

Submitted by: Chair of the Assembly at
the Request of the Mayor
Prepared by: Planning Department
For reading April 11, 2006

CLERK'S OFFICE

APPROVED

Date: 4-11-06 Anchorage, Alaska
AR 2006-76

A RESOLUTION OF THE ANCHORAGE MUNICIPAL ASSEMBLY APPROVING AN ALCOHOLIC BEVERAGES CONDITIONAL USE IN THE B-2B (CENTRAL BUSINESS DISTRICT – INTERMEDIATE) FOR A BEVERAGE DISPENSARY USE PER AMC 21.40.160 D.13, FOR HIGHWATER LLC, DBA MCGINLEY'S ALASKAN PUB, LOCATED ON LOT 7, BLOCK 69, ORIGINAL TOWNSITE SUBDIVISION; SITE ADDRESS BEING 645 G STREET, SUITE 101; GENERALLY LOCATED AT THE NORTHEAST CORNER OF WEST SEVENTH AVENUE AND G STREET.

(Downtown Community Council) (Planning Case 2006-044)

THE ANCHORAGE ASSEMBLY RESOLVES:

Section 1. The conditional use permit for an Alcoholic Beverages Conditional Use in the B-2B District for a Beverage Dispensary Use per AMC 21.40.160.D.13 for Highwater, LLC dba McGinley's Alaskan Pub, located on Lot 7, Block 69, Original Townsite Subdivision; site address being 645 G Street, Suite 101, meets the applicable provisions of AMC 21.50.020 and AMC 21.50.160.

Section 2. The subject conditional use permit for an Alcoholic Beverages Conditional Use in the B-2B District for a new Beverage Dispensary use per AMC 21.40.160.D.13 is subject to the following conditions:

1. A Notice of Zoning Action shall be filed with the State District Recorder's Office within 120 days of the Assembly's approval of the final conditional use approval for a restaurant/eating place use in the B-2B 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. This conditional use approval is for an Alcoholic Beverages Conditional Use in the B-2B District for a Beverage Dispensary Use per AMC 21.40.160.D.13 for approximately 2,924 square feet of dining and lounge area, plus the liquor storage/beer cooler area. All are located on the ground floor space on the south end of the four-story office located on Lot 7, Block 69, Original Townsite Subdivision. The dining and lounge area will have one fixed bar, 18 non-fixed tables, and a total of 87 non-fixed seats.

4. On-premise sale of alcoholic beverages are seven days a week, Sunday through Thursday 11:00 AM to Midnight, Friday through Saturday 11:00 AM – 2:00 AM. However, the pub may choose to operate all hours as permitted by law, 365 days a year. Liquor sales represent 70 percent compared to 30 percent food sales.
5. Upon demand, the applicant shall demonstrate compliance with a "Liquor Server Awareness Training Program," approved by the State of Alaska Alcoholic Beverage Control Board, such as or similar to, the program for Techniques in Alcohol Management (T.A.M.).
6. The use of the property by any person for the permitted purposes shall comply with all current and future Federal, State and local laws and regulations, including but not limited to, laws and regulations pertaining to the sale, dispensing, service and consumption of alcoholic beverages and the storage, preparation, sale, service and consumption of food. The owner of the property, the licensee under the Alcoholic Beverage Control license and their officers, agents and employees, shall not knowingly permit, or negligently fail to prevent the occurrence of illegal activity on the property.
7. A copy of the conditions imposed by the Assembly in connection with this conditional use approval shall be maintained on the premise at a location visible to the public.

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

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

PASSED AND APPROVED by the Anchorage Assembly this 11th day of Apr., 2006.

ATTEST:

Anna L. Fairclough
Chair

Brian E. Bunt
Municipal Clerk

(Tax Parcel Number 002-113-73)



MUNICIPALITY OF ANCHORAGE

ASSEMBLY MEMORANDUM

No. AM 218-2006

Meeting Date: April 11, 2006

From: Mayor

Subject: ALCOHOLIC BEVERAGES CONDITIONAL USE IN THE B-2B (CENTRAL BUSINESS DISTRICT – INTERMEDIATE) FOR A BEVERAGE DISPENSARY USE PER AMC 21.40.160.D.13 FOR HIGHWATER LLC, DBA MCGINLEY’S ALASKAN PUB

1 Highwater, LLC has made application for a Beverage Dispensary Alcoholic Beverage
2 Conditional Use in the B-2B District for Lot 7, Block 69, Original Townsite Subdivision
3 per AMC 21.40.160 D.13 for a bar, dba McGinley’s Alaskan Pub.
4

5 The proposal is for a beverage dispensary alcoholic beverage conditional use at 645 G
6 Street, Suite 101, located at the northeast corner of Seventh Avenue and G Street. The
7 business will lease 2,924 square feet of space on the south end of the four-story office
8 building. The public area provides a total of 87 non-fixed seating: 18 non-fixed tables with
9 72 non-fixed seats, and a fixed bar with 15 non-fixed seats. No off-street parking is
10 required in the B-2B District. Surrounding property is zoned B-2A and B-2B. The
11 building is located in the same block as the Municipal City Hall building.
12

13 There are forty-two licenses within 1,000 feet: twenty-seven beverage dispensary licenses,
14 eleven restaurant licenses, two brewpub licenses, one package store license, and one
15 theater license. Approving this conditional use for a beverage dispensary use would add a
16 beverage dispensary license. There do not appear to be any churches or schools within 200
17 feet of the petition site.
18

19 McGinley’s Alaskan Pub will operate seven days a week, Sunday through Thursday 11:00
20 AM to Midnight, Friday through Saturday 11:00 AM to 2:00 AM. However, the pub may
21 choose to operate all hours as permitted by law. The petitioner estimates that 70 percent of
22 his total sales will be for alcohol compared to 30 percent food sales. The pub will feature a
23 variety of draught beers and fine spirits. The pub will have a menu consisting of hearty
24 soups and stews, deli style sandwiches, and a variety of salads and deserts. Employees
25 involved in the dispensing of alcoholic beverages will be trained in accordance with the

1 Alcoholic Beverage Control Board's "Liquor Server Awareness Training Program" (TAM)
2 and hold the necessary certifications.

3
4 At the time this was prepared, the Anchorage Police Department and the Department of
5 Health and Human Services did not provide comments. There are no personal or business
6 taxes owing.

7
8 This conditional use for a beverage dispensary use and license in the B-2B District
9 generally meets the applicable provisions of AMC Titles 10 and 21, and Alaska Statute
10 04.11.090.

11
12 Prepared by: Jerry T. Weaver Jr., Zoning Administrator, Planning Department

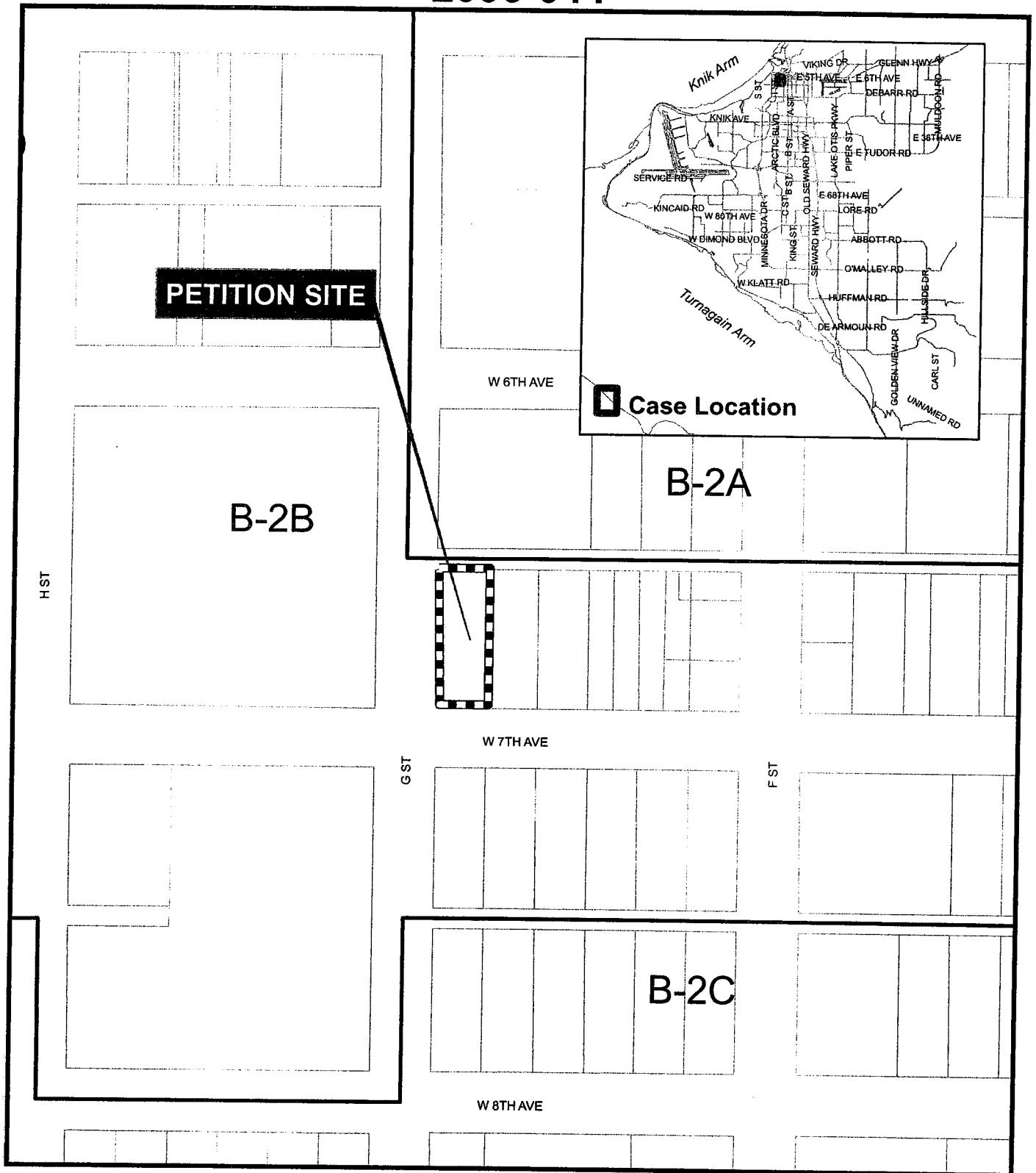
13 Concur: Tom Nelson, Director, Planning Department

14 Concur: Mary Jane Michael, Executive Director, Office of Economic &
15 Community Development

16 Concur: Denis C. LeBlanc, Municipal Manager

17 Respectfully submitted: Mark Begich, Mayor

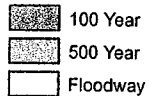
CONDITONAL USE-ALCOHOL 2006-044



Municipality of Anchorage
Planning Department

Date: February 14, 2006

Flood Limits

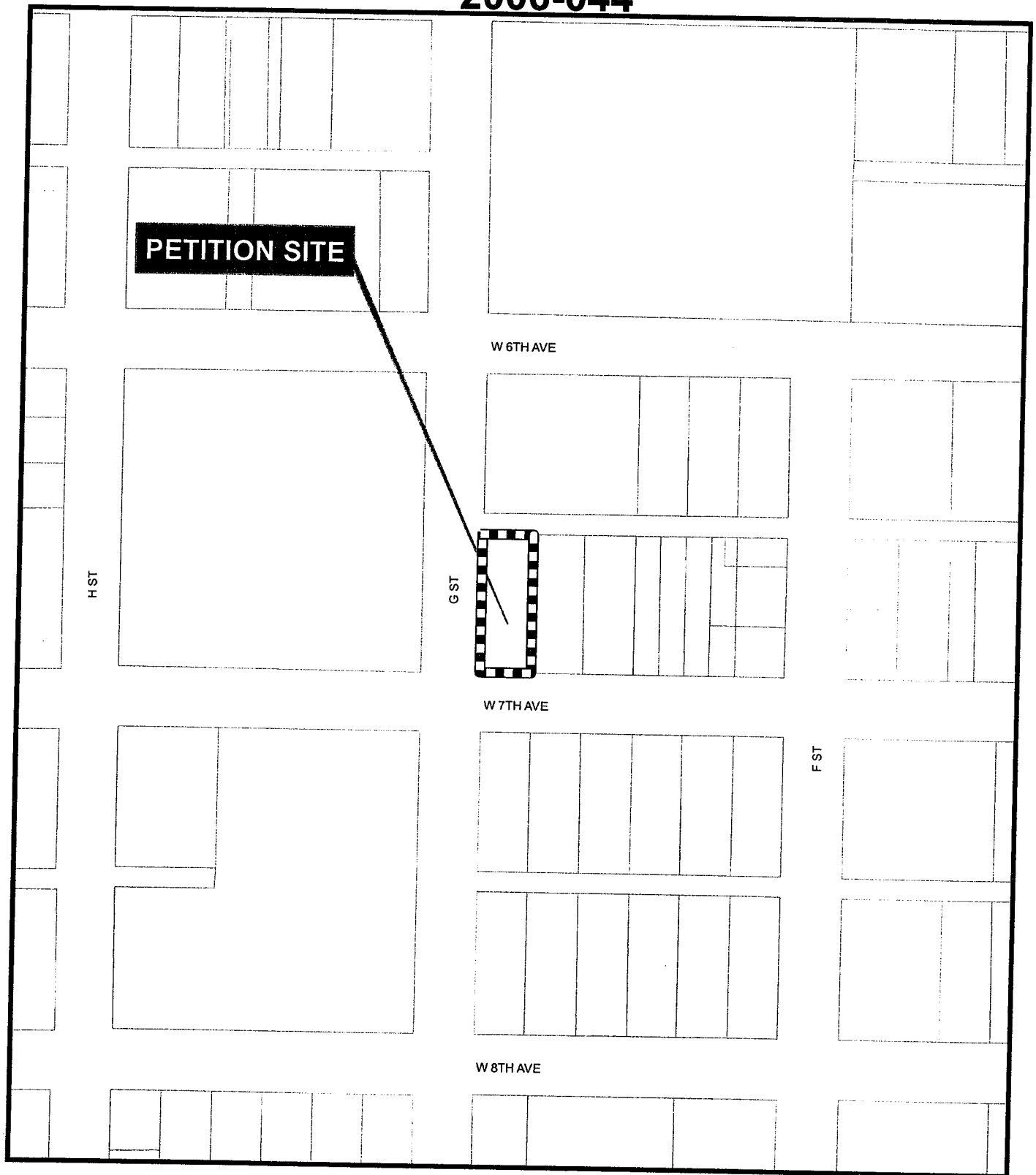


0 15 30 60
Feet






001

CONDITIONAL USE-ALCOHOL 2006-044



Municipality of Anchorage
Planning Department

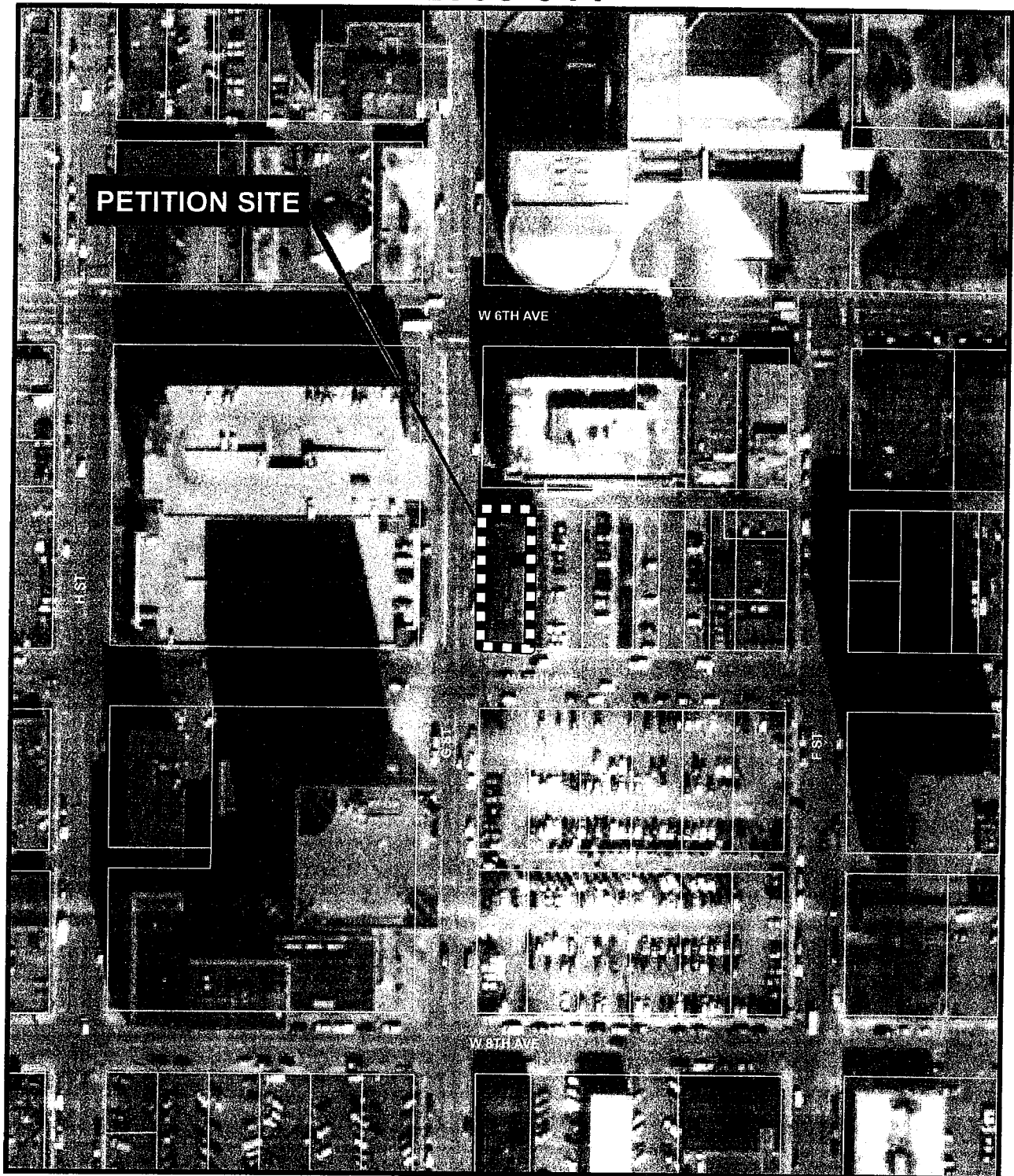
Date: February 14, 2006

-  Single Family
-  Multi-Family
-  Mobile Home Park

08/020
Feet



2006-044



Municipality of Anchorage
Planning Department

Date: February 14, 2006



0100 40
Feet

003

Alcohol Extract from List Report

Case Number: 2006-044

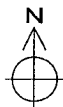
Description: 1000 feet alcohol list

Parcel Business Name	Parcel Owner Name Applicant Name	Parcel Owner Address Business Address	City	Lic. Number	State Lic. Zone	Zip Lic. Type
00103403000 Cafe' 817	NOVOSAD MARK S Muffin Man & Co., Inc.	817 W 6TH AVENUE 817 W 6th Ave.	ANCHORAGE	4449	AK B2B	99501 Restaurant/Eating Place
00103404000 Yamaya Restaurant	YAMADA MASAHIKE & KAZUKO Yamada, Masahide & Kazuko	4100 NORTH STAR STREET 825 W. 6th Ave.	ANCHORAGE	3728	AK B2B	99504 Restaurant/Eating Place
00103407000 Wings 'n Things	CONNELLY JOSEPH M & TERESA Wings N Things	529 I STREET 529 I St.	ANCHORAGE	2046	AK B2B	99501 Restaurant/Eating Place
00103462000 Alley, The	FIFTH AVENUE BUILDING LLC Wallace, Dale	1007 W 3RD AVENUE SUITE 201 900 W. 5th Ave. #102	ANCHORAGE	4163	AK B2B	99501 Beverage Dispensary
00103462000 Jass Alley (CLOSED)	FIFTH AVENUE BUILDING LLC McLeod, Marilyn	1007 W 3RD AVENUE SUITE 201 900 W. 5th Ave. #102	ANCHORAGE	3269	AK B2B	99501 Restaurant/Eating Place
00103463000 La Mex Too	LA MEXICANA INC La Mexicana, Inc.	PO BOX 92480 901 W. 6th Ave.	ANCHORAGE	636	AK B2B	99509 Beverage Dispensary
00103463000 La Mex Too Upstairs	LA MEXICANA INC La Mexicana, Inc.	PO BOX 92480 901 W. 6th Ave.	ANCHORAGE	2009	AK B2B	99509 Beverage Dispensary Dup
00103463000 Platinum Jack's	LA MEXICANA INC Jaax, Inc	PO BOX 92480 901 W. 6th Avenue	ANCHORAGE	4531	AK B2B	99509 Beverage Dispensary
00103464000 Downtown Wine & Spirits	ALASKA LABORERS BLDG CORP Brown Jug, Inc.	2501 COMMERCIAL DR 930 W. 5th Ave.	ANCHORAGE	3322	AK B2B	99501 Package Store
00103464000 Kaze Restaurant	ALASKA LABORERS BLDG CORP Jun, Chae P.	2501 COMMERCIAL DR 930 W. 5th Ave.	ANCHORAGE	2296	AK B2B	99501 Restaurant/Eating Place
00103466000 Crow's Nest/Captian Cook Hotel	HICKEL INVESTMENT CO Hickel Investment Co.	PO BOX 101700 939 W. 5th Ave.	ANCHORAGE	290	AK B2B	99510 Beverage Dispensary
00103466000 Fletcher's/Captian Cook Hotel	HICKEL INVESTMENT CO Hickel Investment Co	PO BOX 101700 939 W. 5th Ave.-Tower 3	ANCHORAGE	2290	AK B2B	99510 Beverage Dispensary

<u>Parcel</u> <u>---</u> <u>---</u> <u>---</u> <u>---</u>	<u>Parcel Owner Name</u> <u>---</u> <u>---</u> <u>---</u> <u>---</u>	<u>Parcel Owner Address</u> <u>---</u> <u>---</u> <u>---</u> <u>---</u>	<u>City</u> <u>---</u> <u>---</u> <u>---</u> <u>---</u>	<u>State</u> <u>---</u> <u>---</u> <u>---</u> <u>---</u>	<u>Zip</u> <u>---</u> <u>---</u> <u>---</u> <u>---</u>
<u>Business Name</u>	<u>Applicant Name</u>	<u>Business Address</u>	<u>Lic. Number</u>	<u>Lic. Zone</u>	<u>Lic. Type</u>
001034660000	HICKEL INVESTMENT CO	PO BOX 101700	ANCHORAGE	AK	99510
Quarterdeck/Captain Cook Hotel	Hickel Investment Co.	928 W 5th Ave	932	B2B	Beverage Dispensary
001034660000	HICKEL INVESTMENT CO	PO BOX 101700	ANCHORAGE	AK	99510
Whale's Tail/Captain Cook Hote	Hickel Investment Co.	939 W. 5th Ave.-Tower 1	1224	B2B	Beverage Dispensary
001054550000	COLUMBIA PROPERTIES	207 GRANDVIEW DRIVE	FORT MITCHEL	KY	41017
Anchorage Marriott Hotel	Columbia Properties Anchorage	820 W. 7th Ave.	3945	B2B	Beverage Dispensary Tour
002101250000	ANCHORAGE HOTEL ASSOCIATES	300 ELLIOTT AVENUE W	SEATTLE	WA	98119
Solstice Café	Westmark Hotels, Inc.	720 W. 5th Ave.	847	B2B	Beverage Dispensary
002101360000	MOA	PO BOX 196650	ANCHORAGE	AK	99519
Glacial Reflections Fine Cater	Hotel 4th Ave, The	621 W. 6th Ave.	3852	B2A	Theater License (PAC)
002101360000	MOA	PO BOX 196650	ANCHORAGE	AK	99519
Wm. A. Egan Civic Center	SMG of Alaska, Inc.	621 W 6th Ave	4455	B2A	Beverage Dispensary
002102420000	NORTHWESTERN SIMON INC	PO BOX 6120	INDIANAPOLIS	IN	46206
Sullivan's Steakhouse	Sullivans of Alaska	320 W. 5th Ave. Unit C100	3412	B2A	Beverage Dispensary
002105060000	LUPINE COMMERCIAL COMPANY &	1403 P STREET	ANCHORAGE	AK	99501
China Express/Sorabol	China Express/Sorabal LLC	425 W. 5th Ave.	2925	B2A	Restaurant/Eating Place
002105090000	MOA	PO BOX 196650	ANCHORAGE	AK	99519
William A. Egan Civic & Conven	SMG of Alaska, Inc.	555 W. 5th Ave.	3234	B2A	Beverage Dispensary
002105260000	CHEN TOM & MING TZE	712 W 4TH AVENUE	ANCHORAGE	AK	99501
Ginza Restaurant	Chen, Tom & Ming Tze	712 W. 4th Ave.	3607	B2B	Beverage Dispensary
002105400000	NEUMANN ROBERT G & CAROLYN F	1433 W 13TH AVENUE	ANCHORAGE	AK	99501
Rumrunner's Old Towne Bar & Gr	Grizzly's, Inc	415 "E" Street	4157	B2A	Beverage Dispensary
002105400000	NEUMANN ROBERT G & CAROLYN F	1433 W 13TH AVENUE	ANCHORAGE	AK	99501
Rumrunners Old Towne Bar	Grizzly	415 E St.	3189	B2A	Beverage Dispensary
002105500000	BIWER DARWIN A JR	426 G STREET	ANCHORAGE	AK	99501
Darwin's Theory	Darwins Theory, Inc.	426 G St.	987	B2B	Beverage Dispensary
002105520000	ACREE ROBERT B	903 W NORTHERN LIGHTS #210	ANCHORAGE	AK	99503
Uncle Joe's Pizzeria	U.J. Alaska, Inc.	428 G St., #D	3847	B2B	Restaurant/Eating Place

Parcel Business Name	Parcel Owner Name - Applicant Name	Parcel Owner Address Business Address	City Lic. Number	State Lic. Zone	Zip Lic. Type
00210554000 4th Avenue Theatre, Inc.	IDITAROD PROPERTIES INC Fourth Avenue Theatre, Inc.	630 W 4TH AVENUE #300 630 W. 4th Ave.	ANCHORAGE 3518	AK B2A	99501 Beverage Dispensary
00210563000 Glacier Brew House	737 WEST FIFTH AVENUE LLC Brews Brothers, LLC, The	PO BOX 241826 737 W. 5th Ave. #110	ANCHORAGE 3978	AK B2B	99524 Beverage Dispensary
00210563000 Glacier Brew House, The	737 WEST FIFTH AVENUE LLC Brews Brothers, The LLC	PO BOX 241826 737 W. 5th Ave. #110	ANCHORAGE 3985	AK B2B	99524 Brewpub
00210563000 Orso Ristorante	737 WEST FIFTH AVENUE LLC Brews Brothers LLC	PO BOX 241826 737 West 5th Ave	ANCHORAGE 4258	AK B2B	99524 Brewpub
00210563000 Restaurante' Orso	737 WEST FIFTH AVENUE LLC The Brews Brothers, LLC	PO BOX 241826 737 W. 5th Ave.	ANCHORAGE 4012	AK B2B	99524 Beverage Dispensary Dup
00210609000 F Street Station	CROSSROADS LTD PARTNERSHIP Station, Inc.	1041 W 25TH AVENUE 325 F St.	ANCHORAGE 762	AK B2B	99503 Beverage Dispensary
00210617000 Pioneer Bar	OLDTIMERS INC Old Timers, Inc.	739 W 4TH AVE 739 W. 4th Ave.	ANCHORAGE 866	AK B2B	99501 Beverage Dispensary
00210626000 Gaslight Lounge	MAC'S INC Gaslight Lounge, Inc.	3111 DENALI ST STE 201 721 W. 4th Ave.	ANCHORAGE 437	AK B2B	99503 Beverage Dispensary
00210627000 Sacks Café & Restaurant	3 D INVESTMENTS INC Sacks Restaurant, LLC	340 G STREET #201 328 G St.	ANCHORAGE 3977	AK B2B	99501 Restaurant/Eating Place
00211309000 Cilantros	PORTER N CLAIBORNE JR & Roberto Del Real	1834 STANFORD DRIVE 611 West 9th Ave	ANCHORAGE 4275	AK B2C	99508 Restaurant/Eating Place
00211309000 Cilantro's	PORTER N CLAIBORNE JR & Escalante, Jorge A.	1834 STANFORD DRIVE 611 W. 9th Ave.	ANCHORAGE 3908	AK B2C	99508 Restaurant/Eating Place
00211375000 Humpty's Great Alaskan Alehouse	PASSERINE L A & Hook, Line & Sinker, Inc.	520 W 6TH AVENUE 610 W. 6th Ave.	ANCHORAGE 3427	AK B2A	99501 Beverage Dispensary
00211376000 Subzero	PIONEERS OF ALASKA Hook Line & Sinker	PO BOX 190787 612 "F" Street	ANCHORAGE 4261	AK B2A	99519 Beverage Dispensary Dup
00211380000 Cafe' Savannah	VARGAS ALEX 50% & Cafe' Savannah LLC	PO BOX 111846 508 West 6th Avenue	ANCHORAGE 4295	AK B2A	99511 Restaurant/Eating Place

Map: Parcels--Basic Layers



Legend:

Txt

STRNAME BI

PARCELS

ALCOHOL

CityView™

Municipal Software Corporation

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

DATE: April 11, 2006

CASE NO.: 2006-044

APPLICANT: Highwater, LLC
dba McGinley's Alaskan Pub
RIM Investments, LLC – property owner

REPRESENTATIVE: Daniel A. Sullivan

REQUEST: A Conditional Use for an Alcoholic Beverages
Conditional Use in the B-2B (Central Business District
– Intermediate) District for a Beverage Dispensary Use
per AMC 21.40.160 D.13 for McGinley's Alaskan Pub.

LOCATION: Original Townsite, Block 69, Lot 7

STREET ADDRESS: 645 G Street, Suite 101

**COMMUNITY
COUNCIL:** Downtown

TAX PARCEL: 002-113-73/ Grid SW 1330

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 04.11.090.

Acres: 7,000 square feet
Vegetation: none
Zoning: B-2B (General Business)
Topography: Level

Existing Use: Office Building
Soils: Public Sewer & Water; Seismic Zone 4

COMPREHENSIVE PLAN

Classification: Anchorage 2020—Major Employment Center,
Redevelopment/Mixed-Use Areas
Commercial in the 1982 Anchorage Bowl Comp Plan
Density: N/A

SURROUNDING AREA

	NORTH	EAST	SOUTH	WEST
Zoning:	B-2A	B-2A	B-2B	B-2B
Land Use:	City Hall	City Hall Parking Lot	Parking Lot	Bus Depot; Parking Garages

SITE DESCRIPTION AND PROPOSAL:

The petitioner is asking approval of a new alcoholic beverage dispensary conditional use for a new Irish style pub and restaurant. McGinley's Alaskan Pub leases 2,924 square feet of space in the street level space of the four-story RIM Building at the corner of Seventh Avenue and G Street. Surrounding property are zoned B-2A and B-2B. No off-street parking is required in the B-2B District.

The Assembly is scheduled to consider the transfer of ownership and location of Beverage Dispensary License #122, owned by Billik Inn, Ltd., 6241 Debarr Road, to Highwater, LLC dba McGinley's Alaskan Pub at 645 G Street, Suite #101, as Beverage Dispensary License #4545, on March 28, 2006 (AM 207-2006).

McGinley's Alaskan Pub will feature a variety of draught beers and fine spirits and a menu consisting of hearty soups and stews, deli style sandwiches, and a variety of salads and deserts, in a non-smoking environment. The business is scheduled to open in late 2006.

The public area provides a total of eighty-seven (87) non-fixed seating: eighteen non-fixed tables with seventy-two (72) non-fixed seats and a fixed bar with fifteen (15) non-fixed seats. The pub is open 7-days a week, Sunday – Thursday 11:00 AM to Midnight, Friday - Saturday 11:00 AM to 2:00 AM, however, the pub may choose to operate all hours as permitted by law. The petitioner estimates that 70% of his total sales will be from alcohol, and 30% from food sales. All employees involved in the dispensing of alcoholic beverages will be TAM trained and hold the necessary certifications. Security personnel will be employed as needed during busier hours. There will be a "zero tolerance" policy for either employees or patrons in violation of the law. Security cameras will be used inside

the facility. Security personnel will periodically patrol the exterior during busier hours to help maintain a safe environment. All security personnel will have specialized security training through the CHARR program.

There are forty-two (42) licenses located within 1,000 feet of this location: twenty-seven (27) beverage dispensary licenses (including one tourism and four duplicates), eleven (11) restaurant licenses, two (2) brewpub licenses, one (1) package store license, and one (1) theatre license. Approving this beverage dispensary use and license will add an additional beverage dispensary license.

There are no churches or schools within 200 feet of the pub.

PUBLIC COMMENTS:

Fifty-four (54) public hearing notices (PHNs) were mailed. At the time this report was written one public comment was received with no objection, no written comment has been received from the Downtown Community Councils.

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.

This subject location is depicted on the Land Use Policy Map of the Anchorage 2020 Comprehensive Plan as being within the Downtown Major Employment Center and Redevelopment/Mixed-Use Area

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.

Several goals of the Anchorage 2020 Plan address related issues such as recreational and economic opportunities. The sale of alcoholic beverages is part of the social, recreational and economic environment of the community. Hotel dining, night clubs, bars and restaurants which serves alcohol enhances the hospitality and tourism industry in Anchorage, and provide eating places for local residents and downtown employees. Another of the Plan'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).

Downtown Anchorage, as an employment center, is well defined and compact, and has attained a medium- to high-density office employment of 50 to 75 employees per acre. Mixing supportive retail uses, such as restaurants, bars, branch banks, and shopping, with office development is an important major employment center feature.

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

The pub is located within an existing office building that was constructed in 1968. The lot size and width, building height, lot coverage, yards, sidewalks, landscaping, OS&HP setbacks, sidewalk widths and refuse collection is conforming or may have legal nonconforming rights to the 1968 zoning regulations. Except for the alcoholic beverages conditional use standards established in AMC 21.50.150, the Assembly has not adopted specific zoning regulations for alcoholic beverage sales. The B-2B Central Business – Intermediate District zoning regulations allow alcoholic beverage sales through the conditional use permit process: *AMC 21.40.160 D.13. Restaurants, cafes, and other places serving food or beverages. Uses involving the retail sale, dispensing or service of alcoholic beverages may be permitted by conditional use only in accordance with AMC 21.50.160.*

C. Will be compatible with existing and planned land uses in the surrounding neighborhood and with the intent of its use district.

This standard is met.

The subject property is in the Downtown Major Employment Center and Redevelopment area: a commercial area that is expected to remain in that land use category for the foreseeable future. In and around this location are found numerous bars, restaurants, offices, retail stores, hotels, commercial businesses and other non-residential uses. Land to the north, is zoned B-2A; to the west, south and east, land is zoned B-2B.

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. The following forty-two (42) licenses are located within 1,000 feet of this location: twenty-seven (27) beverage dispensary licenses (including one tourism and four duplicates), eleven (11) restaurant licenses, two (2) brewpub licenses, one (1) package store license, and one (1) theatre license. Approving this beverage dispensary use and license will add an additional beverage dispensary license.

Name	Address	License Number	Type of License
Muffin Man Café 817	817 W. 6 th Avenue	4449	Restaurant/Eating Place
Yamaya Restaurant	825 W. 6 th Avenue	3728	Restaurant/Eating Place
Wing's n Things	529 I Street	2046	Restaurant/Eating Place
Jass Alley (Closed)	900 W. 5 th Avenue #102	3269	Restaurant/Eating Place
Kaze	930 W. 5 th Avenue	2296	Restaurant/Eating Place
Uncle Joe's Pizzeria	428 G Street #D	3847	Restaurant/Eating Place
Sacks Café & Restaurant	328 G Street	3977	Restaurant/Eating Place
Cilantros	611 West 9 th Avenue	4275	Restaurant/Eating Place
Cilantros	611 West 9 th Avenue	3908	Restaurant/Eating Place
Café Savannah	508 W. 6 th Avenue	4295	Restaurant/Eating Place
The Alley	900 W. 5 th Avenue #102	4163	Beverage Dispensary
Platinum Jack's	901 W. 6 th Avenue	4531	Beverage Dispensary
Platinum Jack's	901 W. 6 th Avenue	4551	Beverage Dispensary Duplicate
Platinum Jack's	901 W. 6 th Avenue	4552	Beverage Dispensary Duplicate
Crow's Nest/ Captain Cook Hotel	939 W. 5 th Avenue	290	Beverage Dispensary
Fletcher's Captain Cook Hotel	939 W. 5 th Avenue Tower 3	2290	Beverage Dispensary
Quarterdeck Captain Cook Hotel	939 W. 5 th Avenue Tower 1	932	Beverage Dispensary

Whale's Tail Captain Cook Hotel	939 W. 5 th Avenue Tower 1	1224	Beverage Dispensary
Anchorage Marriott Hotel	820 W. 7 th Avenue	3945	Beverage Dispensary Tourism
SMG of Alaska Wm. A. Egan Civic Center	621 W. 6 th Avenue	4455	Beverage Dispensary
Soltice Cafe	720 W. 5 th Avenue	847	Beverage Dispensary
Sullivan's @ 5 th Avenue Mall	320 W. 5 th Avenue Unit C100	3412	Beverage Dispensary
William A. Egan Civic & Convention Center	555 W. 5 th Avenue	3234	Beverage Dispensary
Ginza Restaurant	712 W. 4 th Avenue	3607	Beverage Dispensary
Rumrunner's Old Town Bar & Grill	415 E Street	4157	Beverage Dispensary
Rumrunners Old Towne Bar	415 E Street	3189	Beverage Dispensary
Darwin's Theory	426 G Street	987	Beverage Dispensary
4 th Avenue Theatre	630 W. 4 th Avenue	3518	Beverage Dispensary
Glacier Brew House	737 W. 5 th Avenue #110	3978	Beverage Dispensary
Restaurante' Orso	737 W. 5 th Avenue	4012	Beverage Dispensary Duplicate
F Street Station	325 F Street	762	Beverage Dispensary
Pioneer Club	739 W. 4 th Avenue	866	Beverage Dispensary
Bruins	500 W. 3 rd Avenue	1043	Beverage Dispensary
Gaslight Lounge	721 W. 4 th Avenue	437	Beverage Dispensary
Clarion Suites Hotel	325 W. 8 th Avenue	3851	Beverage Dispensary
Humpy's Great Alaskan Alehouse	610 W. 6 th Avenue	3427	Beverage Dispensary

Subzero	612 F Street	4261	Beverage Dispensary Duplicate
Glacier Brew House	737 W. 5 th Avenue #110	3985	Brewpub
Orso Ristorante	737 W. 5 th Avenue #540	4258	Brewpub
Downtown Wine & Spirits	930 W. 5 th Avenue	3322	Package Store
Glacial Reflections Fine Cater	621 W. 6 th Avenue	3852	Theatre License (PAC)

In and around this location, there are numerous restaurants, office buildings, hotels, retail malls, commercial businesses and other non-residential uses. A new city convention center is being constructed in the next block. Because of its location it is readily available to the traveling public, both local residents as well as out of state visitors.

There appear to be no churches and or schools within 200 feet of the subject site.

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 petition site is located in the Downtown and is zoned B-2A, which has no parking requirement. There are two public parking garages to the west of the pub and public surface parking lots are available in the surrounding area. There is an established system of sidewalks on both sides of the streets in the Downtown area. The Public Transit Depot is located at the southwest corner of Sixth and G Street.

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 and public transit is already in place. The petition site is within ARDSA, Police and Fire service areas.

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.

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 for a beverage dispensary license.

Standards Chapter 10.50 Alcoholic Beverages

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

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

See table and narrative on page 7 for other alcohol licenses within 1,000 feet of this application.

The approval of a conditional use for a beverage dispensary use and license will not adversely impact the immediate area or surrounding uses. There are no schools or churches within 200-feet of the petition site.

- 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 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.

This standard is not applicable.

- 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.

No comments were provided 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

This standard is met.

There are no delinquent Personal Property Taxes, Real Property Taxes or Downtown Improvement Special Tax Assessments owing at this time according to the Treasury Division.

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

At the time this report was prepared there were no comments received from the Department of Health and Human Services.

- 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 restaurant serving alcoholic beverages in the B-2B District for a beverage dispensary use and license per AMC 21.40.160 D.13 appears to meet or can meet the required standards of AMC Title 10 and Title 21, 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 Records Office within 120 days of the Assembly's approval of the final conditional use approval for a restaurant beverage dispensary use in the B-2B 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. This conditional use approval is for an Alcoholic Beverages Conditional Use in the B-2B District for a Beverage Dispensary Use per AMC 21.40.160.D.13 for approximately 2,924 square feet of dining and lounge area plus the liquor storage/beer cooler area, located on the south half of the ground floor located on Lot 7, Block 69, Original Townsite Subdivision. The dining and lounge area will have one fixed bar, eighteen (18) non-fixed tables and eighty-seven (87) non-fixed seating.
4. On-premise sale of alcohol beverages are 7-days a week, Sunday – Thursday 11:00 AM to Midnight, Friday – Saturday 11:00 AM to 2:00 AM. The conditional use may choose to operate all hours as permitted by law. Liquor sales represent 70 % compared to 30 % food sales.
5. Upon demand the applicant shall demonstrate compliance with a liquor "Server Awareness Training Program approved by the State of Alaska alcoholic Beverage Control Board, such as or similar to the program for techniques in alcohol management (T.A.M.).
6. The use of the property by any person for the permitted purposes shall comply with all current and future federal, state and local laws and regulations including but not limited to laws and regulations pertaining to the sale, dispensing, service and consumption of alcoholic beverages and the storage, preparation, sale, service and consumption of food. The owner of the property, the licensee under the Alcoholic Beverage Control license and their officers, agents and employees shall not knowingly permit or negligently fail to prevent the occurrence of illegal activity on the property.
7. A copy of the conditions imposed by the Assembly in connection with this conditional use approval shall be maintained on the premise at a location visible to the public.

DEPARTMENTAL
COMMENTS

Reviewing Agency Comment Summary Case No.: 2006-044

Agency	Comments Included in Packet	No Comments and/or Objections	No Response
Air Pollution Control			
Alaska DEC			
Alaska Division of Parks			
Alaska DOT/PE		X	
Anchorage Police Department			
AWWU	X		
Code Enforcement	X		
Development Services			
DHS			
Environmental			
DHS Social Services			
Community Control			
Fire Prevention		X	
Flood Hazard		X	
MRP			
On Site Wastewater		X	
Parks and Recreation			
Physical Planning			
Project Mgmt Engineering		X	
Right of Way		X	
School District			
Transit		X	
Treasury	X		
Traffic & Transportation Planning		X	

MUNICIPALITY OF ANCHORAGE
Anchorage Water & Wastewater Utility

M E M O R A N D U M

RECEIVED

MAR 13 2006

Municipality of Anchorage
Zoning Division

DATE: March 14, 2006

TO: Jerry Weaver, Zoning Division Administrator, Planning Department

FROM: Sandy Notestine, Engineering Technician, AWWU

SUBJECT: **Zoning Case 2006-044**
Planning & Zoning Commission Hearing April 11, 2006
AGENCY COMMENTS DUE March 14, 2006

AWWU has reviewed the case material and has the following comments.

2006-044 Conditional Use for beverage dispensary (Zone B-2B) Original Townsite Lot 7, Block 69
(Grid SW1330)

1. AWWU has no objections to the conditional use for a beverage dispensary in Zone B-2B.
2. Any modifications to the building or AWWU services may prompt the need for a private system review. Please call 564-2762 for private system information.
3. Any disturbance or relocation of water meter wiring should be coordinated through the AWWU Customer Service Division. Call 561-5700 for coordination.

If you have questions pertinent to public water and sanitary sewer service, you may call me at 564-2757 or the AWWU Planning Section at 564-2739, or email sandy.notestine@awwu.biz.

**Municipality of Anchorage
MEMORANDUM**

RECEIVED

MAR 16 2006

Municipality of Anchorage
Zoning Division

DATE: March 15, 2006

TO: Jerry Weaver, Manager, Zoning and Platting Division

FROM: Brian Dean, Code Enforcement Manager

SUBJECT: Land Use Enforcement Review Comments, Assembly case for the meeting of April 11, 2006.

Case #: 2006-044

Type: Conditional Use Permit

Subdivision: Original Townsite, Block 69, Lot 7

Grid: SW 1330

Tax ID #: 002-113-73

Zoning: B-2B

Platting: Original Townsite plat, filed October 15, 1915

Lot area and width: AMC 21.40.160.F: "Minimum lot requirements are as follows:

1. Width: 50 feet.
2. Area: 6,000 square feet."

The lot meets the minimum area and width requirements.

Minimum lot dimensions: The lot meets the width, depth, and width-to-depth ratio requirements of AMC 21.80.300.

OS&HP setbacks: 7th Avenue is a class IC neighborhood collector. AMC 21.45.140 requires a 30 foot from centerline development setback in addition to the zoning district setback. Municipal right-of-way maps show 30 feet from centerline of dedication.

G Street is a class IC neighborhood collector. AMC 21.45.140 requires a 30 foot from centerline development setback in addition to the zoning district setback. Municipal right-of-way maps show 30 feet from centerline of dedication.

Yard requirements: AMC 21.40.160.G: "Minimum yard requirements are as follows: ...

2. Other uses, including residential uses associated with other uses: None, except as provided in the supplementary district regulations."

Lot coverage: AMC 21.40.160.H: "Buildings may be constructed within the full limits of the lot, up to three stories in height. Above three stories in height, construction shall conform to the following bulk requirements:...."

Clear vision area: A clear vision area, as defined in AMC 21.45.020.A, applies to this property. The as-built survey shows the existing building encroaches into the clear vision area. Establish nonconforming rights with Land Use Enforcement or obtain a variance from the Zoning Board of Examiners and Appeals.

Legal nonconformities: None have been established with Land Use Enforcement.

Enforcement actions: No land use cases are listed in CETS.

Use determination: Property tax records indicate a 25,706 square foot office building built in 1968.

Building height: AMC 21.40.160.I: "Maximum height of structures ...
2. Subject to subsection I.3 of this section, no building or structure shall exceed five stories in height."

Off-street parking requirements: AMC 21.40.080.160.K: "No off-street parking need be provided, but off-street parking that is provided shall be landscaped in accordance with the supplementary district regulations. If off-street parking is provided, it must comply with subsections 21.45.080.X.2-11."

Off-street loading: "The following numbers and types of berths shall be provided for the specified uses; provided, however, that, in any B-2 district, one type C berth may be substituted for one type B berth.

Use	Aggregate Gross Floor Area (square feet)	Berths Required	Type
5. Hotels or office buildings	25,000 - 40,000	1	B"

Submit a parking layout to Land Use Enforcement showing one type B or C loading berth in compliance with AMC 21.45.090.

Landscaping requirements: AMC 21.40.160.Q: "All areas not devoted to buildings, structures, drives, walks, off-street parking facilities or other authorized installations shall be planted with visual enhancement landscaping. The landscaping shall be maintained by the property owner or his designee."

AMC 21.40.160.N: "Ground-level trash containers, loading areas, vehicle and equipment storage areas, and service areas shall be screened. Screening shall also be provided for rooftop

mechanical equipment. Screening shall take the form of a fence, wall or vegetation, or a combination of these.”

Provide details of refuse screening and rooftop mechanical equipment required by AMC 21.40.160.N to Land Use Enforcement, or establish nonconforming rights.

Sidewalks: AMC 21.40.160.L: “Sidewalks shall be located at the curb or in an enclosed mall or arcade connected to adjacent pedestrian circulation facilities. Sidewalks shall be no less than 11.5 feet wide. This width may be decreased by one foot where the adjoining structure contains no retail space with street display windows on the ground floor.”

The as-built survey shows less than the 11.5 foot sidewalk width required by AMC 21.40.160.L. Establish nonconforming rights with Land Use Enforcement or obtain a variance from the Zoning Board of Examiners and Appeals.

Access: Public streets abut the property, meeting the requirements of AMC 21.45.040.

Wetlands: Map 9 shows the property as uplands.

Seismic hazard: The property is not within an area of high ground failure susceptibility.

Recommendations: If approval of this case is granted, Land Use Enforcement recommends the following:

1. A clear vision area, as defined in AMC 21.45.020.A, applies to this property. The as-built survey shows the existing building encroaches into the clear vision area. Establish nonconforming rights with Land Use Enforcement or obtain a variance from the Zoning Board of Examiners and Appeals.
2. Submit a parking layout to Land Use Enforcement showing one type B or C loading berth in compliance with AMC 21.45.090.
3. Provide details of refuse screening and rooftop mechanical equipment required by AMC 21.40.160.N to Land Use Enforcement, or establish nonconforming rights.
4. The as-built survey shows less than the 11.5 foot sidewalk width required by AMC 21.40.160.L. Establish nonconforming rights with Land Use Enforcement or obtain a variance from the Zoning Board of Examiners and Appeals.


(Reviewer: Don Dolenc)

Municipality of Anchorage
Treasury Division
Memorandum

RECEIVED

FEB 24 2006

MUNICIPALITY OF ANCHORAGE
2006-044

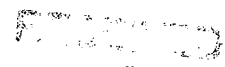
Date: February 24, 2006
To: Rich Cartier, Planning Dept.
From: Daisy VanNortwick, Revenue Officer 
Subject: Liquor License Conditional Use Comments

Liquor License Conditional Use Application Case # 2006-044 for Highwater LLCC dba McGinley's Pub, located at 645 G Street. License Transfer from Bilik Inn, 6241 De Barr. I can find no reason not to approve this application.

I find no outstanding taxes on this application, and see no reason for not approving it.

To: Planning/Zoning Rich Cartier

2006-044



MAR 24 2006

POLICE DEPARTMENT CHECK LIST
FOR INVESTIGATION OF LICENSED LIQUOR ESTABLISHMENTS

2006-044

1. Criminal History in Local Police Files? YES NO UNK
{Circle which applies}
2. Incidents occurring within two years prior to the date of the liquor license application.

Type of Incident	Number of Incidents
Non-Liquor	See Attached

Billik Inn, Ltd	6241 Debarr Rd
<u>OLD BUSINESS NAME</u>	<u>OLD LOCATION</u>
McGinleys Alaskan Pub	645 G Street
<u>BUSINESS NAME</u>	<u>LOCATION</u>
Highwater LLC	Billik Inn, Ltd
<u>NAME OF APPLICANT (S)</u>	<u>CURRENT LICENSEE (S)</u>

- ☒ Beverage
- ☐ New Business
- ☒ Transfer of Ownership
- ☐ Corporate Stock Transfer Only
- ☒ Transfer of Location

THIS INFORMATION IS PROVIDED FOR EVALUATION BY THE ASSEMBLY IN CONSIDERATION OF APPLICATIONS FOR LICENSING.

03.15.06
DATE

LT G. Gilliam,

for CHIEF OF POLICE



Bar File

Activity for: 3400 SAGAN CI



Report#	Nature of Call	Report			Officer
05-26177	THEFT	06/16/05	1515	DASH	
05-26178	FORGERY	06/16/05	1515	DASH	

STATE OF ALASKA

DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES

CENTRAL REGION - PLANNING

FRANK H. MURKOWSKI, GOVERNOR

4111 AVIATION AVENUE
P.O. BOX 196900
ANCHORAGE, ALASKA 99519-6900
(907) 269-0520 (FAX 269-0521)
(TTY 269-0473)

RECEIVED
MAR 07 2006

February 27, 2006

Municipality of Anchorage
Zoning Division

RE: Zoning Case Review

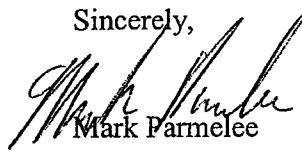
Jerry Weaver, Platting Officer
Planning and Development
Municipality of Anchorage
P.O. Box 196650
Anchorage, Alaska 99519-6650

Dear Mr. Weaver:

In reviewing the conditional use and site plan applications, the Alaska Department of Transportation and Public Facilities has no comment:

- 2006-040 Tract A, Eaglewood Subdivision, Wal-Mart Stores
 - We have previously commented through a review of the Traffic Impact Analysis.
- 2006-044, Lot 7, Block 69, Highwater LLC

Sincerely,


Mark Parmelee
Area Planner

/lm



RECEIVED
FEB 27 2006
MAY 2006

FLOOD HAZARD REVIEW SHEET for PLATS

Date: 2-27-06

Case: 2006-044

Flood Hazard Zone: C

Map Number: 0235

☐ Portions of this lot are located in the floodplain as determined by the Federal Emergency Management Agency.

☐ AMC 21.15.020 requires that the following note be placed on the plat:

"Portions of this subdivision are situated within the flood hazard district as it exists on the date hereof. The boundaries of the flood hazard district may be altered from time to time in accordance with the provisions of Section 21.60.020 (Anchorage Municipal Code). All construction activities and any land use within the flood hazard district shall conform to the requirements of Chapter 21.60 (Anchorage Municipal Code)."

☐ A Flood Hazard permit is required for any construction in the floodplain.

☒ I have no comments on this case.

Reviewer: Jack Puff

RECEIVED

Fire Site Plan Review:

MAR 08 2006

Municipality of Anchorage
Zoning Division

1. S11334-2 No Comment
2. S11460-1 No Comment
3. S11461-1 No Comment
4. S11462-1 No Comment
5. S11463 Comment: One- or 2 family residential developments where the number of units exceeds 30 shall be provided with separate and approved fire apparatus access roads, and shall meet the requirements of section D104.3. See D107.1 for exceptions.
6. S11465 No Objection
7. S11466 No Objection
8. S11467 No Objection
9. S11468 No Objection
10. S11456-1 Comment: 1) Dwelling units with fire flow calculation area greater than 3600 square feet shall have fire flow as required in table B105.1. 2) Lots 4B and 4C shall have approved fire apparatus turnarounds.
11. S11464-1 No Objection
12. S10549-3 No Comment
13. S11440-1 No Objection
14. S11446-2 No Objection
15. 2006-044 No Objection



Municipality of Anchorage
Office of Planning, Development, & Public Works
Project Management & Engineering Department



PZC Case Comments for Assembly Hearing

DATE: 3/1/2006

TO: Eileen Pierce, P&Z

FROM: Anastasia Taylor, PM&E

SUBJECT: Comments for hearing date: **4/11/06**

Case No. 2006-044 Conditional Use Permit "McGinley's Pub"

Project management and engineering has no adverse comment for this case.

RECEIVED

MAR 01 2006

Municipality of Anchorage
Project Management & Engineering Department



**Municipality of Anchorage
Development Services Department
Building Safety Division**



MEMORANDUM

RECEIVED

DATE: March 2, 2006

MAR 02 2006

TO: Jerry Weaver, Jr., Platting Officer, CPD

**Municipality of Anchorage
Zoning Division**

FROM: *DR* Daniel Roth, Program Manager, On-Site Water and Wastewater Program

SUBJECT: Comments on Cases due March 14, 2006

The On-Site Water & Wastewater Program has reviewed the following cases and has these comments:

2006 - 044 A request concept/final approval of a conditional use to permit a beverage dispensary

No objection



MUNICIPALITY OF ANCHORAGE

Development Services Department
Right of Way Division



MEMORANDUM

RECEIVED

DATE: March 14, 2006
TO: Planning Department, Zoning and Platting Division
THRU: Jack L. Frost, Jr., Right of Way Supervisor *[Signature]*
FROM: Lynn McGee, Senior Plan Reviewer *[Signature]*
SUBJ: Request for Comments on Assembly case(s) for the Meeting of April 11, 2006.

MAR 14 2006

Municipality of Anchorage
Development Services Department

Right of Way has reviewed the following case(s) due March 14, 2006.

06-044 Anchorage Townsite, Block 69, Lot 7, grid 1330
(Conditional Use, Alcohol Dispensary)
Right of Way Division has no comments at this time.
Review time 15 minutes.

Pierce, Eileen A

From: Staff, Alton R.
Sent: Tuesday, February 28, 2006 11:27 AM
To: Pierce, Eileen A; Stewart, Gloria I.
Cc: Taylor, Gary A.
Subject: Plat and Zoning Case reviews

FEB 28 2006

MAIL ROOM - 080200
2006-040

Case No. 2006-040 People Mover currently serves the Wal-Mart Store at Eagle River Road and Eagle River Loop with a bus stop on the north side of the store. The route #474 enters the Wal-Mart parking lot from eastbound Eagle River Road, serves the bus stop at the store and exits the easternmost exit onto Eagle River Road. Please retain an area for Transit passenger boarding in the new design.

The Public Transportation Department has no comment on the following zoning cases:

2006- 037
041
042
043
044

The Public Transportation Department has no comment on the following short plats:

S11334-2
S11440-1
S11446-2
S11453-1
S11456-1
S11459-1
S11359-2
S11460-1
S11461-1
S11462-1
S11463-1
S11464-1
S11465-1
S11466-1
S11467-1
S11468-1

Thank you for the opportunity to review.

Alton Staff, Operations Supervisor
Public Transportation Department
People Mover
907-343-8230
Right Fax 907-249-7492



MUNICIPALITY OF ANCHORAGE
Traffic Department



MEMORANDUM

FEB 24 2006

DATE: February 23, 2006
TO: Jerry T. Weaver, Platting Supervisor, Planning Department
THRU: Leland R. Coop, Associate Traffic Engineer
FROM: Mada Angell, Assistant Traffic Engineer
SUBJECT: Comments, April 11, 2006, Assembly Public Hearing

Municipality of Anchorage
Zoning Division

06-044 AOT; Conditional Use to permit a beverage dispensary; Grid 1330

Traffic has no comment.

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) <u>HIGHWATER LLC</u>	Name (last name first) <u>SULLIVAN, DANIEL A.</u>
Mailing Address <u>3400 SAGAN CIRCLE</u> <u>ANCHORAGE AK 99517</u>	Mailing Address <u>3400 SAGAN CIRCLE</u> <u>ANCHORAGE AK. 99517</u>
Contact Phone: Day: <u>243 0071</u> Night:	Contact Phone: Day: <u>243 0071</u> Night: <u>243 0998</u>
FAX: <u>243 0071</u>	FAX: <u>243-0071</u>
E-mail: <u>SULLIVANS51@ACL.COM</u>	E-mail: <u>SULLIVANS51@ACL.COM</u>

*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): 002 113 7300001
 Site Street Address: 645 G. STREET, SUITE 101
 Property Owner (if not the Petitioner): RIM INVESTMENTS, LLC
 Current legal description: (use additional sheet in necessary) LOT 7 BLOCK 69 ORIGINAL

Zoning: B-2B Acreage: .16 Grid # 1330

ALCOHOLIC BEVERAGE CONTROL BOARD LICENSE PROPOSED

☒ Beverage Dispensary
☐ Beverage Dispensary-Tourism
☐ Brew Pub
☐ Package Store
☐ Private Club
☐ Public Convenience
☐ Recreational
☐ Restaurant
☐ Restaurant, exempt
☐ Theater
☐ Other (Please explain):

Is the proposed license: ☐ New ☒ Transfer of location: ABC license number: 122
 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 2/1/06 Signature Daniel A. Sullivan
 (Agents must provide written proof of authorization)

Accepted by: <u>MA</u>	Poster & Affidavit: <u>YES</u>	Fee: <u>4000.00</u>	Case Number: <u>2006-044</u>
------------------------	--------------------------------	---------------------	------------------------------

COMPREHENSIVE PLAN INFORMATIONAnchorage 2020 Urban/Rural Services: ☒ Urban ☐ RuralAnchorage 2020 West Anchorage Planning Area: ☐ Inside ☒ Outside

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

☒ Major Employment Center ☒ Redevelopment/Mixed Use Area ☐ Town Center☐ Neighborhood Commercial Center ☐ Industrial Center☐ Transit - Supportive Development Corridor~~Eagle River-Chugiak-Peters Creek Land Use Classification:~~~~☐ Commercial ☐ Industrial ☐ Parks/open space ☐ Public Land Institutions~~~~☐ Marginal land ☐ Alpine/Slope Affected ☐ Special Study~~~~☐ Residential at dwelling units per acre~~~~Girdwood-Turnagain Arm~~~~☐ Commercial ☐ Industrial ☐ Parks/open 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 ZoneFloodplain: ☐ None ☐ 100 year ☐ 500 yearSeismic 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 *OFFICE REMODEL IN UPPER THREE FLOORS OF BUILDING*☐ Wetland permit: ☐ Army Corp of Engineers ☐ Municipality of Anchorage**DOCUMENTATION**

- Required:
- ☐ Site plan to scale depicting: building footprints; parking areas; vehicle and pedestrian circulation; lighting; landscaping; signage; and licensed premises location.
 - ☐ Building plans to scale depicting: floor plans indicating the location of sales and service areas; building elevations (photographs are acceptable). *AS BUILT, FLOOR PLAN, PHOTOGRAPHS*
 - ☒ Photographs of premises from each street frontage that include and show relationship to adjacent structures and the premises visible street address number.
 - ☒ Narrative: explaining the project; construction, operation schedule, and open for business target date.
 - ☒ Copy of a zoning map showing the proposed location.
 - ☒ Copy 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.

2/1/06



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):

MCGINLEY'S PUB

What is the gross leaseable floor space in square feet?

2924 SQ. FT (INCL. COMMON AREA)

What is the facility occupant capacity?

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

36

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

87

What will be the normal business hours of operation? SUNDAY - THURSDAY 11AM - MIDNIGHT

FRIDAY - SATURDAY 11AM - 2AM MAY CHOOSE TO OPERATE ALL HOURS PERMITTED BY LAW

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

SAME AS ABOVE

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

70 % Alcoholic beverage sales

30 % 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 8.05.420 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

PACKAGE STORES

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

% less than \$5.00

% \$5.00 to \$10.00

% \$10.00 to \$25.00

% greater than \$25.00

CONDITIONAL USE STANDARDS

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

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

THE PROPOSED USE WILL PROVIDE FOOD AND BEVERAGE SERVICE WITHIN WALKING DISTANCE TO THE DOWNTOWN WORKFORCE. IT WILL ADD TO THE HOSPITALITY AND TOURISM INDUSTRY WHICH IS FOCUSED DOWNTOWN, PARTICULARLY WITH THE CONSTRUCTION OF THE NEW CIVIL AND CONVENTION CENTER, WHICH WILL BE DIRECTLY SOUTH OF THE PROPOSED LOCATION. THE BUSINESS WILL ADD TO THE SOCIAL, RECREATIONAL AND ECONOMIC ENVIRONMENT OF THE DOWNTOWN AREA AND THE COMMUNITY AS A WHOLE.

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

WHILE THERE ARE NOT SPECIFIC ZONING REGULATIONS FOR ALCOHOLIC BEVERAGE SALES, THE B-2B CENTRAL BUSINESS DISTRICT CORE HAS ZONING REGULATIONS THAT ALLOW THE CONDITIONAL USE PROCESS TO PERMIT SUCH SALES.

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 PROPOSED BUSINESS IS LOCATED IN THE DOWNTOWN MAJOR EMPLOYMENT CENTER AND RE-DEVELOPMENT AREA. THERE ARE NUMEROUS COMMERCIAL ACTIVITIES IN THE AREA, INCLUDING RESTAURANTS, BARS, HOTELS, RETAIL STORES, ETC. THE PROPOSED BUSINESS IS COMPATIBLE WITH THOSE USES AND WITH THE PURPOSE OF THE B-2B ZONING

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.

THERE ARE STREETS AND SIDEWALKS ON BOTH SIDES OF THE PROPOSED LOCATION AND REGULARLY AVAILABLE PUBLIC TRANSIT. THERE IS A PARKING GARAGE IMMEDIATELY TO THE WEST AND SURFACE PARKING LOTS AND ON STREET PARKING IN THE SURROUNDING AREA. THERE IS NOT A SPECIFIC PARKING REQUIREMENT DOWNTOWN.

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

PUBLIC UTILITIES INCLUDING WATER, SEWER AND ELECTRICITY ARE AVAILABLE TO THE LOCATION.

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

NO ENVIRONMENTAL IMPACT WILL BE CREATED BY THE OPERATION OF THE PROPOSED BUSINESS AT THIS LOCATION.

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

THERE WILL BE NO CHANGE IN THE ZONING OR LAND USE 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 protect issue, renewal and transfer of alcoholic beverage licenses within the Municipality of Anchorage, the Assembly shall consider whether the proposed license meets each and every factor and standard set forth below.

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

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

Within 1,000 feet of your site are how many active liquor licenses? 60

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

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

In your opinion, is this quantity of licenses a negative impact on the local community? NO. THE PROPOSED BUSINESS USE AT THIS LOCATION WILL ADD TO THE SOCIAL AND CULTURAL VITALITY OF DOWNTOWN, PARTICULARLY WITH THE NEW CIVIC AND CONVENTION CENTER LOCATED DIRECTLY TO THE SOUTH.

041

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?

ALL EMPLOYEES INVOLVED IN THE DISPENSING OF ALCOHOLIC BEVERAGES WILL HAVE THE APPROPRIATE T.A.M. TRAINING AND WILL MAINTAIN THEIR CERTIFICATIONS

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.

- | | | |
|-----------------------------------------|----------------------------------------|-----------------------------------------------------------------------------|
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | Happy hours? |
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | Games or contests that include consumption of alcoholic beverages? |
| <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No | Patron access and assistance to public transportation? |
| <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No | Notice of penalties for driving while intoxicated posted or will be posted? |
| <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No | Non-alcoholic drinks available to patrons? |
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> 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: ALL EMPLOYEES WILL HAVE THE APPROPRIATE T.A.M. TRAINING AND HOLD THE NECESSARY CERTIFICATES SECURITY PERSONNEL WILL BE EMPLOYED AS NEEDED DURING BUSIER HOURS. THERE WILL BE A "ZERO TOLERANCE" POLICY FOR EITHER EMPLOYEES OR PATRONS IN VIOLATION OF THE LAW. SECURITY CAMERAS WILL BE USED.

outside facility: SECURITY PERSONNEL WILL PERIODICALLY PATROL THE EXTERIOR DURING BUSIER HOURS TO HELP MAINTAIN A SAFE ENVIRONMENT. ALL SECURITY PERSONNEL WILL HAVE SPECIALIZED SECURITY TRAINING THROUGH THE CHARR PROGRAM.

042

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

Highwater LLC

dba

McGinley's Pub

Narrative for Conditional Use Application

The applicants are proposing a new bar and restaurant business located on the first floor of the RIM Architects building at 645 G Street, Suite 102. The space was formerly office space and has been cleared of all interior walls and fixtures in preparation for remodeling.

The business will be a warm and inviting Irish style pub and restaurant, featuring a variety of draught beers and fine spirits and a menu consisting of hearty soups and stews, deli style sandwiches and a variety of salads and desserts. This will be a non-smoking facility and by serving only draught beer, bottle waste will be greatly reduced.

Initial design work is currently being done and we anticipate beginning construction in March or April of this year. The business is scheduled to open in late June 2006.

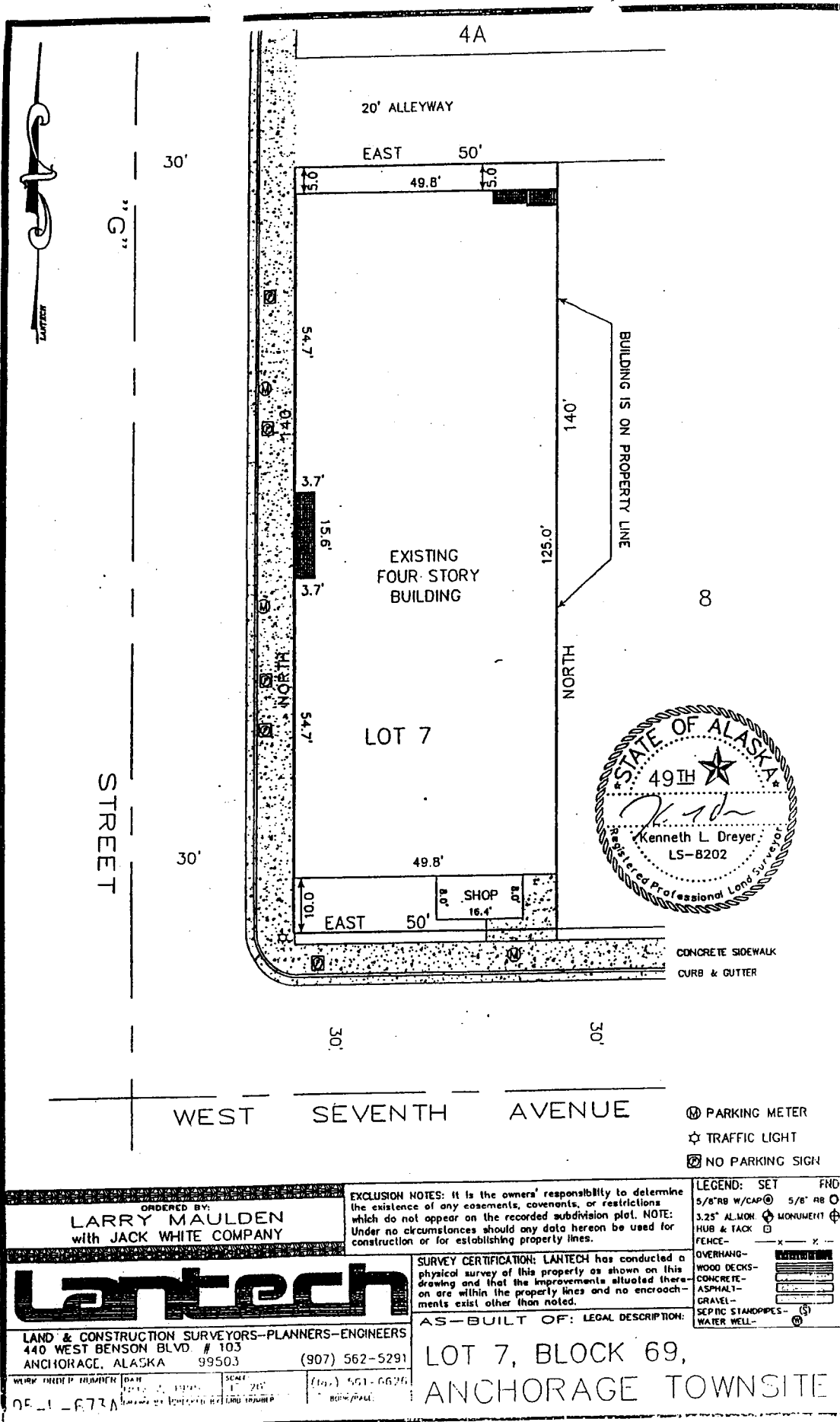
The location is in the heart of downtown and will be an exciting addition to the Anchorage entertainment and social environment. Given the proximity to several major office buildings including the Atwood building, the Conoco Phillips building and City Hall, a brisk lunch business is anticipated.

The new Civic and Convention Center will be constructed directly across the street to the south and the business will provide quality food and beverage service to its patrons. The growth of our tourism industry and the overall projected population growth in the Municipality indicate that additional businesses such as is being proposed at this location will be needed.

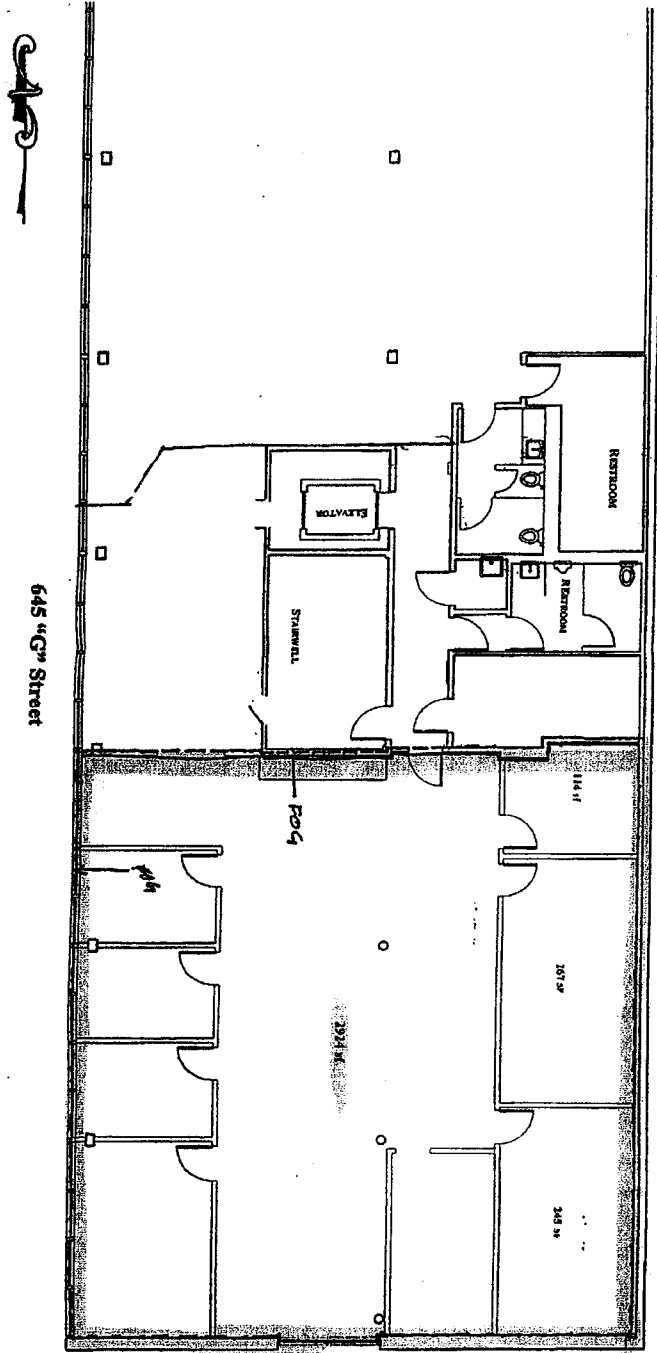
The business will initially operate from 11am to midnight Sunday through Thursday and from 11 am to 2am Friday and Saturday. Hours may change as the business patterns are more fully understood and additional operational hours within the legal parameters are possible.

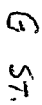
Music will be provided by a juke box and, on occasion, there will be live acoustic music as well. While not anticipated to be a sports bar, several television screens will be available for patron viewing. There will be a pool table, a darts area, and a small area for a pinball machine and video golf game.

The owners are committed to operating within the highest standards and take their responsibilities very seriously. Proper training will be required for all employees in alcohol service and for security personnel. Thank you for your consideration.



15' 4" ST.
 1st FLOOR
 C 1/8" = 1'-0"
 1/4" = 10'-0"





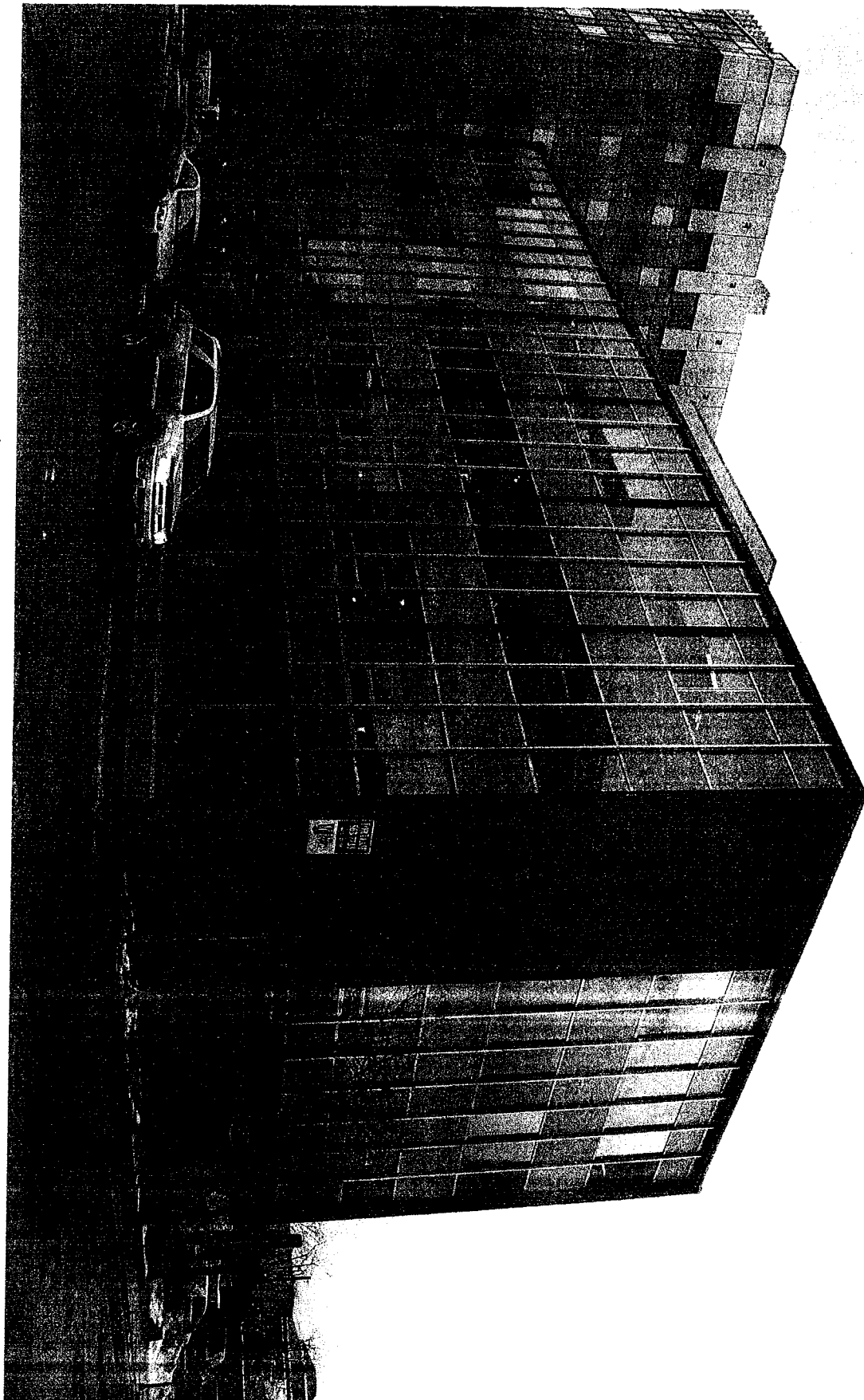
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McGINLEY'S ALASKAN PUB
645 G STREET

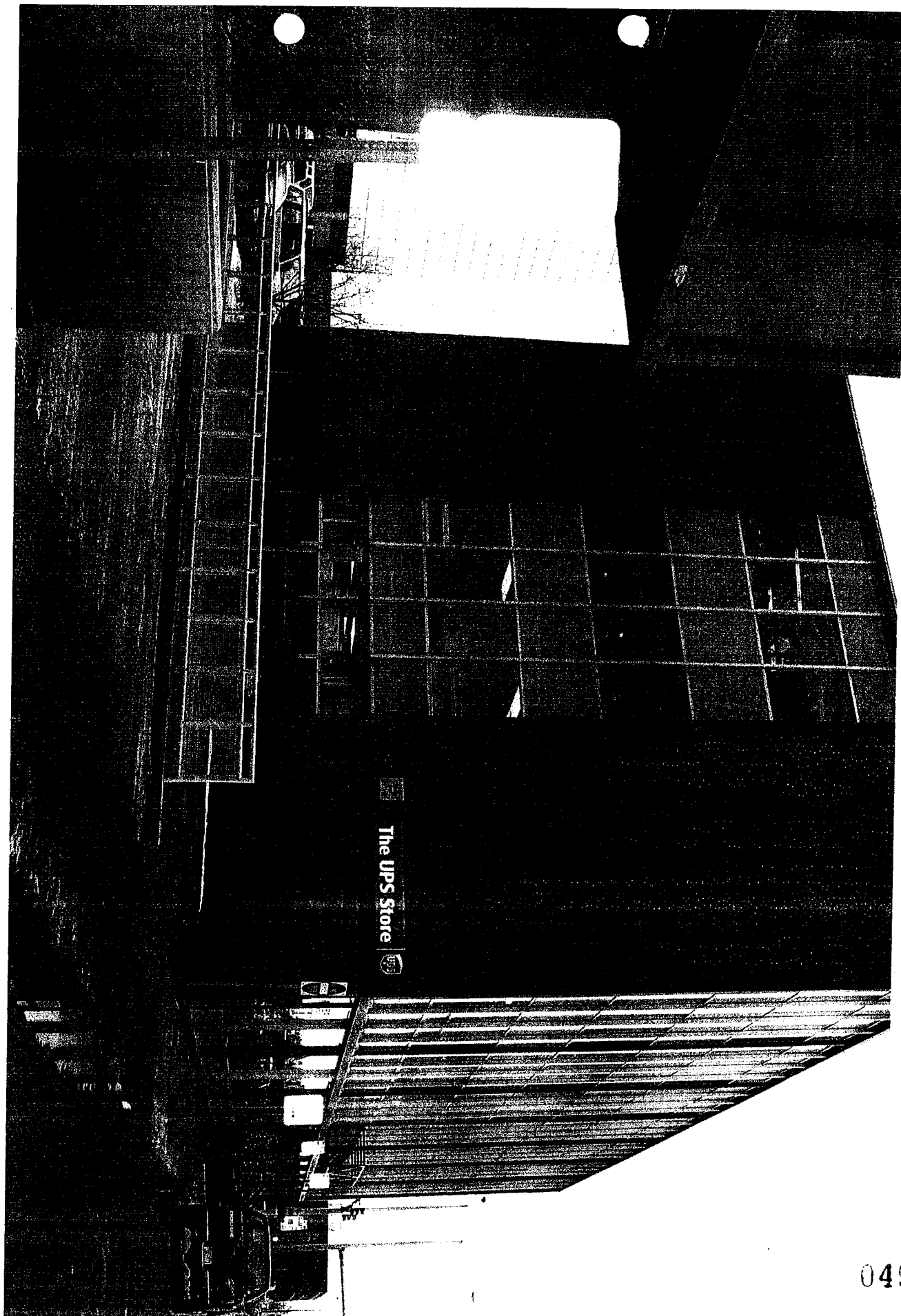
645 G. STREET

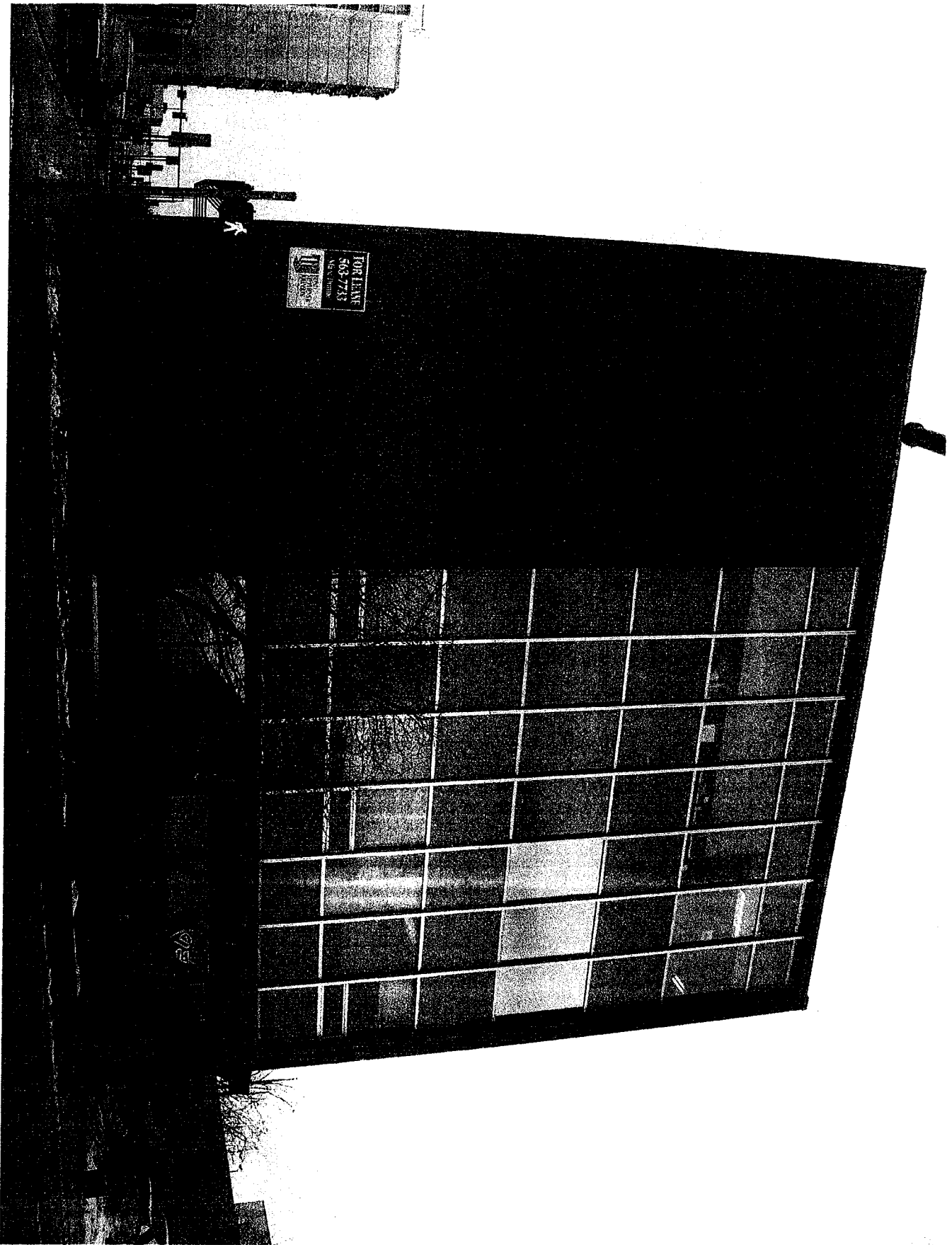
048

VIEW FROM SOUTHWEST



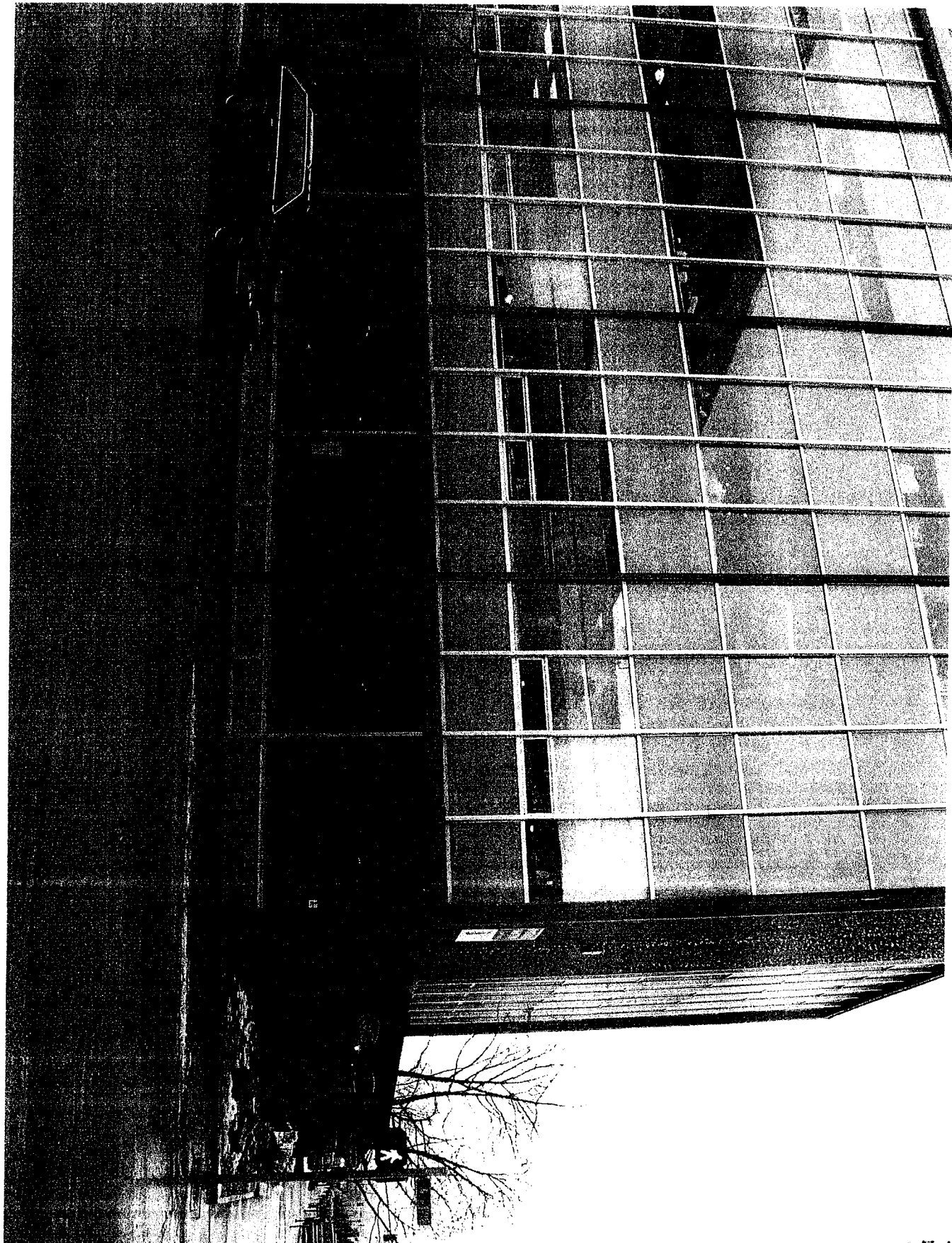
VIEW FROM NORTH



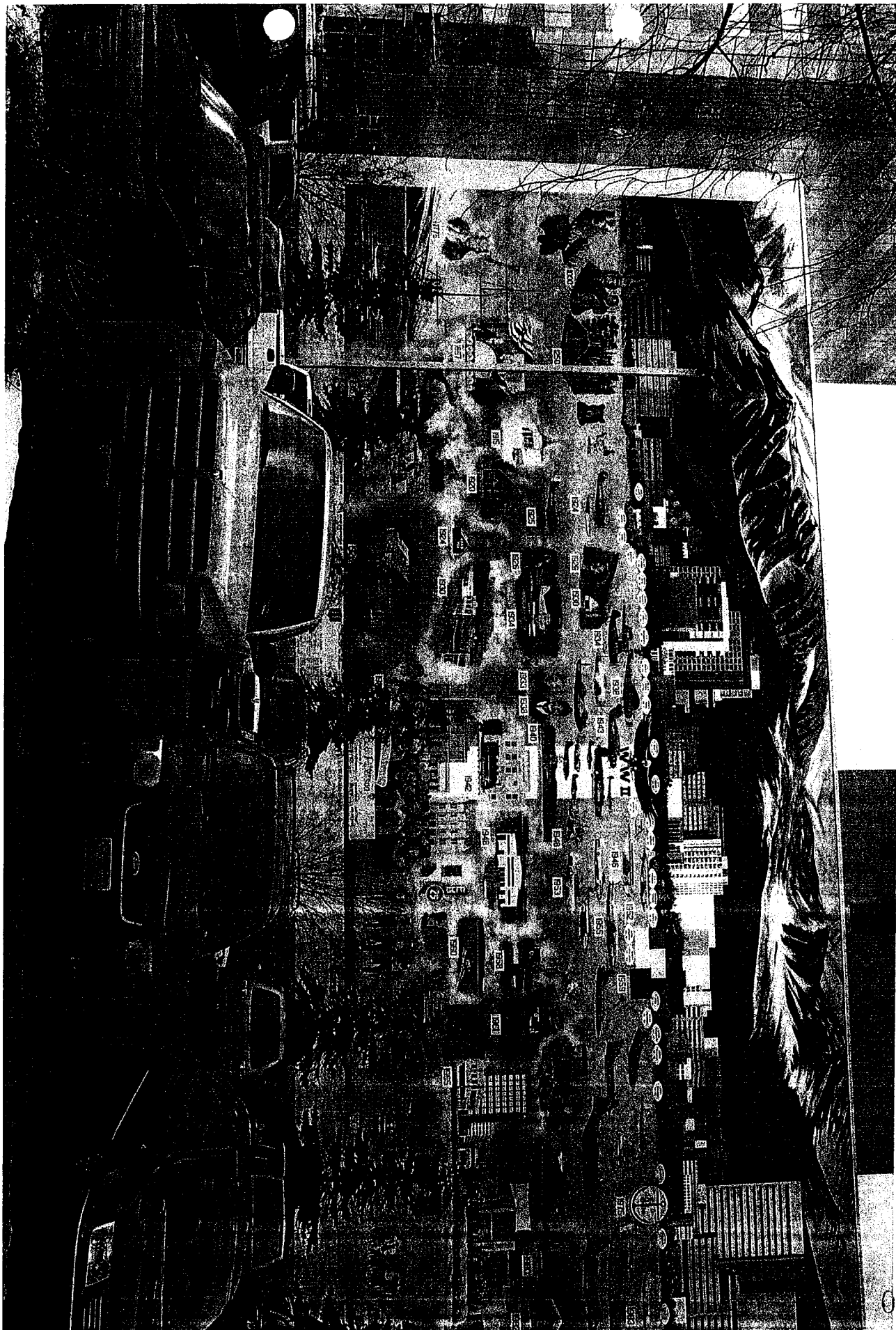


VIEW FROM SOUTH

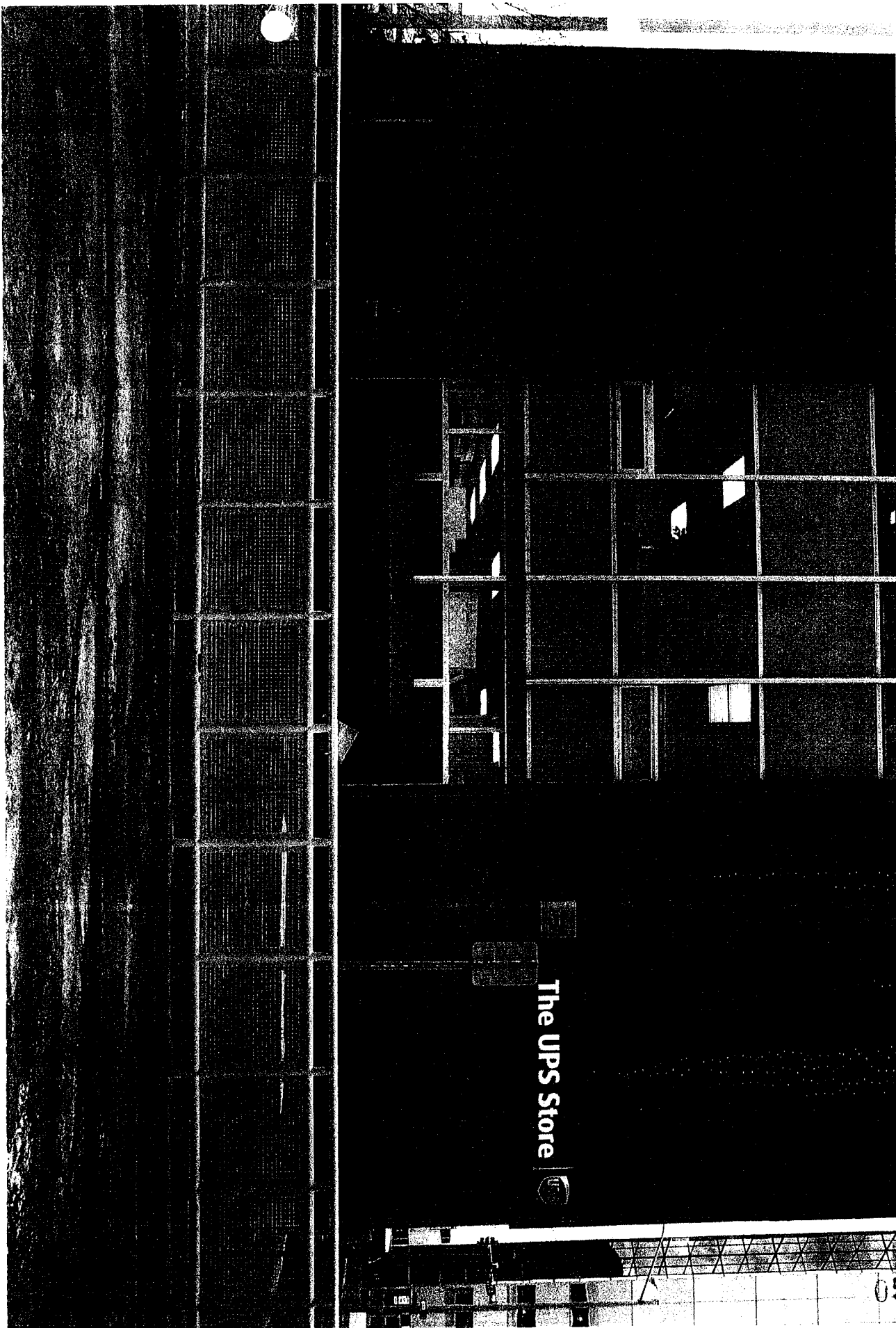
VIEW FROM WEST



VIEW FROM EAST



VIEW OF UTILITY METERS, REFUSE STORAGE AT NORTH END.





State of Alaska
Corporations, Business and Professional Licensing
CORPORATION SECTION
PO Box 110808
Juneau, AK 99811-0808

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FEB 08 2006

BANKING, SECURITIES
& CORPORATIONS

Initial Biennial Report Limited Liability Company

Alaska Entity #: 95425

Entity Mailing Address

HIGHWATER LLC	3400 SAGAN CIRCLE ANCH. AK 99517
Name and Address of Registered Agent: Sullivan, Daniel A. 3400 Sagan Circle Anchorage, AK 99517	Physical Address of Agent If Mailing Address is a PO Box or Mail Stop

1. Check one of the boxes below:

☒ The Limited Liability Company is managed by its members.

☐ The Limited Liability Company is managed by its manager.

2. List the names and addresses of the managers of the company, or, if the company is not managed by a manager, the names and addresses of the members of the company. You must also list the name and address of each person owning at least five percent interest in the company and the percentage of interest owned by that person. Please note that this report may not be filed for the record if the required information is not provided.

Title - Check Applicable Box	Name	Mailing Address	City, State, Zip	% Interest Held
<input checked="" type="checkbox"/> Member <input checked="" type="checkbox"/> Manager	DANIEL A. SULLIVAN	3400 SAGAN CIR.	ANCH AK 99517	10
<input checked="" type="checkbox"/> Member <input type="checkbox"/> Manager	MATT FINK	2008 HILLCREST CIR	ANCH. AK 99503	11.25
<input checked="" type="checkbox"/> Member <input type="checkbox"/> Manager	DON KESSLER	12971 BACK ROAD	ANCH. AK 99515	11.25
<input checked="" type="checkbox"/> Member <input type="checkbox"/> Manager	RICHARD HOBBS	15930 TERRACEWOOD LN	ANCH. AK 99516	11.25
<input checked="" type="checkbox"/> Member <input type="checkbox"/> Manager	PAUL NELSON	6740 JOLLIPAN CT	ANCH. AK 99507	11.25

If necessary, attach a list of additional members, managers or 5% or more interest holders on a separate 8 1/2 X 11 sheet of paper.

This report is public information. Please do not list confidential information such as date of birth or Social Security Numbers.

Signature	Printed Name	Title	Date
	DANIEL A. SULLIVAN	MANAGING MEMBER	1/31/06

This report is due prior to February 2, 2006

RECEIVED

FEB 08 2006

BANKING, SECURITIES
& CORPORATIONS

HIGHWATER LLC

ADDITIONAL MEMBERS LIST

<u>STATUS</u>	<u>NAME AND ADDRESS</u>	<u>% OWNED</u>
MEMBER	TRINA JOHNSON P.O. BOX 92475 ANCH AK 99509	11.25
MEMBER	JOHN PETERSON 8050 SKYHILLS DR. ANCH. AK 99502	11.25
MEMBER	MARGARET SULLIVAN 1345 W. 12 TH ANCH. AK. 99501	5.625
MEMBER	GEORGE SULLIVAN GRANDCHILDRENS TRUST, CASEY SULLIVAN, TRUSTEE 2450 FOREST PARK DR. 99517	5.625
MEMBER	RAY KIZER 645 G. ST., STE 202, 99501	5.625
MEMBER	ROGER MOORE 645 G. ST., STE 202, 99501	5.625

This application is for:

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

Type of Application: ☒ Transfer of Ownership ☐ Relocation ☐ Establishment Name**SECTION A. LICENSE INFORMATION:** Must be completed for all types of applications.**FEES**

Current License #: 122	License Type: Beverage Dispensary	Filing Fee: \$100.00
License Year 2006/2007	Local Governing Body: (City, Borough or Unorganized) Municipality of Anchorage	Total Submitted: \$ 100.00
Statute Reference Sec. 04.11. 090	Applicant's/transferee's name as it should appear on the license: HIGHWATER LLC	Community Council Name(s) & Mailing Address (If applicable) DOWNTOWN COMMUNITY COUNCIL
Bus. Tel. # 907 243-0071	Applicant's/transferee's mailing address: 3400 SAGAN CIRCLE ANCH. AK. 99517	721 W. 4TH AVE
Fax #: SAME	Doing Business As (Business Name) MCGINLEY'S ALASKAN PUB	ANCH. AK. 99501
Federal EIN: 65-1261955	Street Address or Location of Business 645 G STREET	City ANCHORAGE
Email Address SULLIVANS51@AOL.COM		

SECTION B. PREMISES TO BE LICENSED. Must be completed for Relocation applications.

Name to be used on public sign or advertising:

MCGINLEY'S ALASKAN PUB

Closest school grounds:

DEVALI ELEMENTARY SCHOOL

Closest church:

ALL SAINTS EPISCOPAL CHURCH

Distance measured under:

☒ AS 04.11.410 OR
☐ Local ordinance No.

Premises to be licensed is:

☒ Existing facility ☐ New building
☐ Proposed building

- ☐ Premises is GREATER than 50 miles from the boundaries of an incorporated city, borough, or unified municipality.
☐ Premises is LESS than 50 miles from the boundaries of an incorporated city, borough, or unified municipality.
☐ Not applicable
☐ Plans submitted to Fire Marshall (required for new & proposed buildings)
☒ Diagram of premises attached

SECTION C. TRANSFER INFORMATION.☒ Regular Transfer

☐ Transfer with security interest: Any instrument executed under AS 04.11.670 for purposes of applying AS 04.11.360(4)(b) in a later involuntary transfer, must be filed with this Application (15 AAC 104.107). Real or personal property conveyed with this transfer must be described. Provide security interest documents.

☐ Involuntary Transfer. Attach documents which evidence default under AS 04.11.670.

Name and Mailing Address of Current Licensee

Billik Inn, Ltd
6241 Debarr Road
Anchorage, AK 99504

Business Name (dba) BEFORE transfer

Billik Inn

Street Address or Location BEFORE transfer

6241 Debarr Road, Anchorage, AK 99504**SECTION D. Individual, corporate officer, director, limited liability organization member, manager or partner background.**

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

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

Name	Name of Business	Type of License	Business Street Address	State
TRINA JOHNSON	LA MEX	Full Dispensary	901 W. 6th Ave Anch	AK
TRINA JOHNSON	LA MEX	Full Dispensary	2550 Sprucewood Rd Anch	AK
TRINA JOHNSON	LA MEX	Full Dispensary	8330 Kine Street Anch.	AK

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

☐ Yes ☒ No If Yes, attach written explanation

License Number

Date Approved

Director's Signature

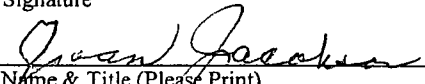
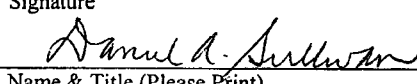
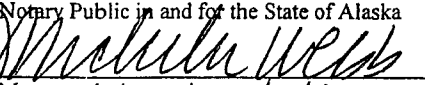
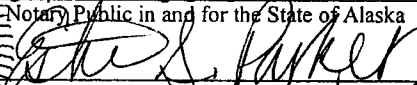
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This application is for:

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

Type of Application: ☒ Transfer of Ownership ☐ Relocation ☐ Establishment Name

Limited liability organizations must be registered with Alaska Department of Community and Economic Development. (DCED)

Name of LLC or LLP HIGHWATER LLC		Telephone Number (907) 243-0071		Fax Number SAME	
LLC/LLP Mailing Address: 3400 SAGAN CIRCLE		City ANCHORAGE		State AK	
Registered Agent Name: DAN SULLIVAN		Is the LLC/LLP in compliance with the reporting requirements of Title 10 of the Alaska Statutes? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, attach written explanation			
Agent Mailing Address: 3400 SAGAN CIRCLE ANCH AK 99517					
Agent Telephone Number: (907) 243-0071					
Date of Organization or Registration of LLC/LLP with Alaska DCED: AUGUST, 2005		State of LLC/LLP Formation: ALASKA			
Limited Liability Company Members & Managers or Limited Liability Partnership Partners. Attach additional sheets if necessary.					
Full Name DANIEL A. SULLIVAN			Full Name TRINA JOHNSON		
Mailing Address 3400 SAGAN CIRCLE			Mailing Address PO 92475		
City, State, Zip Code ANCHORAGE AK 99517			City, State, Zip Code ANCHORAGE ALASKA 99509		
Date of Birth 6/16/51		Home Telephone No. (907) 243-0998		Work Telephone No. (907) 243-0071	
Title MANAGING MEMBER		% of Ownership 10.70		Title MEMBER	
		% of Ownership 11.25%			
Full Name JOHN PETERSON			Full Name PAUL F. NELSON		
Mailing Address 8050 SKYHILLS DR.			Mailing Address 6740 JOLLIPAN CT.		
City, State, Zip Code ANCHORAGE AK 99502			City, State, Zip Code ANCHORAGE ALASKA 99507		
Date of Birth 9/25/63		Home Telephone No. 245-1354		Work Telephone No. 564-6705	
Title MEMBER		% of Ownership 11.25%		Title MEMBER	
		% of Ownership 11.25%			
Note: On a separate sheet provide information on ownership of other organized entities that are members or partners of the licensee.					
Declaration					
<ul style="list-style-type: none">I declare under penalty of perjury that I have examined this application, including the accompanying schedules and statements, and to the best of my knowledge and belief it is true, correct and complete, and this application is not in violation of any security interest or other contracted obligations.The undersigned certifies on behalf of the LLO, 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 OF TRANSFEREE(S)		
Signature 			Signature 		
Name & Title (Please Print) Joan Jacobson, Corp. Secretary			Name & Title (Please Print) MANAGING MEMBER		
Subscribed and sworn to before me this 18 day of October 2005			Subscribed and sworn to before me this 27 day of October 2005		
Notary Public in and for the State of Alaska 			Notary Public in and for the State of Alaska 		
My commission expires: 3/6/07			My commission expires: 7/15/2009		

Liquor License Transfer

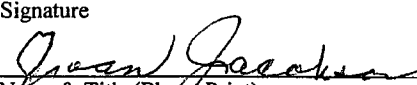
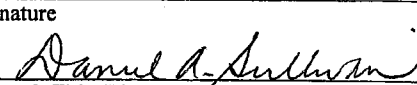
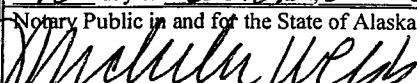
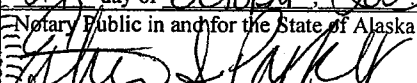
(907) 269-0350
Fax: (907) 272-9412

This application is for:

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

Type of Application: ☒ Transfer of Ownership ☐ Relocation ☐ Establishment Name

Limited liability organizations must be registered with Alaska Department of Community and Economic Development. (DCED)

Name of LLC or LLP HIGHWATER LLC		Telephone Number (907) 243-0071	Fax Number SAME
LLC/LLP Mailing Address: 3400 SAGAN CIRCLE		City ANCHORAGE	State ALASKA
		Zip Code 99517	
Registered Agent Name: DANIEL A. SULLIVAN		Is the LLC/LLP in compliance with the reporting requirements of Title 10 of the Alaska Statutes? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, attach written explanation	
Agent Mailing Address: 3400 SAGAN CIRCLE ANCH. AK. 99517			
Agent Telephone Number: (907) 243-0071			
Date of Organization or Registration of LLC/LLP with Alaska DCED: AUGUST, 2005		State of LLC/LLP Formation:	
Limited Liability Company Members & Managers or Limited Liability Partnership Partners. Attach additional sheets if necessary.			
Full Name DON R. KESSLER		Full Name MATTHEW L. FINK	
Mailing Address 12971 BACK ROAD		Mailing Address 2008 HILLCREST CIRCLE	
City, State, Zip Code ANCHORAGE ALASKA 99515		City, State, Zip Code ANCHORAGE ALASKA 99503	
Date of Birth 11/8/50	Home Telephone No. (907) 345 2103	Work Telephone No. (907) 345 3511	Date of Birth 3/24/65
			Home Telephone No. (907) 278 6738
			Work Telephone No. (907) 261 7620
Title MEMBER	% of Ownership 11.25%	Title MEMBER	% of Ownership 11.25%
Full Name RICHARD HOBBS		Full Name	
Mailing Address 15930 TERRACEWOOD LANE		Mailing Address	
City, State, Zip Code ANCHORAGE ALASKA 99516		City, State, Zip Code	
Date of Birth 4/8/66	Home Telephone No. (907) 743 0030	Work Telephone No. (907) 222-9500	Date of Birth
			Home Telephone No.
			Work Telephone No.
Title MEMBER	% of Ownership 11.25%	Title	% of Ownership
Note: On a separate sheet provide information on ownership of other organized entities that are members or partners of the licensee.			
Declaration			
<ul style="list-style-type: none">I declare under penalty of perjury that I have examined this application, including the accompanying schedules and statements, and to the best of my knowledge and belief it is true, correct and complete, and this application is not in violation of any security interest or other contracted obligations.The undersigned certifies on behalf of the LLO, 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 OF TRANSFEREE (S)	
Signature 		Signature 	
Name & Title (Please Print) Joan Jacobson, Corp. Secretary		Name & Title (Please Print) MANAGING MEMBER	
Subscribed and sworn to before me this 18 day of October 2005		Subscribed and sworn to before me this 22 day of October 2005	
Notary Public in and for the State of Alaska 		Notary Public in and for the State of Alaska 	
My commission expires: 3/6/07		My commission expires: 7/15/2007	

STATE OF ALASKA
ALCOHOLIC BEVERAGE CONTROL BOARD

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

POSTING AFFIDAVIT

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

1. a. Posting of application for a new BEVERAGE DISPENSARY liquor license
for MCGINLEY'S ALASKAN PUB,
located at 645 G STREET, ANCHORAGE AK 99501.
(address and/or location)

OR

- b. Posting of application for transfer of a FULL BEVERAGE liquor license
currently issued to THE ESTATE OF J. G. WILSON
ERLSON whose business name (d/b/a)
is BILLIE INN located at 6241 DOWNE RD. Anchorage AK
(address and/or location)

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

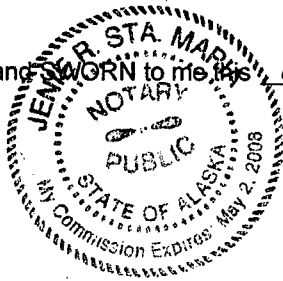
10-28-05 to 11/10/05

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

- a. Location of premises to be licensed 645 G STREET, Anchorage AK
b. Other conspicuous location in the area DOWNTOWN POST OFFICE, 341 E 5th Ave Anchorage AK
3. I believe that with the approval of this application, population would not at one time exceed in the aggregate of one license of the type requested for population as provided by law. AS 04.11.400 (check one)
a. ☐ a radius of five (5) miles of the proposed location.
b. ☐ an incorporated city, organized borough or unified municipality.
c. ☒ does not apply (application filed under AS 04.11.400(d)(e)(g) or transfer of license holder or location within an incorporated city or unified municipality or organized borough).
d. ☐ established village.

SUBSCRIBED and SWORN to me this

1st day of November, 2005



Samuel A. Sullivan
(signature)

Jenifer Sta Maria
Notary Public in and for Alaska
My commission expires: 5-2-2008

ANCHORAGE PUBLISHING, INC.

Mail: P.O. Box 241841, Anchorage, Alaska 99524-1841
Office: 540 E. Fifth Avenue, Anchorage, Alaska 99501
Phone: (907) 561-7737 Fax: (907) 561-7777



ANCHORAGE PRESS AFFIDAVIT OF PUBLICATION

Liquor License Transfer Notice

The Estate of Virginia Ericson d/b/a
Billik Inn is applying for transfer
of a Full Beverage Dispensary License
AS 04.11.090 located at 6241 Debarr
Road, Anchorage AK, 99504 to High
Water, LLC d/b/a McGinleys located
at 645
G Street, Anchorage, AK 99504.

** Interested persons should
submit written comment to
their local governing body,
the applicant and the Alcoholic
Beverage Control Board at
5848 East Tudor, Anchorage,
AK 99507.

I, Bridget Mackey, advertising representative for Anchorage Publishing, Inc.,
verify that the Liquor License Transfer of a Full Beverage Dispensary Notice for
Billik Inn located at 6241 Debarr Road, Anchorage, AK 99504, was published in
the October 13, October 20, and October 27, 2005 issues of the Anchorage Press
Newspaper.

A handwritten signature in cursive script, appearing to read "Bridget Mackey".
Bridget Mackey

Subscribed and sworn to me in the Municipality of Anchorage, in the state of
Alaska,
on this 15 day of November, 2005.

A handwritten signature in cursive script, appearing to read "Megan Rae Reichert".
Notary Public Signature

Notary Public Seal:

07/09/2009
Commission Expires



STATE OF ALASKA
ALCOHOLIC BEVERAGE CONTROL BOARD

STATEMENT OF FINANCIAL INTEREST

CONFIDENTIAL

TO BE COMPLETED BY EACH APPLICANT, EITHER INDIVIDUAL OR CORPORATE

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

APPLICANT'S NAME AND MAILING ADDRESS	DBA (BUSINESS NAME) AND LOCATION
HIGHWATER LLC	MCGINLEY'S ALASKAN PUB

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

NAME	ADDRESS	AMOUNT	PURPOSE
N/A			

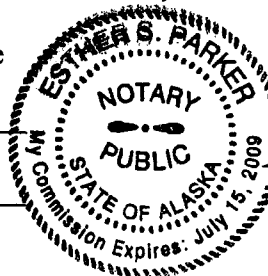
Under the penalties of perjury, I declare that I have examined this application, including accompanying schedules and statements, and to the best of my knowledge and belief it is true, correct, and complete.

Signature of Applicant/Transferee

Daniel A. Sullivan

Date

10/27/05



Subscribed and sworn to before me this

27 Day of October 2005
Esther S. Parker

Notary Public in and for the State of Alaska

My commission expires 7/15/2009

State of Alaska
Department of Commerce, Community, and
Economic Development

**CERTIFICATE
OF
ORGANIZATION**
Limited Liability Company

THE UNDERSIGNED, as Commissioner of Commerce, Community, and Economic Development of the State of Alaska, hereby certifies that Articles of Organization duly signed and verified pursuant to the provisions of Alaska Statutes has been received in this office and have been found to conform to law.

ACCORDINGLY, the undersigned, as Commissioner of Commerce, Community, and Economic Development, and by virtue of the authority vested in me by law, hereby issues this certificate to

HIGHWATER LLC

and attaches hereto the original copy of the Articles of Organization for such certificate.



IN TESTIMONY WHEREOF, I execute
this certificate and affix the Great Seal of
the State of Alaska on August 2, 2005.

A handwritten signature in black ink, appearing to read "Albert H. Clough".

Albert H. Clough
Acting Commissioner

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: McGINLEY'S ALASKAN PUB

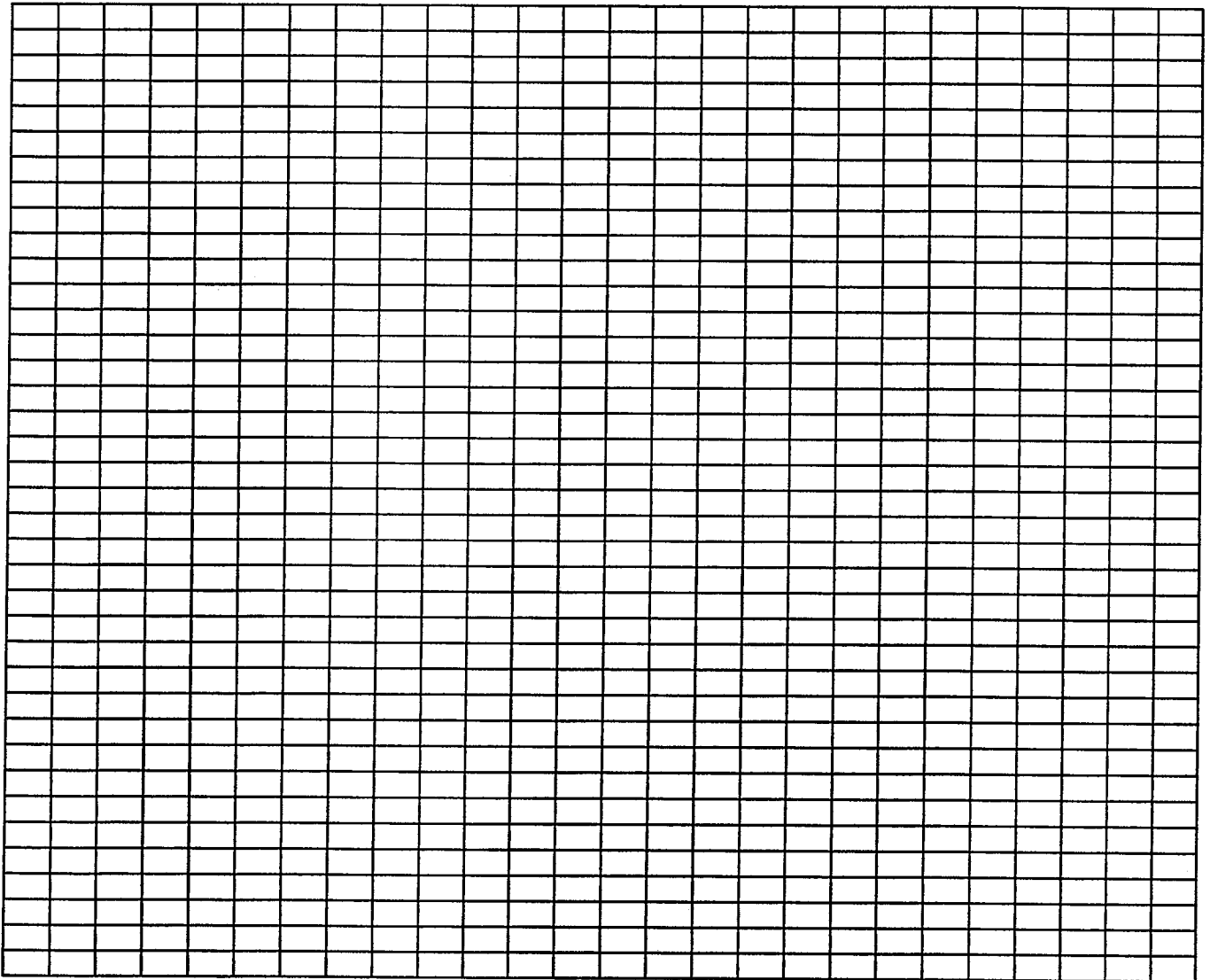
PREMISES LOCATION: 645 G. ST.

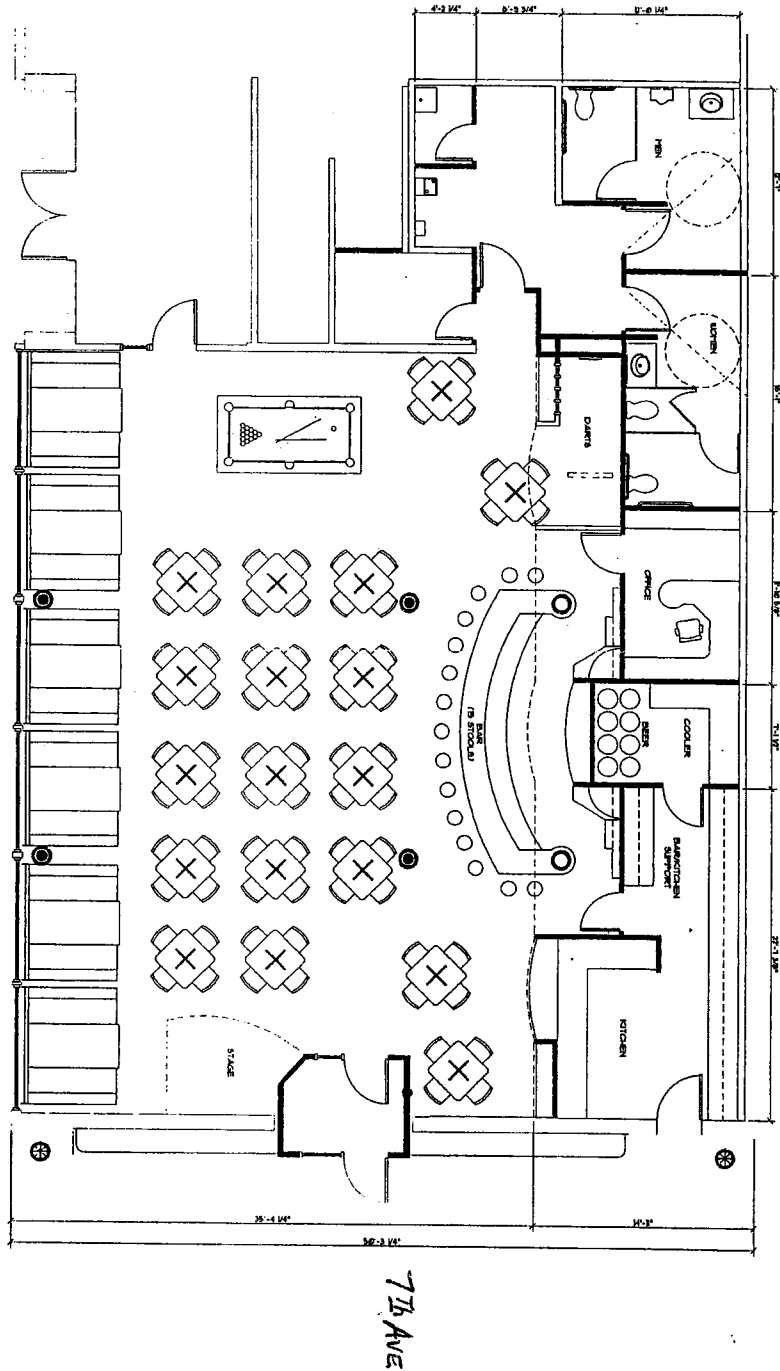
Indicate scale by x after appropriate statement or show length and width of premises. 1 SQ. = 4 FT.

SCALE A: 1 SQ. = 1 FT. SCALE B:

Length and width of premises in feet: 50' x 58' SEE ATTACHED

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.





CONCEPTUAL FLOOR PLAN A

DATE: 1/1/88

SCALE: 1/4" = 1'-0"

G ST.

McGINLEY'S ALASKAN PUB
645 G STREET

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

AFFIDAVIT

I/We Joan Jacobson being first duly sworn on oath, depose
and state that I/we am/are the licensee(s) and transferor(s) of that certain business known as
Bilik Inn, Ltd located at
6241 Debarr Road in connection with liquor license
number 122 and that the following is a listing of accounts payable and taxes owed by the
above licensed business as of 11/10/05

Creditor/Taxing Authority	Complete Mailing Address	Amount	Purpose of Liability
Casey's c/o William Choquette	629 E Street, Suite 101 Anchorage, AK 99501	\$100,200.35	Rent & property taxes
K & L Distributors	6307 Arctic Spur Blvd Anchorage, AK 99518	\$10,321.34	Inventory
Jan's Distributing	PO Box 8856 Anchorage, AK 99508	\$3,094.49	Inventory
BMI c/o Douglas Parker	420 L Street, Suite 400 Anchorage, AK 99501	Unknown	Unknown
IRS c/o Dwayne Anderson	949 E 36th Ave Anchorage, AK 99508	\$39,738.05	941's

SIGNED

Joan Jacobson

SIGNED

SIGNED

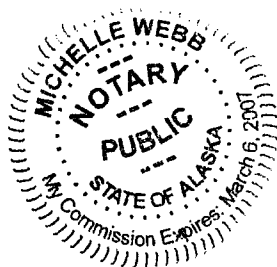
Joan Jacobson

SIGNED

Subscribed & sworn to before me this

10

day of November 20 05



Michelle Webb

Notary Public in & for Alaska

My commission expires

3/6/07

(Rev. 5/2001)

POSTING

AFFIDAVIT



RECEIVED

MAR 21 2006

Municipality of Anchorage
Zoning Division

AFFIDAVIT OF POSTING

CASE NUMBER: 2006-044

I, DANIEL A. SULLIVAN hereby certify that I have posted a **Notice of Public Hearing** as prescribed by Anchorage Municipal Code 21.15.005 on the property that I have petitioned for _____. The notice was posted on 3/9/06 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 9th day of MARCH, 2006

Daniel A. Sullivan
Signature

LEGAL DESCRIPTION

Tract or Lot 7

Block 69

Subdivision ANCHORAGE ORIGINAL TOWNSITE

**HISTORICAL
INFORMATION**

PARCEL INFORMATION

APPRAISAL INFORMATION

Legal ORIGINAL
BLK 69 LT 7

Parcel 002-113-73-000
Owner RIM INVESTMENTS LLC



Descr OFFICE BLDG LOW RISE 1-4
Site Addr 645 G ST

645 G STREET
ANCHORAGE

AK 99501 3470

RELATED CAMA PARCELS

Related Parcel(s)	XRef Type	Leased Parcels

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

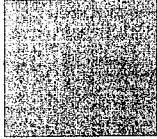
Get "Type" explanation
Bring up this form focused on the related parcel

REZONE



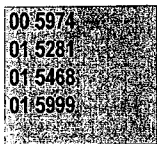
Case Number 2006-044 # of Parcels 1 Hearing Date 02/13/2006
 Case Type Assembly conditional use for a beverage dispensary
 Legal An alcoholic beverage conditional use to allow a beverage dispensary at McGinleys Pub. Anchorage Original Township, Block 69, Lot 7. Located at 645 G Street.

PLAT



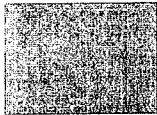
Case Number Action Type Grid Proposed Lots 0 Existing Lots
 Action Date
 Legal

PERMITS



Permit Number 00 5974
 Project
 Work Desc Remodel (TI) RD
 Use PUBLIC BUILDING

BZAP



Action No.
 Action Date
 Resolution
 Status
 Type

ALCOHOL LICENSE



Business Address
 License Type
 Status
 Applicants Name
 Conditions



PARCEL INFORMATION

OWNER
RIM INVESTMENTS LLC

645 G STREET
ANCHORAGE AK 99501 3470
Deed 2002 0123300
CHANGES: Deed Date Feb 22, 2002
Name Date Mar 22, 2002
Address Date Mar 22, 2002

PARCEL
Parcel ID 002-113-73-000
Status
Renumbr ID 000-000-00-00000
Site Addr 645 G ST
Comm Concl DOWNTOWN
Comments

01

TAX INFO
2006 Tax 31,895.82 Balance 0.00 District 001

LEGAL

ORIGINAL
BLK 69 LT 7
Unit SQFT 7,000
Plat 000000
Zone B2B Grid SW1330

HISTORY

	Year	Building	Land	Total
Assmt Final	2004	1,530,600	168,000	1,698,600
Assmt Final	2005	1,762,000	196,000	1,958,000
Assmt Final	2006	1,976,000	238,000	2,214,000
Exemptions				0
State Credit				0
Tax Final				2,214,000

PROPERTY INFO

#	Type	Land Use
01	COMMERCIAL	OFFICE BLDG LOW RISE 1-4

SALES DATA

Mon	Year	Price	Source	Type
03	2002	1,850,000	OTHER	LAND & BLDG
02	2002	1,500,000	AGENT	LAND & BLDG
11	1995	660,000	BUYER	LAND & BLDG

LAND & COMMON PARCEL INFORMATION

APPRAISAL INFORMATION

Legal ORIGINAL
BLK 69 LT 7

Parcel 002-113-73-000

01 of 01

Owner RIM INVESTMENTS LLC

Site Addr 645 G ST

645 G STREET
ANCHORAGE

AK 99501

LAND INFORMATION

Land Use OFFICE BLDG LOW RISE 1-4
Class COMMERCIAL
Living Units 000
Community Council 006 DOWNTOWN
Entry: Year/Quality 01 1980 0
03 2002 INTERIOR
Access Quality GOOD
Access Type
Leasehold (Y=Leasehold)
Drainage GOOD
Front Traffic MEDIUM
Street PAVED CURB & GUTTER
Topography EVEN LEVEL
Utilities PUBLIC WATER PUBLIC SEWER
Wellsite N
Wet Land

CONDOMINIUM INFORMATION

Common Area 0
Undivided Interest 0.00

COMMERCIAL INVENTORY

APPRAISAL INFORMATION

Legal ORIGINAL
BLK 69 LT 7

Parcel 002-113-73-000

01 of 01

01

Owner RIM INVESTMENTS LLC

Site Addr 645 G ST

645 G STREET

Prop Info # OFFICE BLDG LOW RISE 1-4

ANCHORAGE

AK 99501

BUILDING INFORMATION

Structure Type LOW RISE OFFICE BLDG

Property Information # 01

Building SQFT 25,706

Building Number 01

Year Built 1968

Effective Year Built 1975

Identical Units 01

Grade C

Number of Units 001

INTERIOR DATA

Floor	Level	Partitions	Heat System	Air Conditioner	Plumbing	Physical Condition	Functional
01	01	NORMAL	HOT AIR	CENTRAL	ADEQUATE	NORMAL	NORMAL
02	04	NORMAL	HOT AIR	CENTRAL	ADEQUATE	NORMAL	NORMAL
P1	P1	NORMAL	UNIT HEATERS	NONE	ADEQUATE	NORMAL	NORMAL

EXTERIOR DATA

Floor	Level	Size	Perim	Use Type	Hgt	Wall Type	Const Type
01	01	6,146	358	OFFICES	12	GLASS & MASONRY	FIREPROOF
02	04	6,250	350	OFFICES	12	GLASS & MASONRY	FIREPROOF
P1	P1	810	114	SUPPORT AREA	12	LIGHT METAL	LIGHT STEEL

BUILDING OTHER FEATURES - ATTACHED IMPROVEMENTS

Type	Qty	Size1	Size2
ENCLOSED ENTRY	01	136	1
OPEN AREA BANK/OFF	01	1	104
CANOPY- SVC STA	01	1	20

OTHER BUILDINGS AND YARD IMPROVEMENTS

Type	Size/Amt	Units	Yr/Built	Condition	Funct/Utility

BUILDING PERMIT INFORMATION**APPRAISAL INFORMATION**Legal ORIGINAL
BLK 69 LT 7

Parcel 002-113-73-000

01 of 01

01

Owner RIM INVESTMENTS LLC

Prop Info # OFFICE BLDG LOW RISE 1-4
Site Addr 645 G ST645 G STREET
ANCHORAGE

AK 99501

BUILDING PERMITSPermit # 00 5974
01 5281
01 5468

Class Type C

Class Use PUBLIC BUILDING

Date Sep 22, 2000

Address 645 G ST

Cond Occ/Occ 00000000 | 00000000

Certification

Contract Type OWNER

Name WFS (REPUBLIC) INC

E-mail

Phone () -

Fax () -

Address 341 W TUDOR ROAD #104

City/State/Zip ANCHORAGE

AK 99503-6639

Project

Sewer / Water PUBLIC | PUBLIC

Work Type ALTERATION

Work Remodel (Ti) RD

Description

CASES

2006-044

Case Number 2006-044

of Parcels 1

Hearing Date Monday, February 13, 2006

PERMIT COMMENT

OWNER HISTORY

APPRAISAL INFORMATION

Parcel 002-113-73-000

01 of 01

01

#

Legal ORIGINAL
BLK 69 LT 7

Property Info # Descr OFFICE BLDG LOW RISE 1-4

Site Address 645 G ST

Current 02/22/02

RIM INVESTMENTS LLC

645 G STREET

ANCHORAGE

AK 99501 3470

3rd

2685 0000 07/26/94
SIMPSON LEWIS E JR & JOHN
SCOTT & STEVEN JAMES &
SIMPSON-MOE STACY ANN
PO BOX 143478

ANCHORAGE

AK 99514

Prev

2860 0000 11/21/95
DREYER ROBERT P

3201 C STREET #200

ANCHORAGE

AK 99503

4th

2681 0000 07/15/94
SIMPSON LEWIS E REV TRUST
NATIONAL BANK OF AK/TRUSTEE

PO BOX 143478

ANCHORAGE

AK 99514

2nd

2752 0000 01/31/95
SIMPSON PARTNERSHIP

PO BOX 143478

ANCHORAGE

AK 99514

5th

1340 0000 11/01/85
SIMPSON LEWIS E/ESTATE OF
NATIONAL BANK OF AK/PER REP

PO BOX 143478

ANCHORAGE

AK 99514

Content Information**Content ID :** 003830**Type:** AR_AllOther - All Other Resolutions

Title: ALCOHOLIC BEVERAGES CONDITIONAL USE IN THE B-2B
(CENTRAL BUSINESS DISTRICT – INTERMEDIATE) FOR A
BEVERAGE DISPENSARY USE PER AMC 21.40.160.D.13 FOR
HIGHWATER LLC, DBA MCGINLEY'S ALASKAN PUB

Author: weaverjt**Initiating Dept:** Planning

Description: ALCOHOLIC BEVERAGES CONDITIONAL USE IN THE B-2B
(CENTRAL BUSINESS DISTRICT – INTERMEDIATE) FOR A
BEVERAGE DISPENSARY USE PER AMC 21.40.160.D.13 FOR
HIGHWATER LLC, DBA MCGINLEY'S ALASKAN PUB

Date Prepared: 3/30/06 2:59 PM**Director Name:** Tom Nelson**Assembly****Meeting Date** 4/11/06**MM/DD/YY:****Public Hearing****Date MM/DD/YY:** 4/11/06

2006 MAR 31 PM 3:12
M.D.A.
CLEANING OFFICE

Workflow History

Workflow Name	Action Date	Action	User	Security Group	Content ID
AllOtherARWorkflow	3/30/06 3:03 PM	Checkin	weaverjt	Public	003830
Planning_SubWorkflow	3/30/06 8:09 PM	Approve	nelsontp	Public	003830
ECD_SubWorkflow	3/31/06 11:38 AM	Approve	thomasm	Public	003830
MuniManager_SubWorkflow	3/31/06 11:45 AM	Approve	leblancdc	Public	003830
MuniMgrCoord_SubWorkflow	3/31/06 1:21 PM	Approve	abbottmk	Public	003830