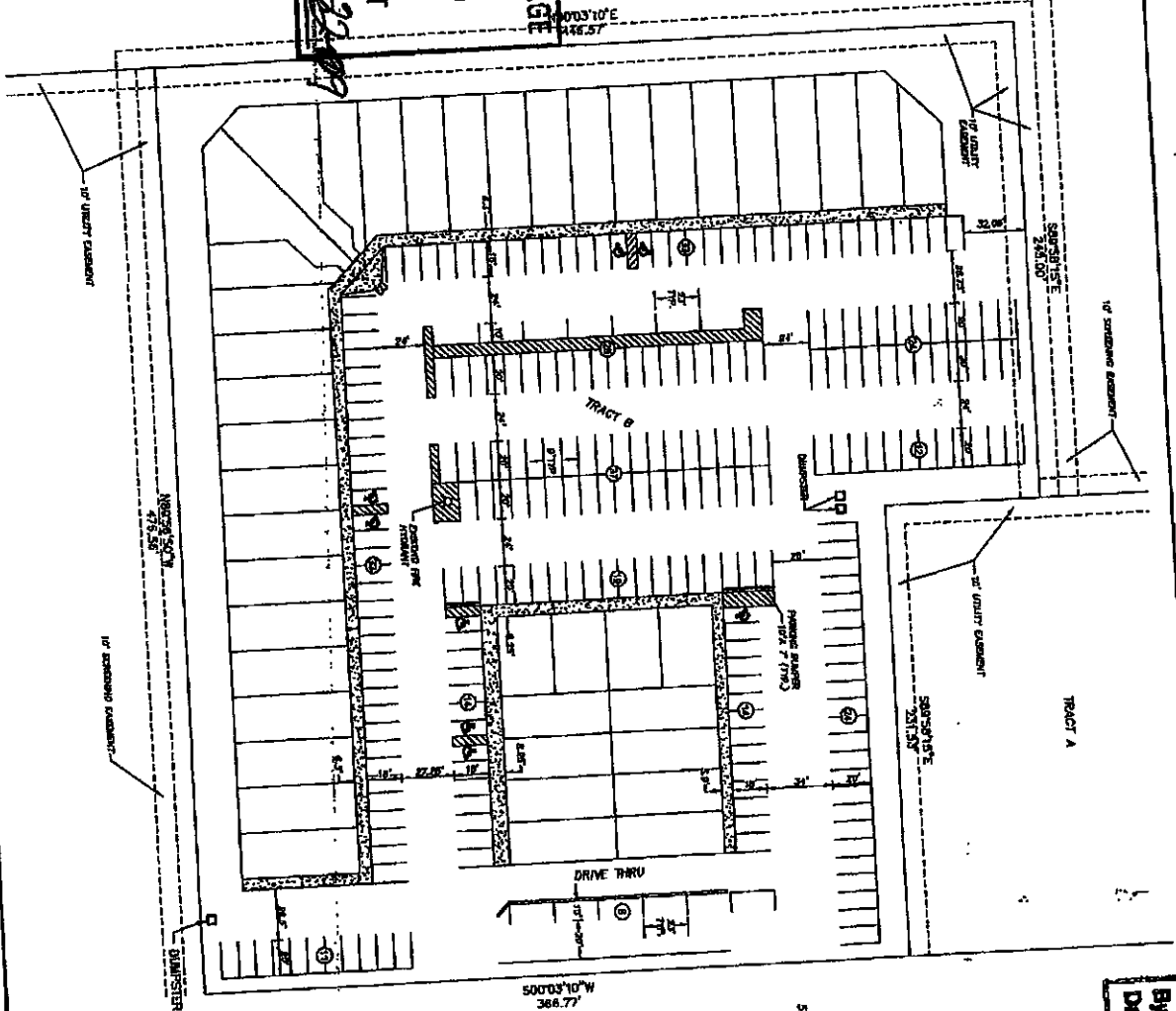
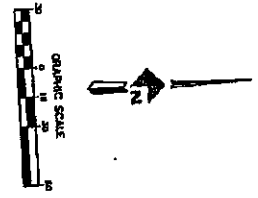
SCRIPT FILE: DOWL FILE No:

D:\Documents and Settings\yachiff\My Documents\BONFACE PLAZA MALL\090909

MUNICIPALITY OF ANCHORAGE
TRAFFIC DEPARTMENT

APPROVED AS SUBMITTED
 APPROVED AS AMENDED
 APPROVED AS NOTED
 NOT APPROVED RESUBMIT

BY: *M. Maguire* DATE: *9-22-09*



BONFACE PARKWAY

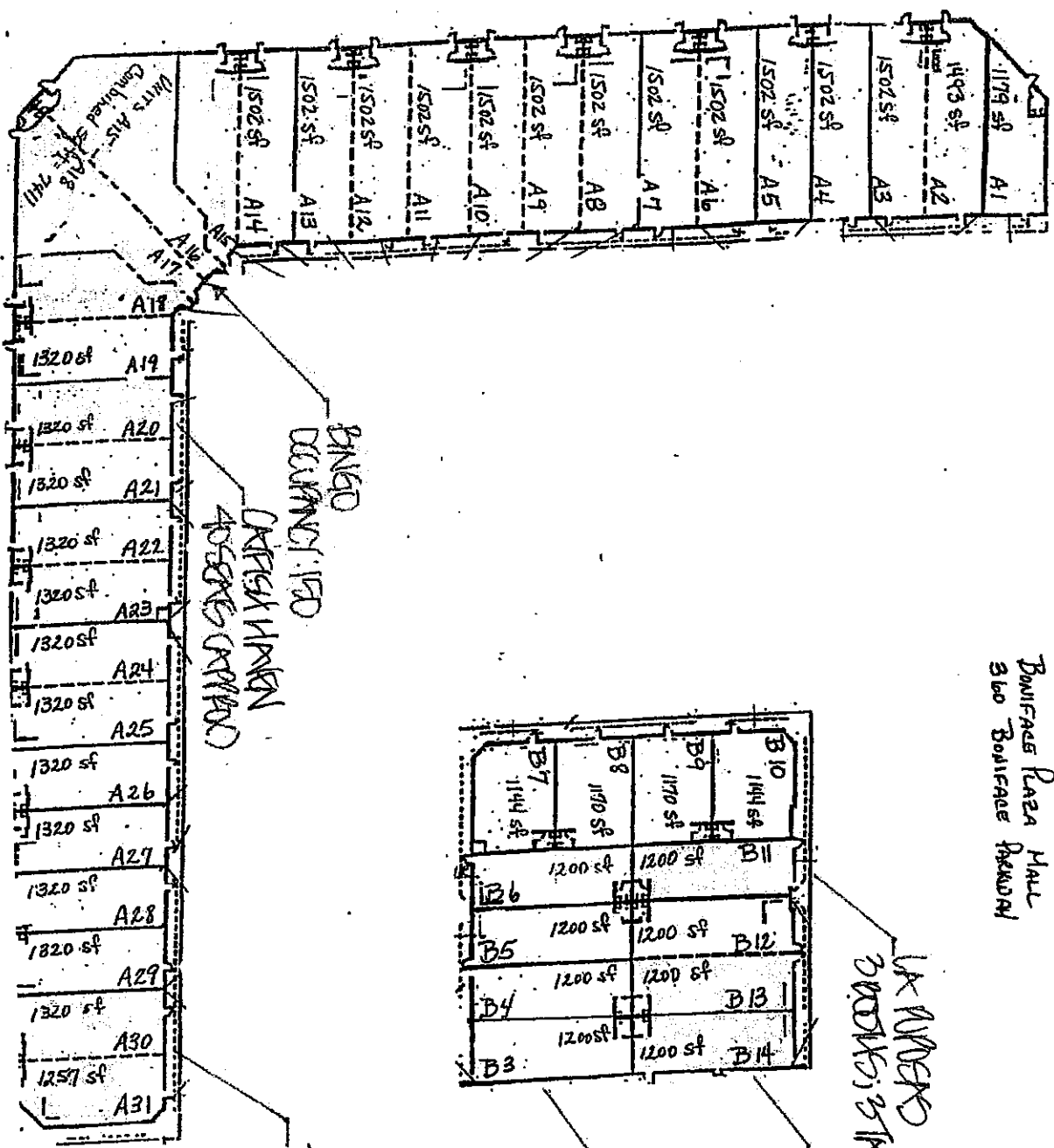
APPROVED

BY: *[Signature]*

Date: *9/22/09*

37

01 1-1-07 DATE	BONFACE PLAZA MALL STRIPING PLAN		DOWL HKM 4011 "E" Street Anchorage, Alaska 99503 PHONE (907) 562-7900 FAX (907) 562-7900	PREPARED BY: _____ CHECKED BY: _____ DATE: _____
	TRACT B, MONROE PARK SUBDIVISION ADDITION NO. 2			PROJECT NO: _____ SHEET NO: _____



Bonifade Plaza Mall
 360 Bonifade Parkway

LA RIVER
 3 BOOTH, 5 STALLS

CHINESE MARKET
 70 SEATS (CARRIAGE)

DRPA JUNK
 NO SEATING



COMPUTATIONS		Project #: <u>DS0406</u>
Client Name: <u>DEE WARETT</u>		Sheet <u>1</u> of <u>2</u>
Prepared by: <u>MJM</u>	Date <u>1/16/09</u>	Checked by: Date

Project Name: BONIFACE PLAZA MAIL STRIPING

BONIFACE MAIL STRIPING CALCULATIONS - REQUIRED

THREE AMIGOS

10 BOOTLES (TYPICALLY SEAT 4 BUT ASSUME 6 TO BOOTLE) + 5 STOOLS
= 65 SEATS
65 SEATS x 1 SPACE / 3 SEATS = 21.7 SPACES

CATFISH HAVEN

APPROX 40 SEATS
40 SEATS x 1 SPACE / 3 SEATS = 13.3 SPACES

BUNGO

150 (MAX. OCCUPANCY)
150 SEATS x 1 SPACE / 4 SEATS = 37.5 SPACES

CHINESE BUFFET

APPROX 70 SEATS
70 SEATS x 1 SPACE / 3 SEATS = 23.3 SPACES

LA PUPPEAS

3 BOOTLES + 3 TABLES (EACH SEAT 4) = 24 SEATS
24 SEATS x 1 SPACE / 3 SEATS = 8 SPACES

PAPA JOHN'S

NO SEATING; INCLUDED IN RE-MAIL CALCULATION

COMPUTATIONS		Project #: D605106
Client Name: DEE WARETT		Sheet 2 of 2
Prepared by: WILLIAM	Date: 7/17/19	Checked by: _____ Date: _____

Project Name: BONIFACE PLAZA MAIL STRIPPER

BONIFACE MAIL PARKING CALCULATIONS - REDWIKED

RETAIL

44,524 SF

$44,524 \text{ SF} \times 1 \text{ SPACE} / 300 \text{ SF} = 148.4 \text{ SPACES}$

TOTAL REQUIRED PARKING = 252.2 SPACES = 253 SPACES

7 SPACES MUST BE DESIGNATED HANDICAP

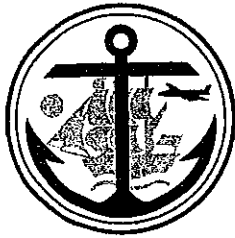
1 HANDICAP SPACE MUST HAVE 8' VAN ACCESSIBLE AISLE

PROVIDED PARKING

TOTAL PROVIDED = 256 SPACES

8 ARE DESIGNATED HANDICAP

1 8' VAN ACCESSIBLE AISLE 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: _____ **41**

Denied: _____ Date: _____

Transfer Liquor License

PAGE 1 OF 2

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

(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

41500

SECTION A - LICENSE INFORMATION. Must be completed for all types of applications.			FEE'S
License Year: 2009	License Type: Beverage Dispensary	Statute Reference: Sec. 04.11.090	License Fee: \$
License #: 4350	Local Governing Body (City, Borough or Unorganized): Anchorage, AK		Filing Fee: \$100.00
Federal EIN or SSN: 608121619		Community Council Name(s) & Mailing Address: Mountain View Russian Jack	Fingerprint: Res Res Permit 50 (\$6.25 per person)
Name of Applicant (Company/CLP/LLP/Individual/Partnership): Victor Hurlado & Jose Diaz		Doing Business As (Business Name): Three Amigos Mexican Restaurant	Total Submitted: \$ 204.25
Mailing Address: 360 Boniface A 30-31		Business Telephone Number: 907-770-5656	Fax Number:
City, State, Zip: Anchorage, AK		Street Address or Location of Premise: 360 /bonifaca A 30-31 Anchorage, AK 9950	Email Address:

SECTION B - TRANSFER INFORMATION.	
<input checked="" type="checkbox"/> Regular Transfer	Name and Mailing Address of Current Licensee: Jalisco, Inc. Anchorage, AK 2000 E Dowling Rd #1 99507
<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 04.107). Real or personal property conveyed with this transfer must be described. Provide security interest documents.	Business Name (dba) BEFORE transfer: Three Amigos Mexican Restaurant
<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: 1/4 mile	Distance measured under: <input checked="" type="checkbox"/> AS 04.11.410 OR <input type="checkbox"/> Local ordinance No.
Closest church: 1/4 mile	Distance measured under: <input checked="" type="checkbox"/> AS 04.11.410 OR <input type="checkbox"/> Local ordinance No.
Premises to be licensed to: <input type="checkbox"/> Proposed building <input checked="" type="checkbox"/> Existing facility <input type="checkbox"/> New building	<input type="checkbox"/> Premises is GREATER than 50 miles from the boundaries of an incorporated city, borough, or unified municipality. <input checked="" type="checkbox"/> Premises is LESS than 50 miles from the boundaries of an incorporated city, borough, or unified municipality. <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

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

Name	Name of Business	Type of License	Business Street Address	State
V. Hurlado	Three Amigos	Beer/ wine	360 Boniface	Alaska

Has 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 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 _____

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

Liquor License

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

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):		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 must be in compliance with Title 10 of the Alaska Statutes to be a valid liquor licensee.			

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

Name	Title	%	Home Address & Telephone Number	Work Telephone Number	Date of Birth
Victor Hurlado	Owner	50	1200 W. Diamond # 1428 99515	770-5656	5-1-68
Jesse Diaz	Owner	50	2940 Summermist Ct 99507	770-5656	8-15-60

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

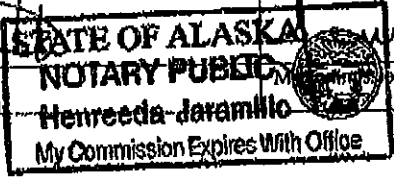
Individual Licensees/Affiliates (The ABC Board defines an "Affiliate" as the spouse or significant other of a licensee. Each Affiliate must be listed.)

Name:	Applicant <input type="checkbox"/> Affiliate <input type="checkbox"/>	Name:	Applicant <input type="checkbox"/> Affiliate <input type="checkbox"/>
Address:	Date of Birth:	Address:	Date of Birth:
Home Phone:	Work Phone:	Home Phone:	Work Phone:
Name:	Applicant <input type="checkbox"/> Affiliate <input type="checkbox"/>	Name:	Applicant <input type="checkbox"/> Affiliate <input type="checkbox"/>
Address:	Date of Birth:	Address:	Date of Birth:
Home Phone:	Work Phone:	Home Phone:	Work Phone:

Declaration

- I declare under penalty of perjury that I have examined this application, including the accompanying schedules and statements, and to the best of my knowledge and belief it is true, correct and complete, and this application is not in violation of any security interest or other contracted obligations.
- I hereby certify that there have been no changes in officers or stockholders that have not been reported to the Alcoholic Beverage Control Board. The undersigned certifies on behalf of the organized entity, it is understood that a misrepresentation of fact is cause for rejection of this application or revocation of any license issued.
- I further certify that I have read and am familiar with Title 4 of the Alaska statutes and its regulations, and that in accordance with AS 04.11.450, no person other than the licensee(s) has any direct or indirect financial interest in the licensed business.
- I agree to provide all information required by the Alcoholic Beverage Control Board in support of this application.

Signature of Current Licensee(s) Signature	Signature of Transferor(s) Signature
Signature	Signature
Name & Title (Please Print) Catoniano Gallo - President	Name & Title (Please Print) Victor Hurlado - Owner
Subscribed and sworn to before me this 17 day of April 2009	Subscribed and sworn to before me this 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: w/d	My Commission Expires: w/d



**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. License Number _____
- 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).

LICENSEE: Victor Hurlado & Jose Diaz

D/B/A: Three Amigos Mexican Restaurant

ADDRESS: 3600 Benifalco A 30-31

- 1. Hours of Operation: 11am to 10pm Telephone # 970-5456
- 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 11 day of April, 2009

[Signature]
Notary Public in and for Alaska

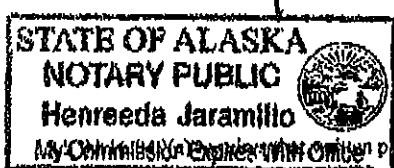
My Commission expires w/d

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

Date: _____

Director, ABC Board

Date: _____



NOTE: My Commission Expires with On-site 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.

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

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

SCALE A: X 1 SQ. = 4 FT.

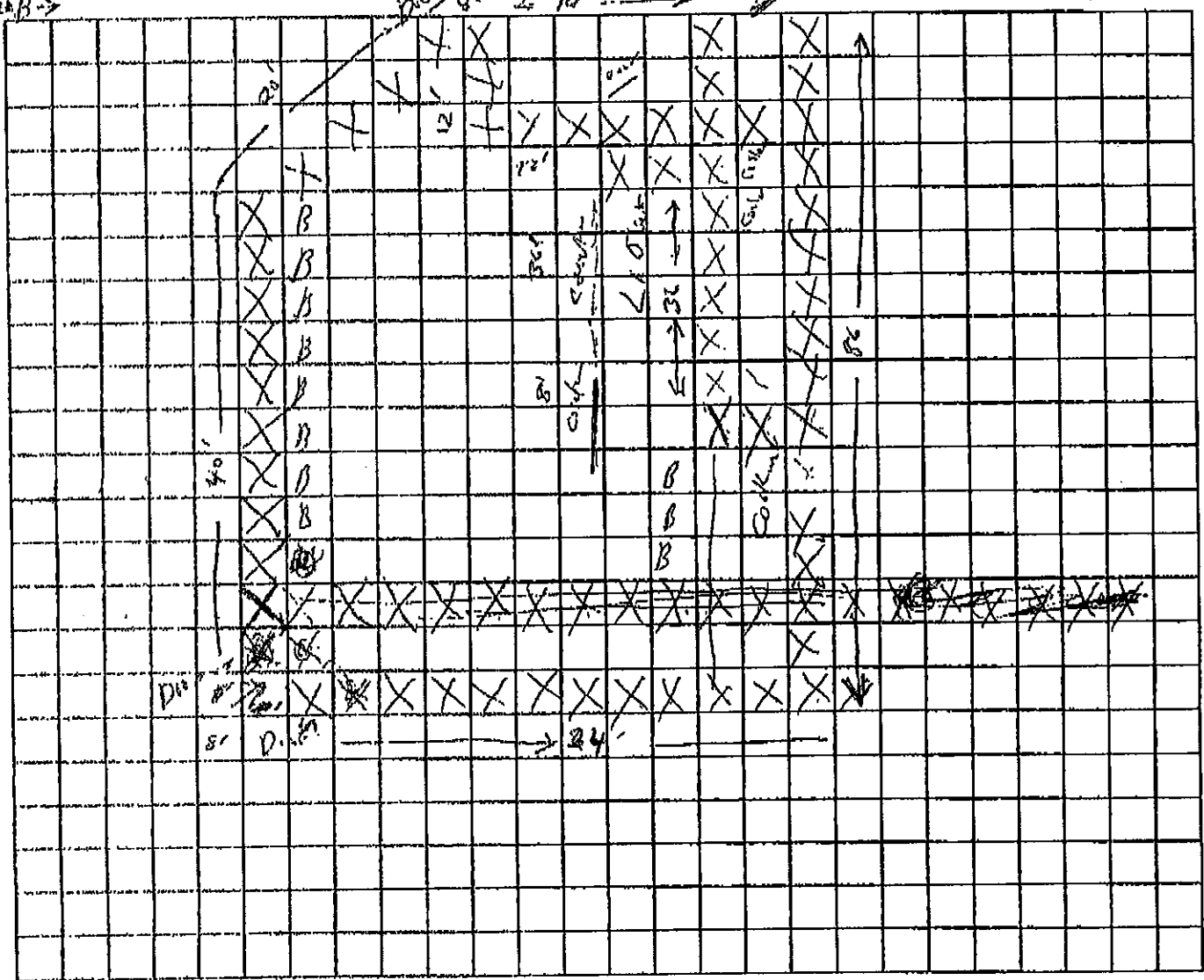
SCALE B: X 1 SQ. = ² FT.

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 p.c. Booth
10 Booths
20 Tables
Each table
5.14 per table
Total people 120

A
↓



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..... \$ 9.75
- Huevos Con Tocino - Bacon and eggs, your choice..... \$ 9.75
- Huevos Ala Mexicana - Scrambled eggs, with pico de gallo \$ 9.75
- Huevos Rancheros - Two fried egg over corn tortillas, con salsa ranchera \$ 9.75
- Machacu Con Huevos - Shredded beef and 2 eggs mix. \$ 9.75
- Chilaquiles Con Huevos - Chips and scrambled eggs in a green, or red sauce Salsa Roja, Salsa Verde. \$ 9.75
- Burrito Orosa Yucata - Huevos pico de gallo salsa enchilada eggs and enchilada in sauce, mushrooms, green peppers, and onions. \$ 9.75
- Quesadilla Orosa Yucata - Huevos pico de gallo salsa enchilada eggs and enchilada in sauce, mushrooms, green peppers, and onions. \$ 9.75

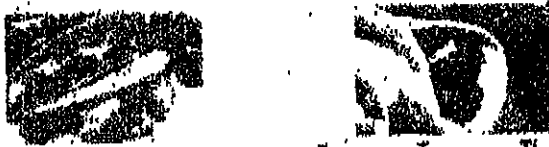
Beer & Wine Available For Dine In



SNACKS - BOTANAS

- Nachos - Chips with melted cheese and jalapenos \$ 7.95
- Chips and Dip - Warm chips with melted cheese, guacamole, and sour cream. \$ 8.75
- 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

ALA CARTE



	One	Two	Three
Carne Enchilada	\$ 8.25	\$ 1.95	\$ 8.95
Chile Relleno	\$ 8.75	\$ 8.75	\$ 7.85
Tamale	\$ 2.75	\$ 9.75	\$ 7.95
Chicken Enchilada	\$ 8.75	\$ 6.75	\$ 7.85
Chicken Taquito	\$ 3.75	\$ 5.75	\$ 8.75
Beef Taco	\$ 2.25	\$ 4.25	\$ 6.25
Burrito - Beef, or Chicken	\$ 3.75	\$ 6.25	\$ 7.50
Chimichanga - Beef, or Chicken	\$ 3.75	\$ 6.50	\$ 7.05
Chimichanga Grande	\$ 7.75		

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
- Beefsteak 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 mojarro. Served with two tortillas, guacamole, and salsa \$12.95

3 AMIGO'S LUNCH FAVORITO



(Served Monday thru Friday until 3:30 pm)

Fajitas - Chicken or beef, sauteed 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..... \$9.75

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..... \$9.75

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

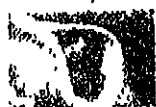
Heniro Enchilada - A flour tortilla, stuffed with your choice of beef, or chicken. Topped with sauce, & melted cheese. Served with rice & beans...\$8.25

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

Choice of One - Soft or crispy taco, tamale, chile relleno, burrito, chimichanga, taquito or nachos (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



Ponchito Burrito - Stuffed with chili, 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

Carne Asada Burrito - Beef Steak..... \$8.75

Burrito de Pollo - Chicken Cajita..... \$8.75

Burro Desnuda - Shredded Beef..... \$8.75

Bean Burrito..... \$8.75

MEXICAN COMBINATONS



(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.....\$11.95
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 mixed 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

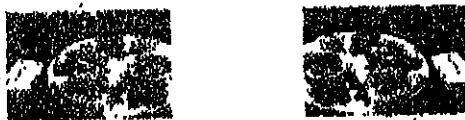
(All tortas are served with french fries, mayo, onions, jalapenos, guacamole, and beans)

- Cubana Carnitas and Chorizo \$ 6.50
- De Birria - Steamed Beef \$ 8.50
- Napolitana, Carnitas, and Jamon (Beef) \$ 9.00
- De Asada (Beef Steak) \$ 9.50
- De Chorizo \$ 9.50
- De Pollo \$ 9.50
- De Adobada \$ 9.50

GORDITAS

- Burdita de Chorizo \$ 5.95
- Gordita de Pescadilla (Ground Beef) \$ 6.95
- Gordita de Carne Deshebrada (Shredded Beef) \$ 5.95
- Gordita de Carritas (Deep Fried Pork) \$ 5.95
- Gordita de Carne Asada (Beef Steak) \$ 5.95

QUESADILLAS



- Quesadilla de Pollo (Chicken) \$ 8.70
- Quesadilla de Adobada (Pork) \$ 8.70
- Quesadilla de Asada (Beef Steak) \$ 8.70
- Quesadilla de Chorizo (Spiced Pork) \$ 8.70

DINNER SPECIAL BURRITOS



- Panchita 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
- Carne 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 \$ 8.85

Birria - Beef steamed soup \$10.00

Caldo De Res Y Vegetales - Beef, and vegetable \$10.85

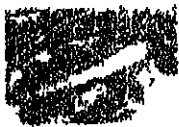
Caldo De Pollo Y Vegetales - Chicken, and vegetable \$10.75

Caldo De Camarones \$15.50

Cocktail De Camarones \$15.50

Mojito \$15.00

PARA NINOS



(Under 12 Years of Age)



Cheese 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 Nuggets - Served with french fries \$ 6.50

Bean 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



4

POSTING

AFFIDAVIT



AFFIDAVIT OF POSTING

CASE NUMBER: 2009-133

I, Eldene Harlett 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 Signer 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 Harlett
Signature

LEGAL DESCRIPTION

Tract or Lot _____

Block _____

Subdivision _____

jitw G:\CPD\Public\FORMS\Other\Doc\AOP.DOC

for 3 Arnejo's Restaurant

5

**HISTORICAL
INFORMATION**

LIQUOR LICENSE BROWSE

LICENSE INFORMATION

List	License Number 3746	Action Type Renewal	Action Date 02/03/2009
3586	Approval Date 02/03/2009	Protest Date 03/08/2009	License Document AM 59-2009
3588	Restaurant Date 11/09/1999	License Status Valid/Active	Status Date 05/05/2009
3595	Soc. Sec. Num.	Fed. EIN Num. 608121619	ABC App. Date 02/05/2009
3596	License Type Restaurant/Eating Place	License Years 09-10	
3599	Comment AM 101-2004 app 2/3/04 AM 379-2001 ap March 8, 2001 AM 924-2002 ap 11-19-2002 Renewed 11/21/06 AM 831-2006		
3607	Tax ID 006-296-24-000	Tax ID Verified Yes	
3685			
3694			
3712			
3728			
3732			
3746			

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



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

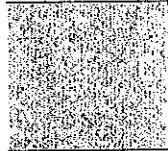
Related Parcel(s)	XRef Type	Leased Parcels	Cross Reference (XRef) Type Legend			Get "Type" explanation Bring up this form focused on the related parcel
			Econ. Link	Replat	Uncouple	
			E = Old to New	R = Old to New	U = Old to New	
			I = New to Old	F = New to Old	Q = New to Old	
			Renumber	Combine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

REZONE



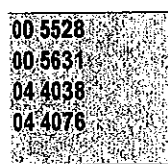
Case Number 1997-112 # of Parcels 1 Hearing Date 07/22/1997
Case Type Assembly conditional use for a restaurant serving alcohol
Legal A RESTAURANT/EATING PLACE LIQUOR LICENSE CONDITIONAL USE for Wonder Park Subdivision #8, Tract B. (Curley's Neighborhood Grill), generally located on the west side of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

PLAT



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

PERMITS



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

BZAP



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

ALCOHOL LICENSE



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

PARCEL INFORMATION

APPRAISAL INFORMATION

Legal WONDER PARK #8
TR B

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



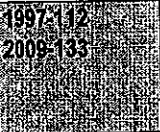
Descr STRIP SHOPPING CTR
Site Addr 360 BONIFACE PKWY

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

RELATED CAMA PARCELS

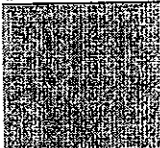
Related Parcel(s)	XRef Type	Leased Parcels	Cross Reference (XRef) Type Legend			Get "Type" explanation Bring up this form focused on the related parcel
			Econ. Link	Replat	Uncouple	
			E = Old to New I = New to Old Renumbr N = New to Old X = Old to New	R = Old to New F = New to Old Combine C = New to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

REZONE



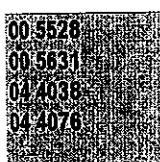
Case Number 1997-112 # of Parcels 1 Hearing Date 07/22/1997
Case Type Assembly conditional use for a restaurant serving alcohol
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PLAT



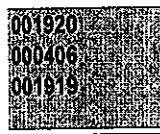
Case Number	Grid	Proposed Lots 0	Existing Lots
Action Type Legal		Action Date	

PERMITS



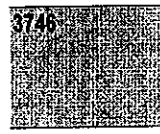
Permit Number 00 5528
Project
Work Desc Interior demolition RD
Use STORE


BZAP



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

ALCOHOL LICENSE



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
Dec 333-8924
529-2862
Amigos Restaurant actually
10/9/09 - Informal owner that the dumpster need to be secured and picked up. Tract not actually picked up.

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 # 01
 Status
 Renumbr ID 000-000-00-00000
 Site Addr 360 BONIFACE PKWY
 Comm Concl RUSSIAN JACK
 Comments

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 025 RUSSIAN JACK
Entry: Year/Quality 12 1984 INTERIOR
05 200E
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		Parcel 006-296-24-000	# 01 of 01	01
Legal WONDER PARK #8 TR B		Owner INGRIM INVESTMENTS INC		
Site Addr 360 BONIFACE PKWY		C/O REALTY EXECUTIVES ALASKA		
Prod Info # STRIP SHOPPING CTR		341 W TUDOR RD, SUITE 103		
		ANCHORAGE AK 99503		

BUILDING INFORMATION				Property Information # 01	
Structure Type STRIP SHOPPING CTR				Building Number 01	
Building SQFT 59,358				Identical Units 01	
Year Built 1984 Effective Year Built 1984				Number of Units 000	
Grade C					

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

EXTERIOR DATA							
Floor	Level	Size	Perim	Use Type	Hgt	Wall 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

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

Prop Info # STRIP SHOPPING CTR
Site Addr 360 BONIFACE PKWY

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	Parcel 006-296-24-000	# 01 of 01	01
Legal WONDER PARK #8 TR B			
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 #1
 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

NMK 7.

APPROVED
Date: 8-21-90

ANCHORAGE, ALASKA
AO NO. 90-78

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

THE ANCHORAGE ASSEMBLY ORDAINS THAT:

Section 1. AO 79-191, which rezoned the following
described property to B-3/SL (General Business District with
Special Limitations), shall be amended by changing the use
"Churches/Synagogues" from a conditional use to a permitted
principal use:

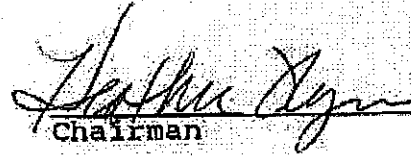
Tracts A-1, A-2 and B. of Wonder Park Subdivision No. 8
as shown on Exhibit A attached (Planning and Zoning
Commission case no. 1510A-2).

Section 2. The Director of Economic Development and
Planning shall amend the zoning map accordingly.

Section 3. This ordinance shall be effective ten days
after passage and approval.

PASSED AND APPROVED BY THE Anchorage Assembly this

21st day of August, 1990.


Chairman

ATTEST:


Deputy Municipal Clerk

(89-060)

(006-082-01)

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

ANCHORAGE, ALASKA
AO No. 79-191A

APPROVED

Date: *12-18-79*

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 Commercial 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 applicances 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.

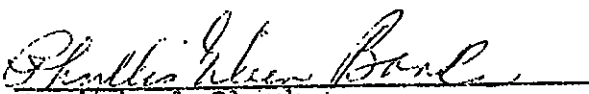
Section 4. The Planning Director shall change the Anchorage Municipal Zoning Map in accordance with the provisions of this ordinance.

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

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


Chairman

ATTEST:


Municipal Clerk