

# 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)	Alaska Pacific Beverage Company LLC	Name (last name first)	Gary J. Klopfer
Mailing Address	3401 Denali Street Ste 202A	Mailing Address	3401 Denali Street Ste 202A
	Anchorage, Ak, 99503		Anchorage, Ak, 99503
Contact Phone: Day:	907-440-4104	Contact Phone: Day:	907-440-4104
Night:		Night:	
FAX:		FAX:	
E-mail:	gjklopfer@msn.com	E-mail:	gjklopfer@msn.com

\*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):	001-021-11-000	001-021-11-003
Site Street Address:	721 W 1st Ave Suite#49, Anchorage, AK, 99501	
Property Owner (if not the Petitioner):	Ship Creek Property, LLC	
Current legal description: (use additional sheet in necessary)	See Attached - Downtown Edge TR 1 ARR # 20422	
Zoning:	PC A0 2006-46	Acreage: 12,496 SF
		Grid # SW1229

ALCOHOLIC BEVERAGE CONTROL BOARD LICENSE PROPOSED		
<input type="checkbox"/> Beverage Dispensary	<input type="checkbox"/> Private Club	<input type="checkbox"/> Restaurant, exempt
<input type="checkbox"/> Beverage Dispensary-Tourism	<input type="checkbox"/> Public Convenience	<input type="checkbox"/> Theater
<input type="checkbox"/> Brew Pub	<input type="checkbox"/> Recreational	<input checked="" 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	1/8/19	Signature (Agents must provide written proof of authorization)	
Accepted by:	Poster & Affidavit:	Fee	Case Number
			2019-0037

<b>COMPREHENSIVE PLAN INFORMATION</b>			
Anchorage 2020 Urban/Rural Services: <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural			
Anchorage 2020 West Anchorage Planning Area: <input type="checkbox"/> Inside <input type="checkbox"/> Outside			
Anchorage 2020 Major Urban Elements: Site is within or abuts:			
<input type="checkbox"/> Major Employment Center	<input checked="" type="checkbox"/> Redevelopment/Mixed Use Area	<input type="checkbox"/> Town Center	
<input type="checkbox"/> Neighborhood Commercial Center	<input type="checkbox"/> Industrial Center		
<input type="checkbox"/> Transit - Supportive Development Corridor			
Eagle River-Chugiak-Peters Creek Land Use Classification:			
<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input type="checkbox"/> Parks/opens space	<input type="checkbox"/> Public Land Institutions
<input type="checkbox"/> Marginal land	<input type="checkbox"/> Alpine/Slope Affected	<input type="checkbox"/> Special Study	
<input type="checkbox"/> Residential at _____ dwelling units per acre			
Girdwood- Turnagain Arm			
<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input type="checkbox"/> Parks/opens space	<input type="checkbox"/> Public Land Institutions
<input type="checkbox"/> Marginal land	<input type="checkbox"/> Alpine/Slope Affected	<input type="checkbox"/> Special Study	
<input type="checkbox"/> Residential at _____ dwelling units per acre			

<b>ENVIRONMENTAL INFORMATION</b> (All or portion site affected)				
Wetland Classification:	<input checked="" type="checkbox"/> None	<input type="checkbox"/> "C"	<input type="checkbox"/> "B"	<input type="checkbox"/> "A"
Avalanche Zone:	<input checked="" type="checkbox"/> None	<input type="checkbox"/> Blue Zone	<input type="checkbox"/> Red Zone	
Floodplain:	<input checked="" type="checkbox"/> None	<input type="checkbox"/> 100 year	<input type="checkbox"/> 500 year	
Seismic Zone (Harding/Lawson):	<input type="checkbox"/> "1"	<input type="checkbox"/> "2"	<input type="checkbox"/> "3"	<input checked="" type="checkbox"/> "4" <input type="checkbox"/> "5"

<b>RECENT REGULATORY INFORMATION</b> (Events that have occurred in last 5 years for all or portion site)	
<input type="checkbox"/> Rezoning - Case Number:	
<input type="checkbox"/> Preliminary Plat <input type="checkbox"/> Final Plat - Case Number(s):	
<input type="checkbox"/> Conditional Use - Case Number(s):	
<input type="checkbox"/> Zoning variance - Case Number(s):	
<input type="checkbox"/> Land Use Enforcement Action for	
<input type="checkbox"/> Building or Land Use Permit for	
<input type="checkbox"/> Wetland permit: <input type="checkbox"/> Army Corp of Engineers <input type="checkbox"/> Municipality of Anchorage	

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

1-8-2019  - Shipcreek Property LLC

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):

49th State Brewwd

What is the gross leaseable floor space in square feet?

12,496 SF

What is the facility occupant capacity?

180

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

0

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

75

What will be the normal business hours of operation?

9am - 8pm

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

10am - 8pm

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

90 % Alcoholic beverage sales

10 % Food sales / Gifts

Type of entertainment proposed: (Mark all that apply)

Recorded music  Live music  Floor shows  Patron dancing  Sporting events  Other  None

Do you propose entertainment or environmental conditions in the facility that will meet the definition of "indecent material" or "adult entertainment" as set forth by AMC 8.05.420 Minors-Disseminating indecent material or AMC 10.40.050 Adult oriented establishment?  Yes  No

**DISTANCE FROM CHURCHES, DAY CARE, AND SCHOOLS**

Locate and provide the names and address of all churches, day care, and public or private schools within 200 feet of the site property lines

Name	Address
None within 200 feet	

**PACKAGE STORES**

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

<u>0</u>	%	less than \$5.00
<u>95</u>	%	\$5.00 to \$10.00
<u>5</u>	%	\$10.00 to \$25.00
<u>0</u>	%	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.

49<sup>th</sup> State Brewery will manufacture and sell locally Crafted Beer for locals and visiting tourists.  
Policy #18, #21, #22.

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

The use is compatible with existing and proposed land uses in the area and surrounding neighborhood.

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

The facility is located in the Ship Creek PC District and the intended use for this facility aligns with the proposed uses in that 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.

The proposed is Concurrent with existing use.

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

No additional public services or facilities will be needed. The existing facilities will be used.

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

N/A

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

This use is Compatible with development patterns and land uses. We will be using existing spaces to provide intended services.

### 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?  $\emptyset$

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

How would you rate this area's license concentration on a scale of 1 to 5 with 5 = high 2 Brewpub licenses

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

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

NO, Local craft Breweries contribute to the overall well being and sense of "place" to the community and provides opportunities for tourism to experience alaskan products in the downtown central business district.

**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?*

Winter Months - 3-5  
 Summer Months - 5-10

**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:* On Site owners and Manager Surveille the premises to ensure Patron Safety.

*outside facility:* Security Cameras and Manager and Owner presence will ensure that the facility is a good neighbor to the surrounding Businesses.

**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*

Additional space if needed.

January 09, 2019

Francis Mclaughlin

Senior Planner

Municipality of Anchorage

Re: New Brewery/Winery License Applications

Mr. Mclaughlin,

I am a managing member of Ship Creek Property LLC. We currently lease Alaska Pacific Beverage Company LLC, our warehouse building located at 721 W1st Ave, Anchorage AK 99501 with a legal description of DOWNTOWN EDGE, TR 1, ARR#20422. The Tax Parcel number is 001-021-11-003.

The Intent of this letter is to authorize the application for conditional use for the production of Alcoholic Beverages provided under Brewery and Winery Licenses to Alaska Pacific Beverage Company LLC. If you have any further questions or concern, please feel free to contact me on my cell at 907-229-5151. Thank you for your time.

Jason Motyka

Managing Member

SHIP CREEK PROPERTY LLC.

Dear Assembly Members,

Alaska Pacific Beverage Company LLC (APBC), D.B.A 49<sup>TH</sup> State Brewing is seeking a Brewery/Winery license for its facility at 721 West 1<sup>st</sup> Avenue in downtown Anchorage. The zoning district is PC AO 2006-46 (S). As stated in (AMC) 21.40.170.B.1 and 21.40.170.C.1, Alcohol Manufacturing is a permitted use by a conditional use in PC AO 2006-46 (S). Alaska Pacific Beverage company is looking to incorporate a brewery and tasting room into the warehouse space that is approximately 12,496 SF. Converting this facility into a brewery and by providing an associated tasting room that locals and tourists alike can come and experience the Alaskan products that we manufacture. Making sure that locally Alaskan produced products manufactured and presented appropriately is at the core of what our company has set out to accomplish. With the addition of this Brewery we will be able to ensure that Alaskan craft beverages are being manufactured at the highest quality and using the newest manufacturing technology. In the tasting room A TAP certified, and knowledgeable staff member will ensure that the public is provided with the highest quality product available with all knowledge expected about these unique Alaskan beverages. Upon approval we would like to stage construction of the project over the next 4 months with a target completion date by June 2019. In conclusion, we are confident that the changes we are proposing will allow us to provide the public with the best possible Alaskan Beverage products and increase the visibility of Alaskan products across the state. We feel that this service will add to the overall downtown Anchorage experience for the tourists and locals alike.

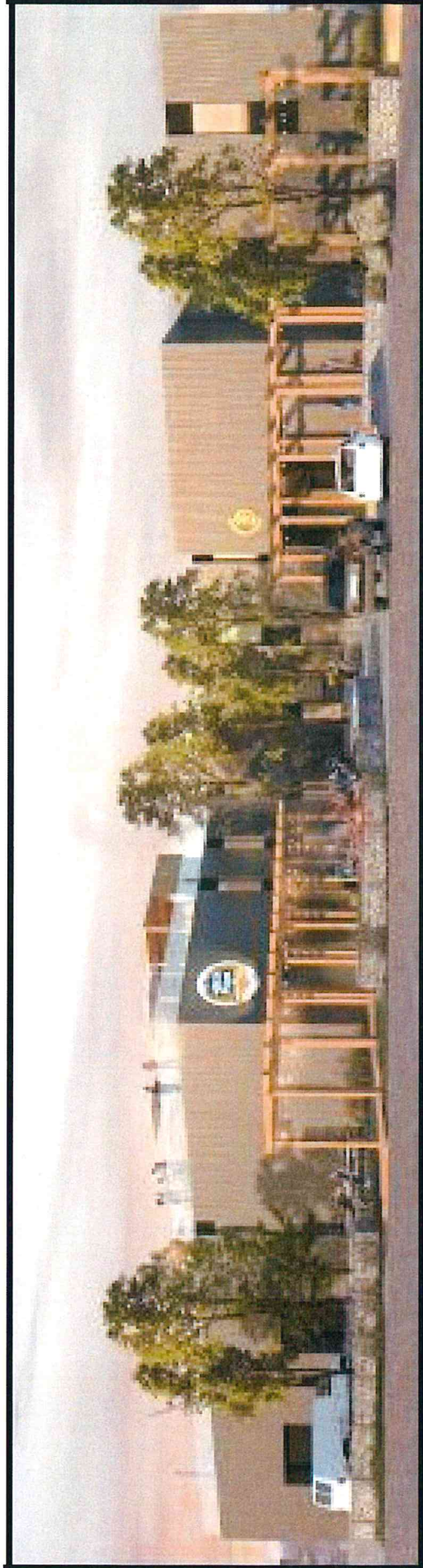
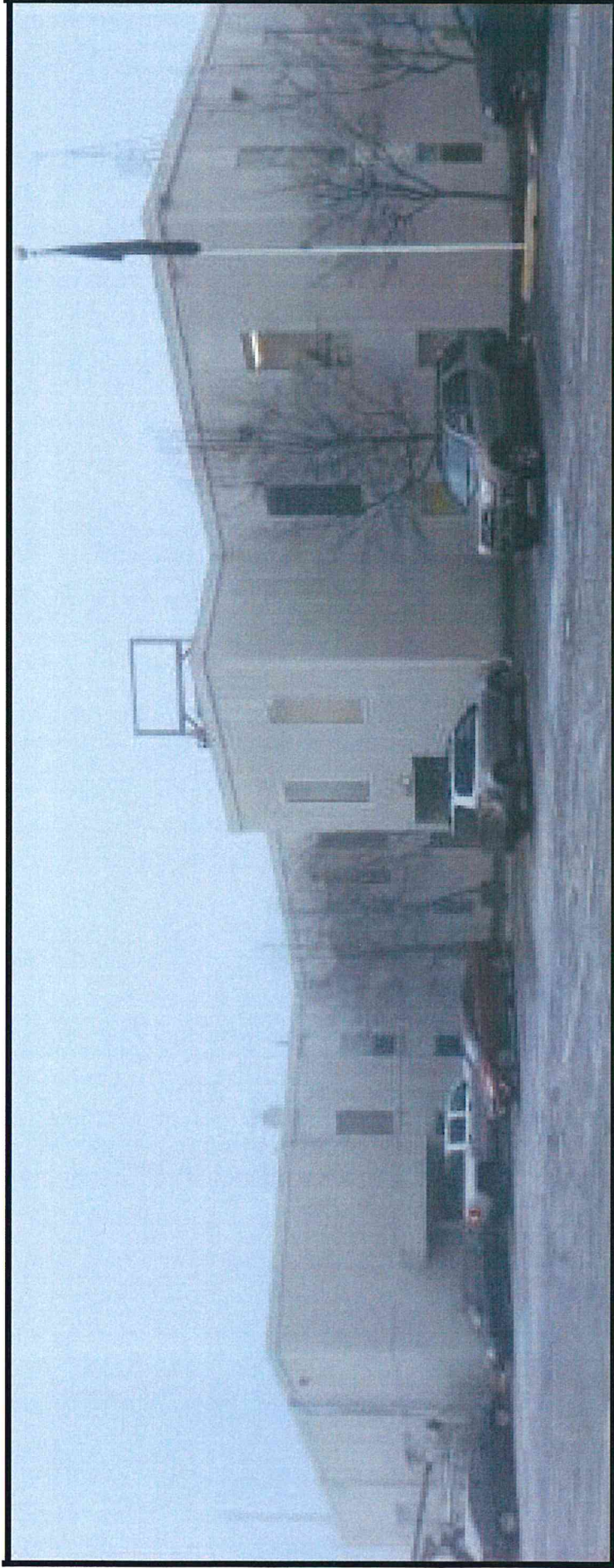
Thank you for your time and consideration.

Jason Motyka

Manager

Alaska Pacific Beverage Company LLC

721 W. 1<sup>st</sup> Avenue  
Anchorage, Alaska



\*Architects rendering



View northwesterly from/near the SEC.



Looking north from/near the SEC.



Looking west along south boundary from/near the SEC.



Looking east along south boundary from/near the SWC.



View northwesterly of the NWC from the south boundary.



View southwesterly of the SWC and west boundary.



View northwesterly of main entrance into warehouse portion of the building.



Looking north at the main entrance the office portion of the building.



Looking north at the NWC of the building where the addition will be constructed.



View northeasterly of the warehouse portion of the building.



View northeasterly of front of the warehouse portion of the building.



View southeasterly of parking area on the south side of the building.

The subject property consists of a 53,298 SF ( $\approx$ 1.22AC) leased parcel located in the Ship Creek industrial area. It is improved with a two-story office/warehouse. An extensive renovation is underway.



\*Architects rendering

#### Legal Description

The parcel is legally described as a Lease Parcel of land within Lot 2 of U.S. Survey 1170 and Lot 1, Block 122 U.S. Survey 408.

#### MOA Tax ID Number

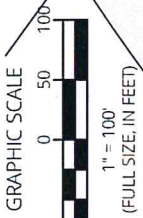
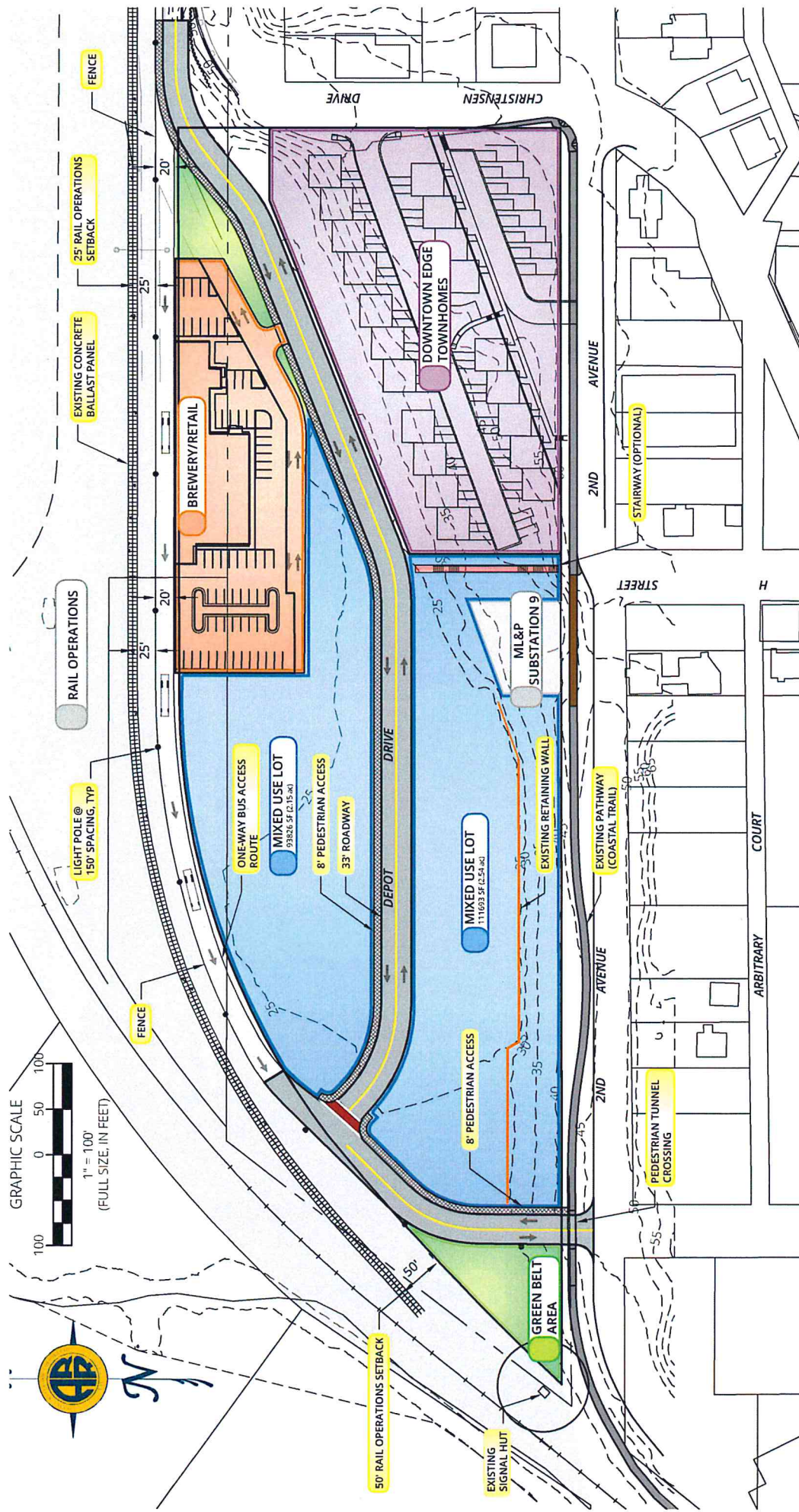
002-071-26-001

#### Owner of Record

Alaska Railroad Corporation (ARRC)

#### Lessee (Leasehold Owner)

Ship Creek Property, LLC



DESIGNED BY:	DC
DRAWN BY:	CS
DATE:	1/21/19
JOB NO.:	1217.03
SHEET:	1 of 2

**ALASKA RAILROAD CORPORATION DEPOT DRIVE ALTERNATIVES**  
**CONCEPT ALTERNATIVE 1**

**ICG Lantech Inc.**  
 250 H Street, Anchorage, AK 99502  
 LCGAK.com • (907) 243-8985



THE STATE  
of **ALASKA**  
GOVERNOR MICHAEL J. DUNLEAVY

**Department of Commerce, Community,  
and Economic Development**

ALCOHOL & MARIJUANA CONTROL OFFICE

550 West Seventh Avenue, Suite 1600  
Anchorage, AK 99501  
Main: 907.269.0350

January 14, 2019

Downtown Community Council  
Attn: President or Chair  
VIA email: [downtown.c.council@gmail.com](mailto:downtown.c.council@gmail.com)  
Cc: [info@communitycouncils.org](mailto:info@communitycouncils.org)

<b>License Type:</b>	Winery	<b>License Number:</b>	5745
<b>Licensee:</b>	Alaska Pacific Beverage Company, LLC		
<b>Doing Business As:</b>	49 <sup>th</sup> State Brewing		

- New Application**
 **Transfer of Ownership Application**  
 **Transfer of Location Application**
 **Transfer of Controlling Interest Application**

AS 04.11.310(b) and AS 04.11.525 require that the Director shall provide written notice to a community council or any nonprofit organization that has requested notification about pending applications for liquor licenses.

This letter serves to provide written notice to the above referenced entities regarding the above application. **Please contact the local governing body with jurisdiction over the proposed premises for information regarding review of this application. Comments you may have about the application should first be presented to the local governing body.** Instructions for objections to liquor license applications are located on our website at <http://www.commerce.alaska.gov/web/amco>.

Sincerely,

*Erika McConnell*

Erika McConnell, Director  
[alcohol.licensing@alaska.gov](mailto:alcohol.licensing@alaska.gov)



Alcohol and Marijuana Control Office  
 550 W 7<sup>th</sup> Avenue, Suite 1600  
 Anchorage, AK 99501  
[alcohol.licensing@alaska.gov](mailto:alcohol.licensing@alaska.gov)  
<https://www.commerce.alaska.gov/web/amco>  
 Phone: 907.269.0350

## Alaska Alcoholic Beverage Control Board Form AB-00: New License Application

### What is this form?

This new license application form is required for all individuals or entities seeking to apply for a new liquor license. Applicants should review **Title 04 of Alaska Statutes** and **Chapter 304 of the Alaska Administrative Code**. All fields of this form must be completed, per AS 04.11.260 and 3 AAC 304.105.

This form must be completed and submitted to AMCO's main office, along with all other required forms and documents, before any license application will be considered complete.

### Section 1 – Establishment and Contact Information

Enter information for the business seeking to be licensed.

Licensee:	Alaska Pacific Beverage Company, LLC				
License Type:	Winery License	Statutory Reference:	04.11.140		
Doing Business As:	49th State Brewing				
Premises Address:	721 West 1st Ave Suite #49				
City:	Anchorage	State:	AK	ZIP:	99501
Local Governing Body:	Municipality of Anchorage				
Community Council:	Downtown Community Council				

Mailing Address:	3401 Denali Street Ste 202A				
City:	Anchorage	State:	Alaska	ZIP:	99503

Designated Licensee:	Gary J Klopfer				
Contact Phone:	907-440-4104	Business Phone:	907-440-4104		
Contact Email:	gjklopfer@msn.com				

Seasonal License?    Yes     No     If "Yes", write your six-month operating period: \_\_\_\_\_

OFFICE USE ONLY					
Complete Date:	1/9/19	License Years:	19/20	License #:	5745
Board Meeting Date:	2/19/19	Transaction #:	989315, 989543		
Issue Date:		BRE:	CDC		



Alaska Alcoholic Beverage Control Board  
**Form AB-00: New License Application**

**Section 2 – Premises Information**

Premises to be licensed is:

- an existing facility       a new building       a proposed building

The next two questions must be completed by beverage dispensary (including tourism) and package store applicants only:

What is the distance of the shortest pedestrian route from the public entrance of the building of your proposed premises to the outer boundaries of the nearest school grounds? Include the unit of measurement in your answer.

What is the distance of the shortest pedestrian route from the public entrance of the building of your proposed premises to the public entrance of the nearest church building? Include the unit of measurement in your answer.

**Section 3 – Sole Proprietor Ownership Information**

This section must be completed by any sole proprietor who is applying for a license. Entities should skip to Section 4.  
If more space is needed, please attach a separate sheet with the required information.  
The following information must be completed for each licensee and each affiliate (spouse).

This individual is an:  applicant       affiliate

Name:					
Address:					
City:		State:		ZIP:	

This individual is an:  applicant       affiliate

Name:					
Address:					
City:		State:		ZIP:	



Alaska Alcoholic Beverage Control Board  
**Form AB-00: New License Application**

**Section 4 – Entity Ownership Information**

This section must be completed by any entity, including a corporation, limited liability company (LLC), partnership, or limited partnership, that is applying for a license. Sole proprietors should skip to Section 5.

If more space is needed, please attach a separate sheet with the required information.

- If the applicant is a **corporation**, the following information must be completed for each *stockholder who owns 10% or more* of the stock in the corporation, and for each *president, vice-president, secretary, and managing officer*.
- If the applicant is a **limited liability organization**, the following information must be completed for each *member with an ownership interest of 10% or more*, and for each *manager*.
- If the applicant is a **partnership**, including a **limited partnership**, the following information must be completed for each *partner with an interest of 10% or more*, and for each *general partner*.

Entity Official:	Gary J Klopfer				
Title(s):	Member and Manager	Phone:	907-440-4104	% Owned:	80
Address:	3401 Denali Street Ste 202A				
City:	Anchorage	State:	AK	ZIP:	99503

Entity Official:	David Mccarthy				
Title(s):	Member and Manager	Phone:	907-599-0052	% Owned:	10
Address:	645 W 3rd Ave.				
City:	Anchorage	State:	AK	ZIP:	99501

Entity Official:	Jason Motyka				
Title(s):	Member and Manager	Phone:	907-229-5151	% Owned:	10
Address:	645 W 3rd Ave.				
City:	Anchorage	State:	AK	ZIP:	99501

Entity Official:					
Title(s):		Phone:		% Owned:	
Address:					
City:		State:		ZIP:	



Alcohol and Marijuana Control Office  
 550 W 7<sup>th</sup> Avenue, Suite 1600  
 Anchorage, AK 99501  
[alcohol.licensing@alaska.gov](mailto:alcohol.licensing@alaska.gov)  
<https://www.commerce.alaska.gov/web/amco>  
 Phone: 907.269.0350

Alaska Alcoholic Beverage Control Board  
**Form AB-00: New License Application**

This subsection must be completed by any applicant that is a corporation or LLC. Corporations and LLCs are required to be in good standing with the Alaska Division of Corporations (DOC) and have a registered agent who is an individual resident of the state of Alaska.

DOC Entity #:	10084392	AK Formed Date:	07/03/2018	Home State:	Alaska
Registered Agent:	Jason S. Motyka		Agent's Phone:	907-229-5151	
Agent's Mailing Address:	645 W. 3RD AVENUE				
City:	Anchorage	State:	AK	ZIP:	99501

Residency of Agent: Yes No

Is your corporation or LLC's registered agent an individual resident of the state of Alaska?

**Section 5 - Other Licenses**

Ownership and financial interest in other alcoholic beverage businesses: Yes No

Does any representative or owner named in this application have any direct or indirect financial interest in any other alcoholic beverage business that does business in or is licensed in Alaska?

If "Yes", disclose which individual(s) has the financial interest, what the type of business is, and if licensed in Alaska, which license number(s) and license type(s):

#4946-49th State Brewing Company- Brewpub,#671-49th State Brewing Company-BDL,#3370-Mckinley Denali Salmon Bake-Seasonal Tourist,#5297-The Overlook- Seasonal Tourist,#4938-Prospectors Pizza-RDP,#4058-49th State Brewing Company-BDL

**Section 6 - Authorization**

Communication with AMCO staff: Yes No

Does any person other than a licensee named in this application have authority to discuss this license with AMCO staff?

If "Yes", disclose the name of the individual and the reason for this authorization:

AMCO  
 DEC 10 2018



## Alaska Alcoholic Beverage Control Board Form AB-00: New License Application

### Section 7 - Certifications

Read each line below, and then sign your initials in the box to the right of each statement:

Initials

I certify that all proposed licensees (as defined in AS 04.11.260) and affiliates have been listed on this application.

*dyk*

I certify that all proposed licensees have been listed with the Division of Corporations.

*dyk*

I certify that I understand that providing a false statement on this form or any other form provided by AMCO is grounds for rejection or denial of this application or revocation of any license issued.

*dyk*

I certify that all licensees, agents, and employees who sell or serve alcoholic beverages or check the identification of a patron will complete an approved alcohol server education course, if required by AS 04.21.025, and, while selling or serving alcoholic beverages, will carry or have available to show a current course card or a photocopy of the card certifying completion of approved alcohol server education course, if required by 3 AAC 304.465.

*dyk*

I agree to provide all information required by the Alcoholic Beverage Control Board in support of this application.

*dyk*

As an applicant for a liquor license, I declare under penalty of perjury that I have read and am familiar with AS 04 and 3 AAC 304, and that this application, including all accompanying schedules and statements, is true, correct, and complete.

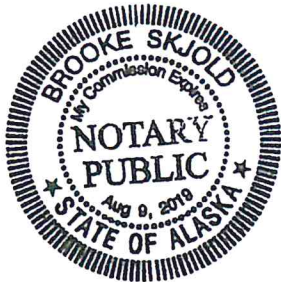
*Gary J. Klotter*  
Signature of licensee

GARY J. KLOTTER  
Printed name of licensee

*Brooke Skjold*  
Signature of Notary Public

Notary Public in and for the State of AK

My commission expires: 8-9-19



Subscribed and sworn to before me this 12<sup>th</sup> day of November, 2018.



Alcohol and Marijuana Control Office  
 550 W 7<sup>th</sup> Avenue, Suite 1600  
 Anchorage, AK 99501  
[alcohol.licensing@alaska.gov](mailto:alcohol.licensing@alaska.gov)  
<https://www.commerce.alaska.gov/web/amco>  
 Phone: 907.269.0350

## Alaska Alcoholic Beverage Control Board Form AB-02: Premises Diagram

### What is this form?

A detailed diagram of the proposed licensed premises is required for all liquor license applications, per AS 04.11.260 and 3 AAC 304.185. Your diagram must include dimensions and must show all entrances and boundaries of the premises, walls, bars, fixtures, and areas of storage, service, consumption, and manufacturing. If your proposed premises is located within a building or building complex that contains multiple businesses and/or tenants, please provide an additional page that clearly shows the location of your proposed premises within the building or building complex, along with the addresses and/or suite numbers of the other businesses and/or tenants within the building or building complex.

**The second page of this form is not required.** Blueprints, CAD drawings, or other clearly drawn and marked diagrams may be submitted in lieu of the second page of this form. The first page must still be completed, attached to, and submitted with any supplemental diagrams. An AMCO employee may require you to complete the second page of this form if additional documentation for your premises diagram is needed.

**This form must be completed and submitted to AMCO's main office before any license application will be considered complete.**

Yes No

I have attached blueprints, CAD drawings, or other supporting documents in addition to, or in lieu of, the second page of this form.

### Section 1 – Establishment Information

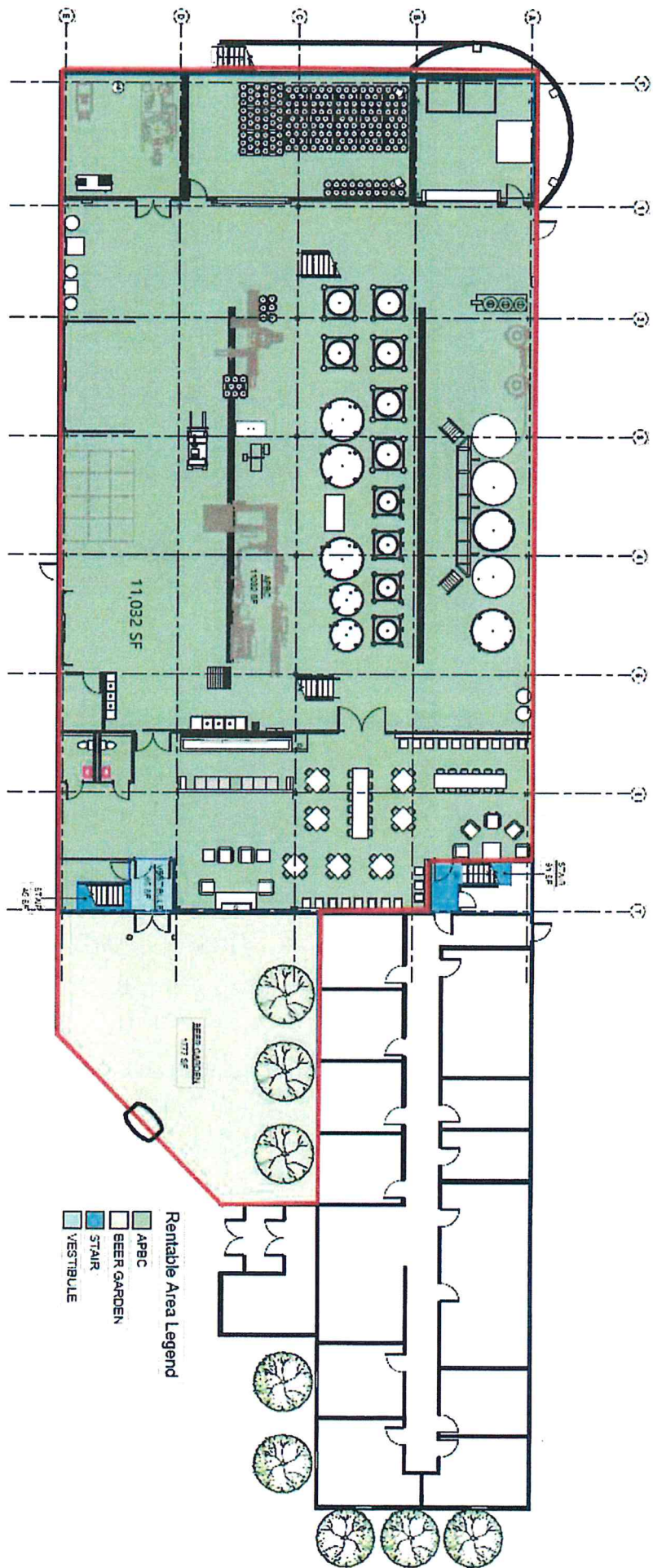
Enter information for the business seeking to be licensed, as identified on the license application.

Licensee:	Alaska Pacific Beverage Company LLC	License Number:	
License Type:	Winery License		
Doing Business As:	49th State Brewing		
Premises Address:	721 West 1st Ave Suite#49		
City:	Anchorage	State:	AK
		ZIP:	99501

# RIM

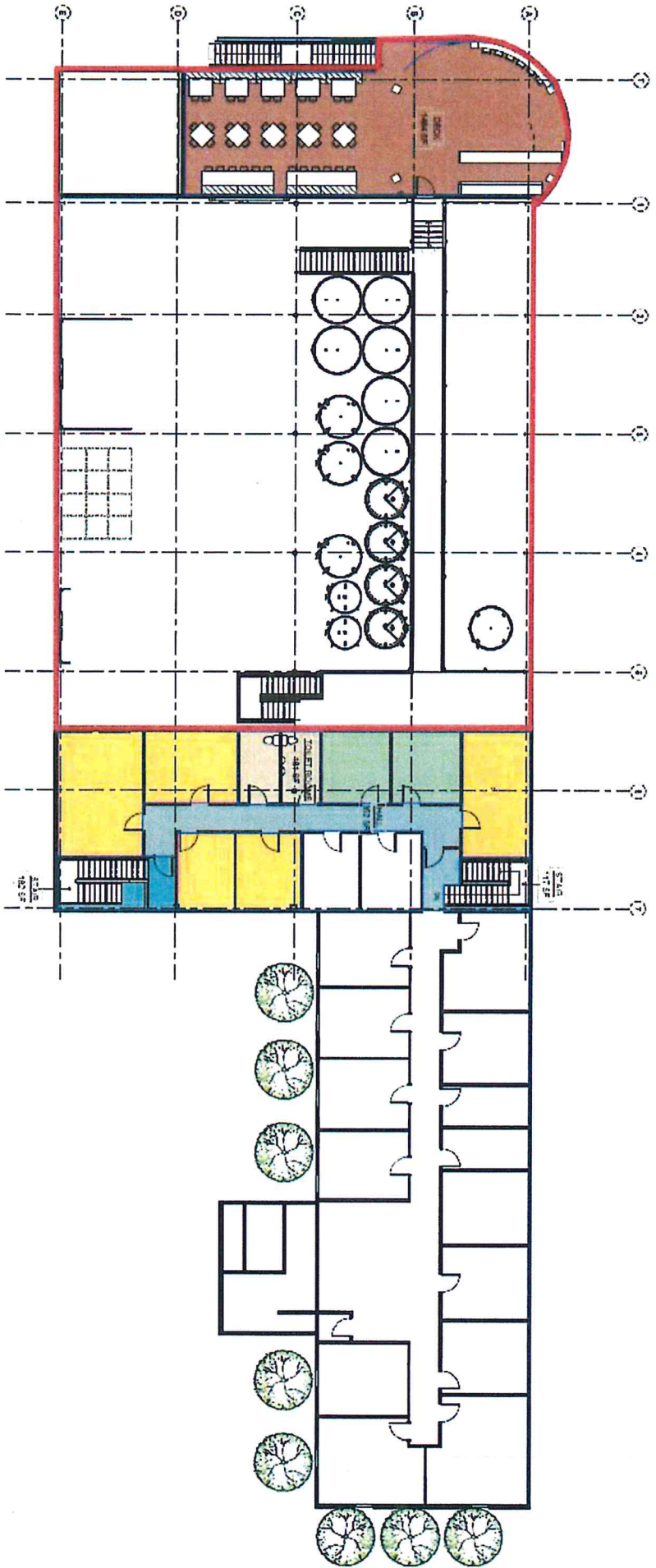
49TH BREWING FACILITY  
RENTABLE AREA

RENTABLE PLAN - FIRST FLOOR



RECEIVED  
JAN 09 2019  
MIDLAND WATER SUPPLY DISTRICT OFFICE

3/28/17



RENTABLE PLAN - SECOND FLOOR

RIM 49TH BREWING FACILITY  
RENTABLE AREAS

PROVIDED  
JAN 09 2019  
ALCOHOL & BEER MAKING OFFICE





AMCO Security Plan

49<sup>th</sup> State Brewing

721 West 1<sup>st</sup> Ave Suite #49

Anchorage, Alaska

99501

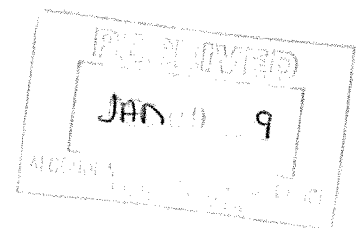
Re: New Winery License#5744

The exterior of the facility will comprise of a 1777 SF beer garden that is secured by a rock wall with steel and wood gate that allows entrance into the outdoor seating area as well as the main entrance of the tasting room. This area will be gated shut outside of normal operating hours of the tasting room. Employee entrance will be located on the South wall of the facility into the main production facility. This door will have an electronic lock system that will prevent anyone not employed at the facility from entering.

The Main entrance into the tasting room will be unlocked during normal business hours and during operating hours the beer garden entrance and main tasting room entrance will be constantly monitored by greeter/security staff. Managers will also always be on premise to make sure that no unaccompanied minors do not gain access to the premises and no off-premise Alcohol is brought onto the premises.

On certain summer days the upper west facing deck may be open. The main way to access this deck would be through the tasting room to a set of stairs leading to a catwalk that would be above the production facility leading to an outdoor covered deck. The deck has an emergency exit only door stair way that is alarmed leading down a west facing staircase to ground level. The only entrance to this 2<sup>nd</sup> level deck will be through the main tasting room so when the main tasting room is closed there is no access to the 2<sup>nd</sup> level deck.

All employees and staff will be trained and utilize TAP professional trade practices to make sure that all Alaskan Statues are complied with and that the licensed premise is secure from any illegal access.





# AFFIDAVIT OF POSTING

CASE NUMBER: 2019-0037

I, Jason Matyka hereby certify that I have posted a **Notice** as prescribed by Anchorage Municipal Code 21.03.020H.5. on the property that I have petitioned for winery license. The notice was posted on 2-14-19 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 14 day of Feb, 2019.

  
Signature

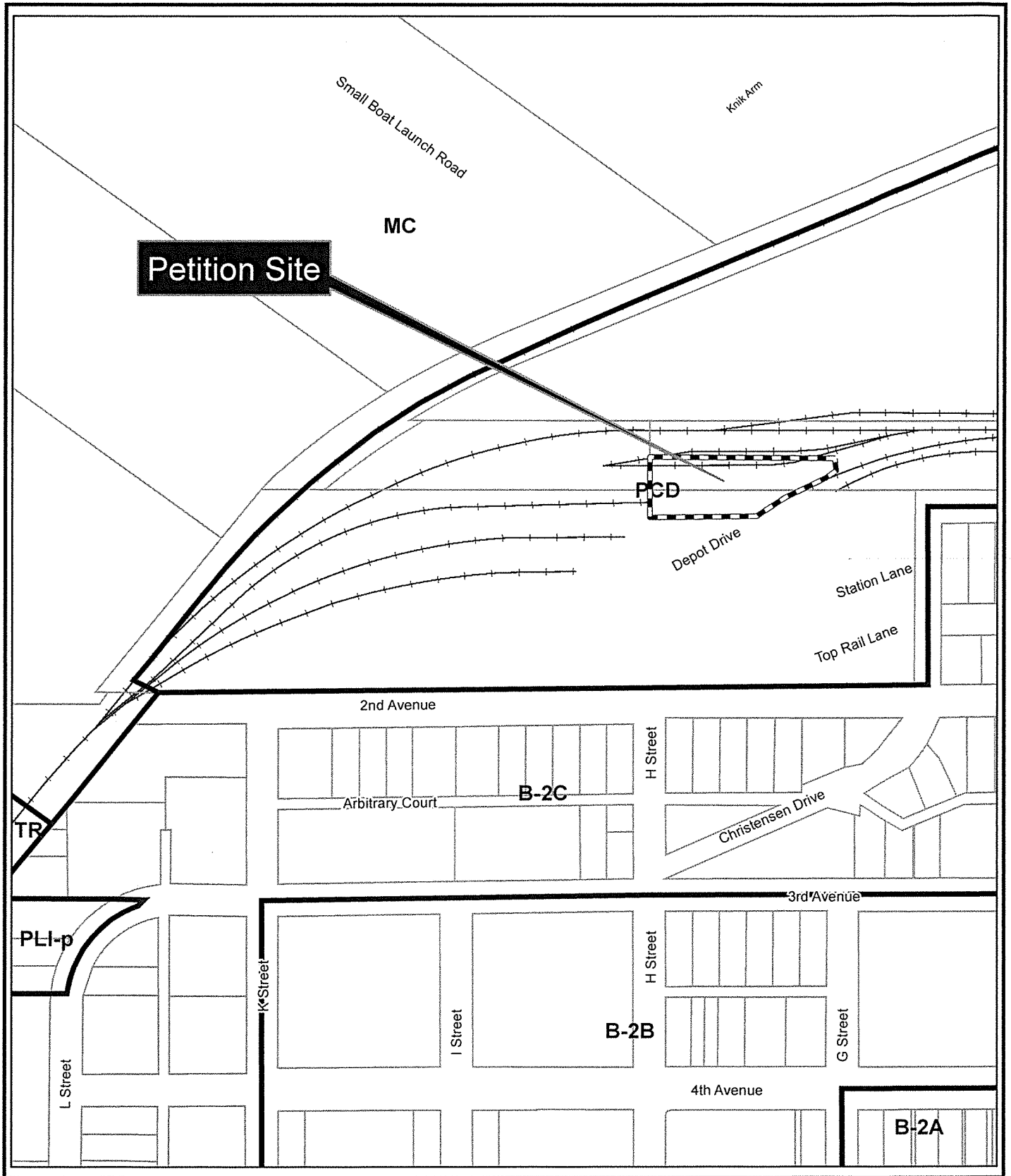
## LEGAL DESCRIPTION

Tract or Lot: Downtown Edge

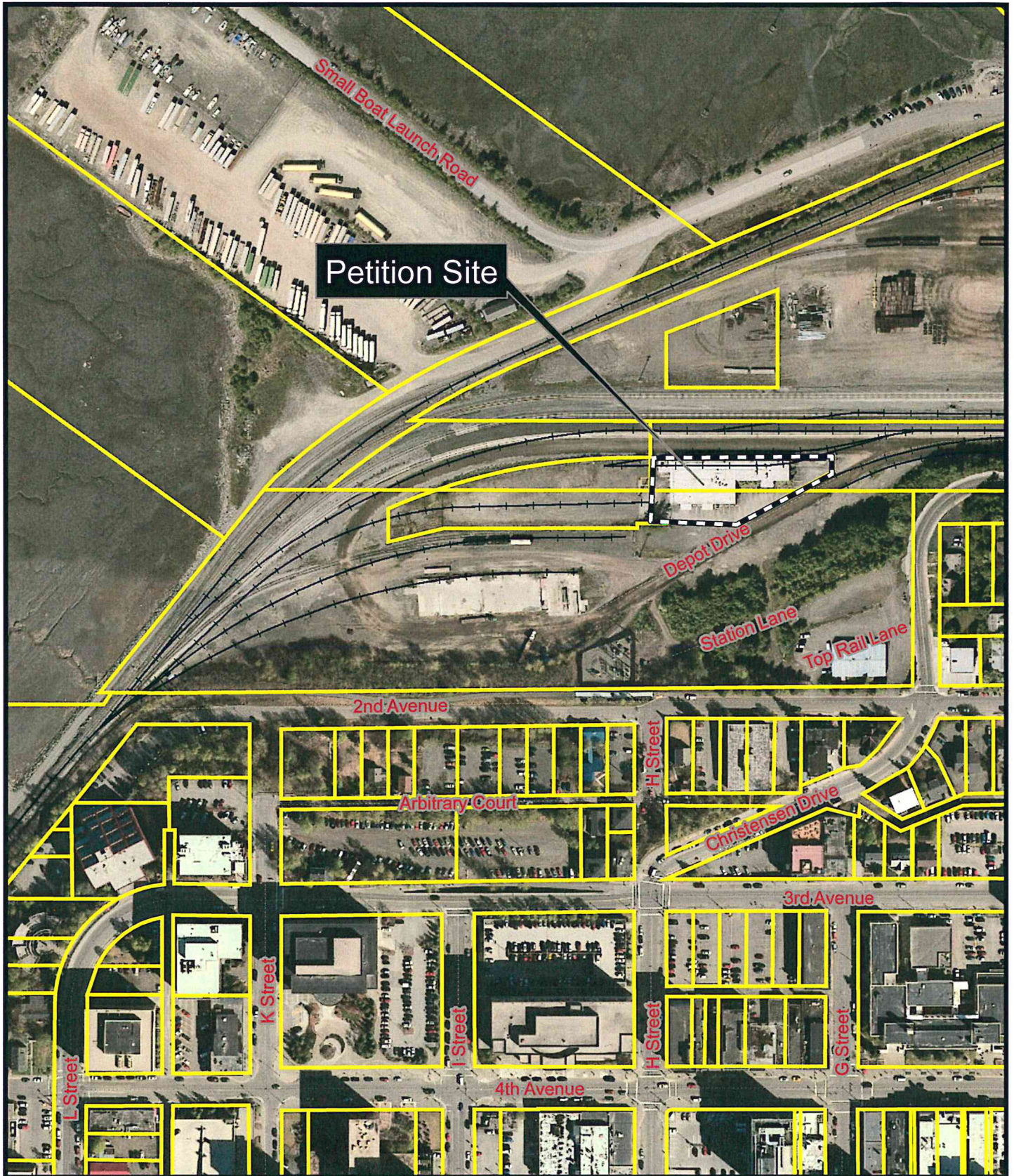
Block: TR 1

Subdivision: ARR #20422

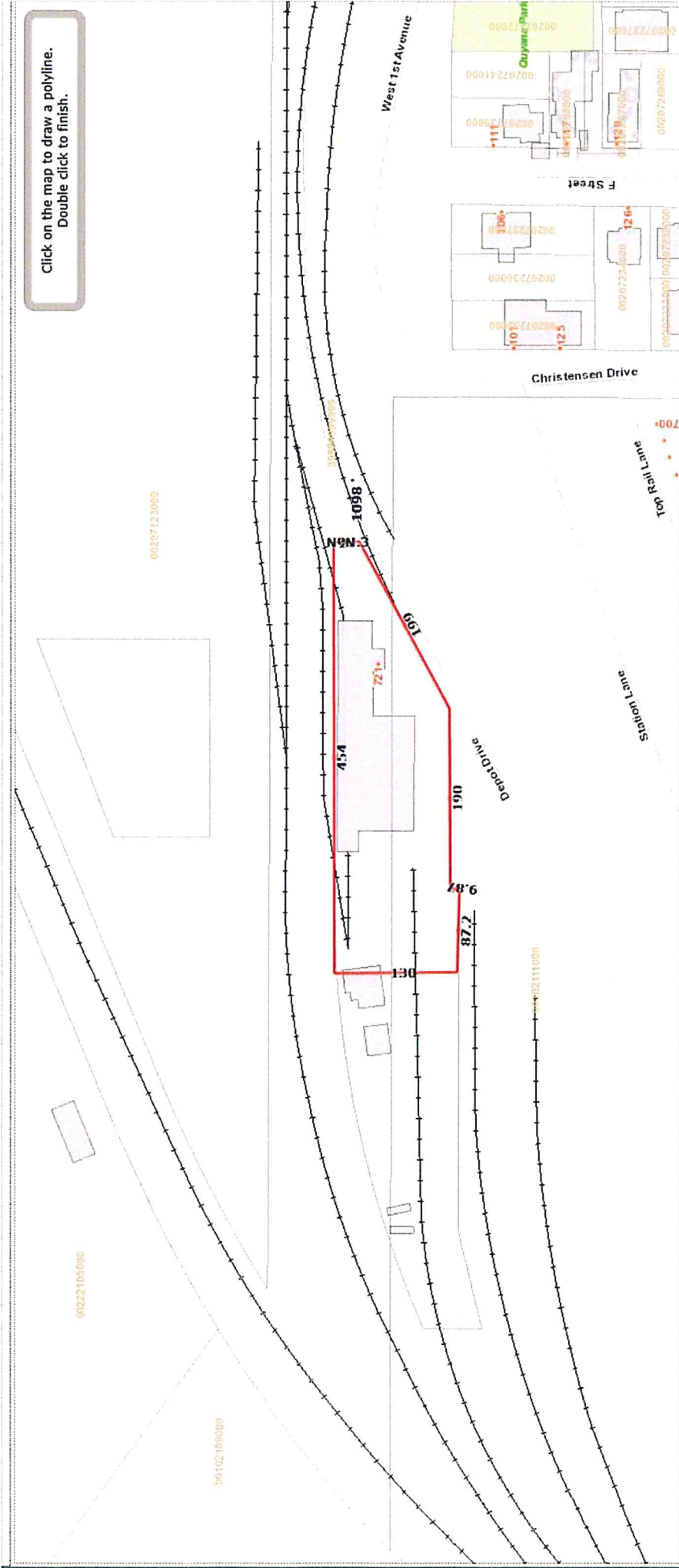
# 2019-0037



# 2019-0037



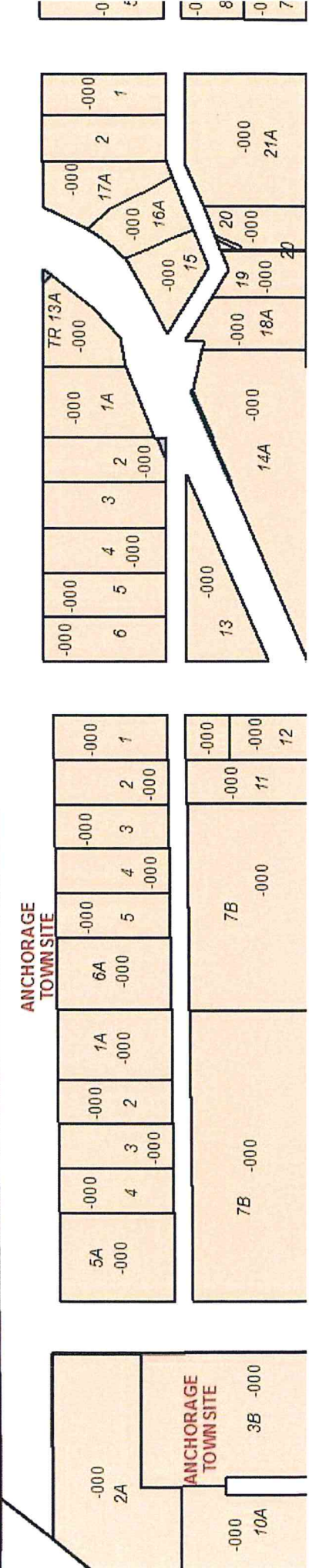
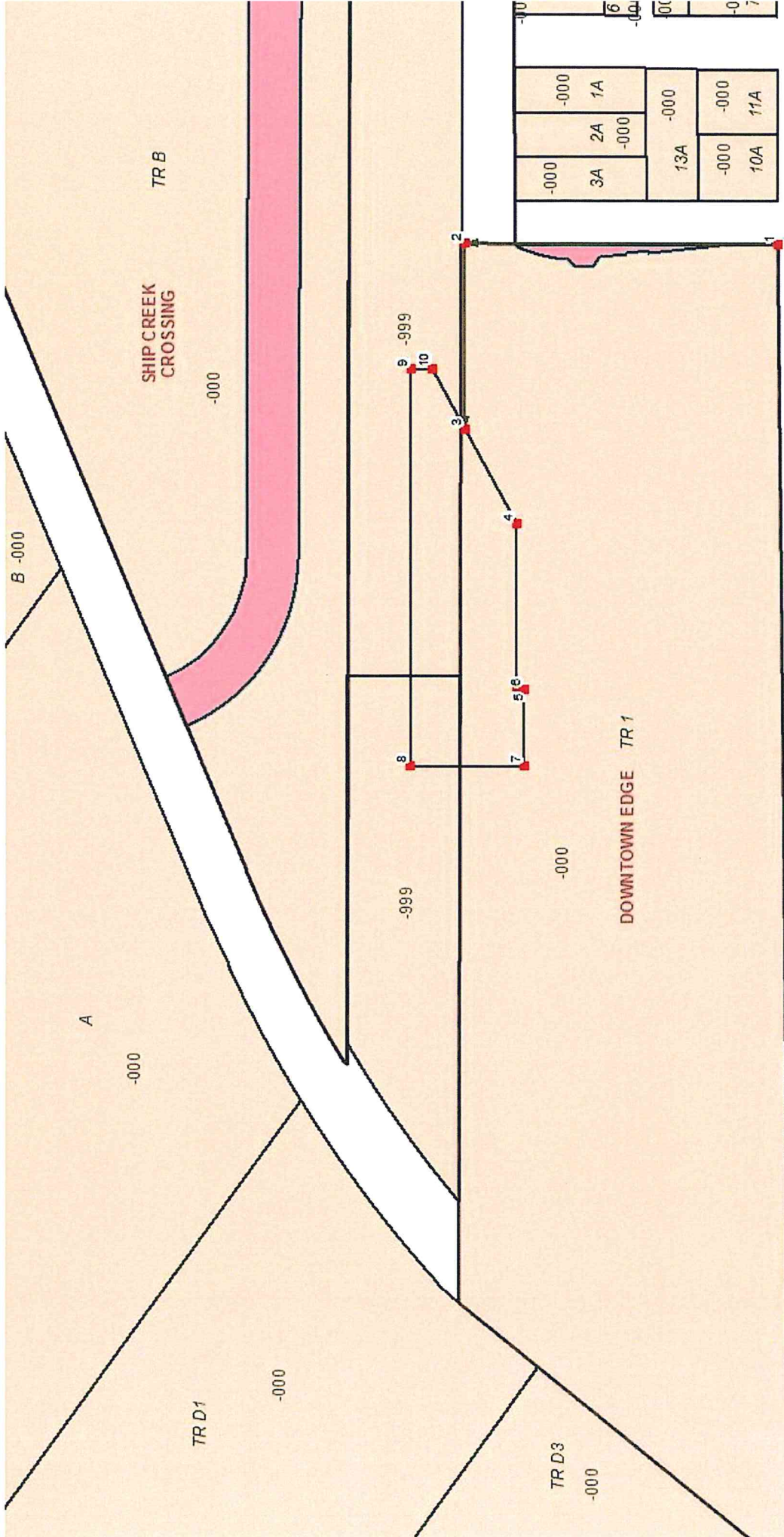
Click on the map to draw a polyline.  
Double click to finish.



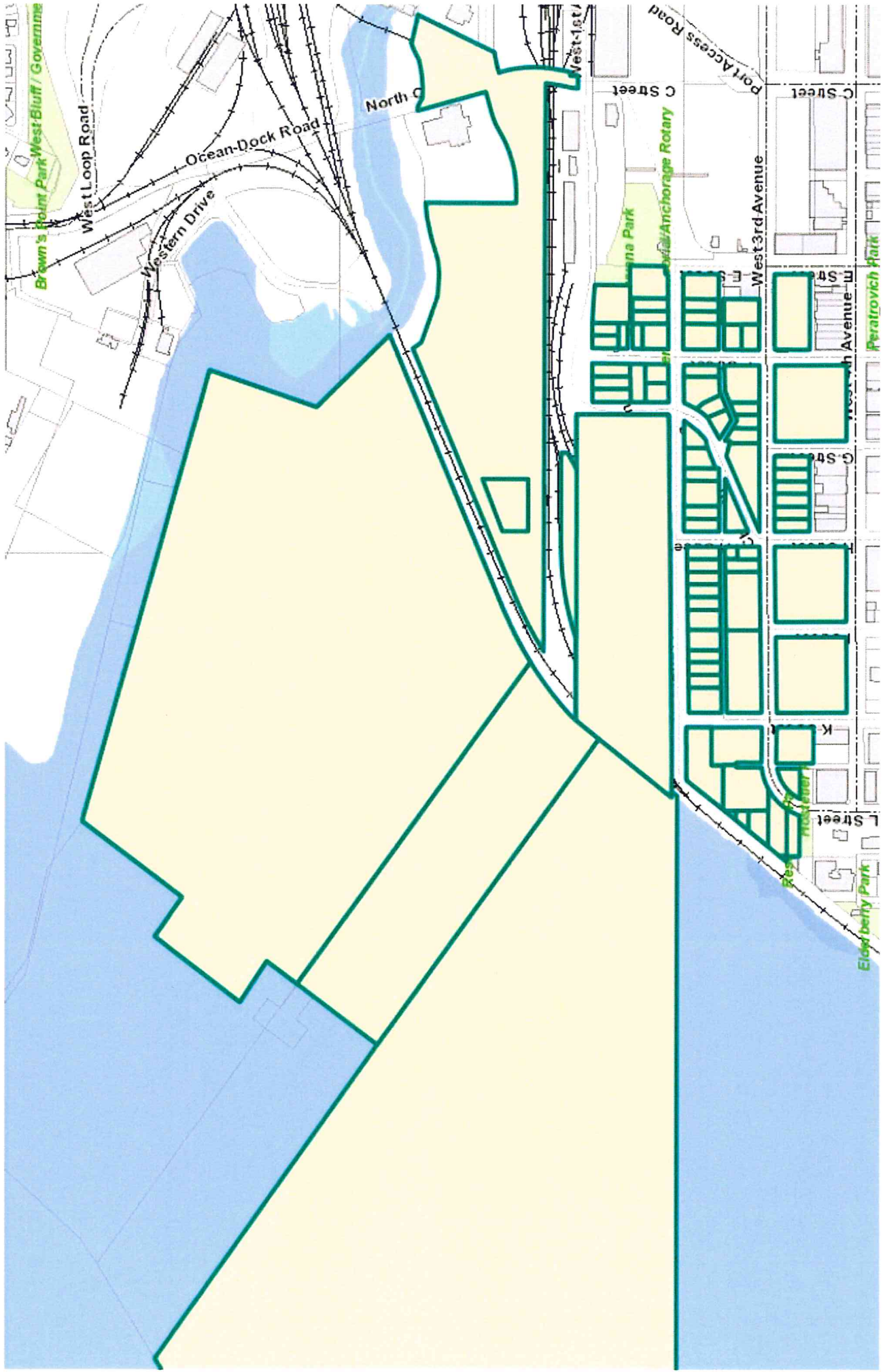
Scale: 1: 1255

Resolution: 1.08983530 ft/pixel

X: 1658812.4844 Y: 2638490.0875



# Anchorage



2019-0037 PHN map  
Distance = 500' (84 parcels)

