

CLERK'S OFFICE

APPROVED

Date: 9-25-07

Submitted by:

Chair of the Assembly at
the request of the Mayor

Prepared by:

Planning Department

For reading

September 25, 2007

Anchorage, Alaska
AR No. 2007-205

1 A RESOLUTION OF THE ANCHORAGE MUNICIPAL ASSEMBLY APPROVING A
2 CONDITIONAL USE FOR AN ALCOHOLIC BEVERAGES CONDITIONAL USE IN
3 THE B-3 (GENERAL BUSINESS) DISTRICT FOR A PACKAGE STORE USE PER
4 AMC 21.40.180 D.8, FOR FIFER LLC, D.B.A., "WINESTYLES," LOCATED AT
5 11109 OLD SEWARD HIGHWAY, WITHIN THE SOUTH CENTER SUBDIVISION,
6 BLOCK 3, LOT 1B-2; GENERALLY LOCATED ON THE NORTH SIDE OF EAST
7 112TH AVENUE, BETWEEN THE OLD SEWARD HIGHWAY AND O'MALLEY
8 CENTRE DRIVE.

9
10 (Bayshore-Klatt Community Council) (Case 2007-157)

11
12
13 THE ANCHORAGE ASSEMBLY RESOLVES:

14
15 **Section 1.** The conditional use permit for an Alcoholic Beverages Conditional Use in the
16 B-3 District for a Package Store Use per AMC 21.40.180 D.8, for Fifer LLC, D.B.A.,
17 "WineStyles," within the South Center Subdivision, Block 3, Lot 1B-2; generally meets
18 the applicable provisions of AMC 21.50.020 and AMC 21.50.160.

19
20 **Section 2.** The conditional use for an Alcoholic Beverages Conditional Use for a
21 Package Store Use is for a 1,410 square-foot leased area, located at 11109 Old Seward
22 Highway.

23
24 **Section 3.** The conditional use is approved subject to the following conditions:

25
26 1. A Notice of Zoning Action shall be filed with the District Recorder's Office within
27 120 days of the Assembly's approval of a final conditional use approval for a Package
28 Store Use in the B-3 District, and compliance with the other conditions set forth herein.

29
30 2. All uses shall conform to the plans and narrative submitted with this conditional use
31 application.

32
33 3. This conditional use approval is for an Alcoholic Beverages Conditional Use in the
34 B-3 District for a Package Store Use per AMC 21.40.180.D.8 for a wine specialty
35 package store, "WineStyles." The store consists of 1,410 leaseable square feet.

36
37 4. On-premise sale of alcohol beverages will be Monday through Saturday from 12:00
38 P.M. to 8:00 P.M., and Sunday from 12:00 P.M. to 6:00 P.M. Liquor sales will constitute
39 approximately one-hundred percent of total gross receipts.

1
2 5. Upon demand, the applicant shall demonstrate compliance with a "Liquor Server
3 Awareness Training Program," approved by the State of Alaska Alcoholic Beverage
4 Control Board, such as or similar to, the program for "Techniques in Alcohol
5 Management" (T.A.M.).
6

7 6. The use of the property, by any person for the permitted purposes, shall comply with
8 all current and future Federal, State and local laws and regulations, including but not
9 limited to, laws and regulations pertaining to the sale, dispensing, service and
10 consumption of alcoholic beverages and the storage, preparation, sale, service and
11 consumption of food. The owner of the property, the licensee under the Alcoholic
12 Beverage Control license and their officers, agents and employees, shall not knowingly
13 permit, or negligently fail to prevent the occurrence of illegal activity on the property.
14

15 7. A copy of the conditions imposed by the Assembly in connection with this
16 conditional use approval shall be maintained on the premise.
17

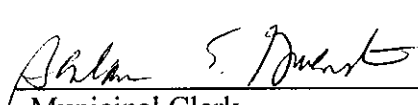
18 **Section 4.** Failure to comply with the conditions of this conditional use permit shall
19 constitute grounds for its modification or revocation.
20

21 **Section 5.** This resolution shall become effective immediately upon passage and
22 approval by the Anchorage Assembly.
23

24 PASSED AND APPROVED by the Anchorage Assembly this 25th day of
25 September, 2007.
26

ATTEST:


Chair


Municipal Clerk

(2007-157) (016-091-41)



MUNICIPALITY OF ANCHORAGE ASSEMBLY MEMORANDUM

No. AM 541-2007

Meeting Date: September 25, 2007

From: Mayor

Subject: ALCOHOLIC BEVERAGES CONDITIONAL USE IN THE B-3
(GENERAL BUSINESS) DISTRICT FOR A PACKAGE STORE USE
PER AMC 21.40.180 D.8 FOR FIFER LLC, D.B.A., "WINESTYLES."

1 Fifer LLC, D.B.A., "WineStyles," has made application for a Package Store Alcoholic
2 Beverage Conditional Use in the B-3 District, located at 11109 Old Seward Highway,
3 within the South Center Subdivision, Block 3, Lot 1B-2.

4
5 The proposal is for a Package Store Alcoholic Beverage Conditional Use within an
6 established commercial retail structure. The package store is a wine specialty store which
7 occupies 1,410 square feet of space. This is an existing retail space located in an existing
8 commercial structure zoned B-3, in which alcoholic beverage sales are permitted through
9 the conditional use process.

10
11 There are no known churches or schools within 200 feet of the petition site, according to
12 Municipal records.

13
14 There are three licenses within a 1,000-foot radius of the petition site. Two are beverage
15 dispensary licenses and one is a recreational site license. Approving this package store
16 license will add the first package store license within a 1,000-foot radius of the petition
17 site. Note that there is a new restaurant/eating place license application scheduled to be
18 heard on September 25, 2007 under Planning Department case number 2007-146.

19
20 On-premise sale of alcohol beverages will be available daily from 12:00 P.M. to 8:00 P.M.
21 Monday through Saturday, and 12:00 P.M. to 6:00 P.M. on Sunday. The petitioner
22 estimates that one-hundred percent of total sales will be for alcohol. Employees involved
23 in the sale of alcoholic beverages will be trained in accordance with the Alcoholic
24 Beverage Control Board's "Liquor Server Alcohol Awareness Training Program," (TAM),
25 and will hold the necessary certifications.

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

4
5 THIS CONDITIONAL USE FOR A PACKAGE STORE USE AND LICENSE IN THE
6 B-3 DISTRICT GENERALLY MEETS THE APPLICABLE PROVISIONS OF AMC
7 TITLES 10 AND 21, AND ALASKA STATUTE 04.11.150.

8
9 Prepared by: Jerry T. Weaver Jr., Zoning Administrator, Planning Department

10 Concur: Tom Nelson, Director, Planning Department

11 Concur: Mary Jane Michael, Executive Director, Office of Economic &
12 Community Development

13 Concur: Denis C. LeBlanc, Municipal Manager

14 Respectfully submitted: Mark Begich, Mayor

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

DATE: September 25, 2007

CASE NO.: 2007-157

APPLICANT: Fifer LLC
dba WineStyles

REPRESENTATIVE: Douglas W. Fifer, Owner

REQUEST: Conditional Use for an Alcoholic Beverages Conditional Use in the B-3 District for a Package Store Use and License per AMC 21.40.180.D.8

LOCATION: South Center Subdivision, Block 3, Lot 1B-2; generally located on the north side of East 112th Avenue, between the Old Seward Highway and O'Malley Centre Drive.

STREET ADDRESS: 11109 Old Seward Highway

COMMUNITY COUNCIL: Bayshore-Klatt

TAX PARCEL: 016-091-41

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.

SITE:

Acres: 27,724 SF
Vegetation: Commercial Landscaping
Zoning: B-3
Topography: Generally Level

002

Existing Use: Retail Mall Including Restaurants
Soils: Public Sewer & Water

COMPREHENSIVE PLAN – Anchorage 2020

Classification: N/A
Density: N/A

SURROUNDING AREA

	NORTH	EAST	SOUTH	WEST
Zoning:	B-3	B-3	B-3/R-2M	I-1
Land Use:	Car Wash/ Auto Service Garage	Commercial Recreational Uses (O'Malley Ice Arena, Alaska Club)	Vacant/ Retail/ Mixed Density Residential	Retail (Lowe's)

SITE DESCRIPTION AND PROPOSAL:

The petitioner leases 1,410 square feet of space located on the subject property within a commercial retail building. The address is 11109 Old Seward Highway. The petitioner operates WineStyles, which is a specialty wine package store, and has applied to the Alcoholic Beverages Control Board for a Package Store license. The property is zoned B-3.

The sale of alcoholic beverages will represent one-hundred percent sales. The store operates seven days a week. Alcohol sales will be available Monday through Saturday from 12:00 PM to 8:00 PM and Sunday from 12:00 PM to 6:00 PM. All employees with direct contact with alcohol will be trained in accordance with the Alcoholic Beverage Control Board's Liquor Server Awareness Training Program. Non-alcoholic beverages are available and notices of penalties for driving intoxicated will be posted. Sales to persons who are inebriated or underage are prohibited.

Municipal records show no schools or churches within 200 feet of the petition site.

PUBLIC COMMENTS:

One hundred and one (101) public hearing notices (PHNs) were mailed August 28, 2007. At the time this report was written, no PHN's were returned. The Bayshore-Klatt Community Council did not provide written comments at the time this report was written.

FINDINGS

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

The subject property is located within an area that is not designated on the Anchorage 2020 Land Use Policy Map. However, it is in a primarily commercially developed area. This area has many components of a commercial area serving community needs, such as a wide range of retail shopping and services that meet the needs of residents in the general area.

Anchorage 2020 does not specifically address the sales of alcoholic beverages. However, several goals of the Comprehensive Plan do address economic and recreational opportunities. A general conclusion is that commercial opportunities are referenced in the Plan. Package stores that sell alcoholic beverages are part of the commercial environment of this community. Uses of specialty alcoholic beverages in commercial settings are a legitimate element of the community's commercial opportunities.

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

This standard is met.

The B-3 Business District zoning regulations allow alcoholic beverage sales through the conditional use permit process: AMC 21.40.180 D.8. Liquor stores, restaurants, tearooms, cafes, private clubs or lodges and other places serving food or beverages involving the retail sale, dispensing or service of alcoholic beverages in accordance with section 21.50.160. The retail structure is new (constructed in 2006), and is not expanding or changing uses as this structure was built for restaurant and retail uses.

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

This standard is met.

The B-3 District is intended for general commercial uses, including restaurants that serve alcoholic beverages. The package store is compatible with the B-3 and existing uses in area.

AMC 21.50.160.B asks that a list of all alcohol licenses located within a minimum of 1,000 feet of the proposed conditional use be provided. There are two (2) beverage dispensary licenses and one (1) recreational site license within a 1,000-foot radius of the petition site. Approving this package store license will add the first package store license within a 1,000-foot radius of the petition site. Note that there is an application scheduled to be heard on September 25, 2007 for a Restaurant/Eating Place license under Planning Department case number 2007-146.

Alaska Statute 04.11.410, Restriction of location near churches and schools, restricts beverage dispensary and package store licenses from being located in a building the public entrance of which is within 200-feet of the public entrance of a church building, or from being located within 200-feet of school grounds. According to Municipal records, there are no known churches or schools within 200 feet of the petition 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.

This standard is met.

The B-3 District provides that all required parking be provided on site. According to Municipal records the retail structure is new, built in 2006, and thus should meet all code requirements for the use and site for the parking lot layout and design, and landscaping. The responsibility to comply with setback requirements and to provide conforming parking or to establish nonconforming rights should rest with the owner of the property and not with the tenant.

The Traffic Department and the State of Alaska Department of Transportation had no comments on this request.

There are adequate entrances and exits for vehicles to and from adjacent streets and roadways. Public transportation is available along the Old Seward Highway.

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

This standard is met.

The addition of a restaurant serving alcohol at this location will not impact public services. Electrical, water and sewer, natural gas are available on site. Road infrastructure and public transit is already in place.

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

This standard is met.

As a land use, a package store conditional use and license will not cause or contribute to any environmental pollution. The public parking lot is paved, which helps control air pollution.

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

This standard is met.

The zoning, land use and the general area land use will not change as a result of this conditional use permit for a package store license. This is an existing retail/commercial site.

Standards Chapter 10.50 Alcoholic Beverages

In the exercise of its powers and under AS 04.11.480 and 13 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.

Approval of this conditional use will add the only package store liquor license within 1,000-feet. Note that there is an application scheduled to be heard on September 25, 2007 for a new restaurant/eating place license under Planning Department case number 2007-149.

Tesoro Sports Center/BlueLine Pub	11111 O'Malley Centre Drive	License #3968	Recreational Site
Carlos' Fine	11401 Old Seward	License #3538	Beverage

Mexican Restaurant	Highway		Dispensary
The Bradley House	11321 Old Seward Highway	License #814	Beverage Dispensary

- 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 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 met.

AMC 10.50.035 sets forth that persons seeking the issue or transfer of a license shall comply with restrictions regarding happy hours, games or contests involving the consumption of alcohol, public transportation, notice of penalties, availability of nonalcoholic drinks, compliance determination with techniques in alcohol management (T.A.M.), solicitation of purchase of alcoholic beverages for consumption by employees, and warning signs. The petitioner has stipulated in his application that he will abide by requirements of AMC 10.50.035.

The restaurant operates seven days a week. Alcohol sales will be available Monday through Saturday from 12:00 PM to 8:00 PM and Sunday from 12:00 PM to 6:00 PM.

- D. Public safety. When application is made for the renewal or transfer of location or transfer of ownership of a beverage dispensary license restaurant or eating place license, or package store license, the**

Assembly shall consider whether the operator can demonstrate the ability to maintain order and prevent unlawful conduct in a licensed premise. In determining the operator's demonstrated ability to maintain order and prevent unlawful conduct, the Assembly may consider police reports, testimony presented before the Assembly, written comments submitted prior to or during the public hearing, or other evidence deemed to be reliable and relevant to the purpose of this subsection. For purposes of this section and Section 10.50.035 "licensed premises" shall include any adjacent area under the control or management of the licensee.

This standard appears to be met.

According to the application the petitioner states that the employees will be trained and patron identification will be checked. Video and alarm safety procedures are also noted in the application. At the time this report was written, no comments had been received from the Anchorage Police Department.

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

This standard is met.

There are no outstanding Business Personal Property taxes owing, 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.

No comments were received from the Department of Health and Human Services at the time this report was written.

- G. Municipality of Anchorage Alcoholic Beverage Licensee Compliance Form. In order to determine whether applicants seeking issue, renewal or transfer of alcoholic beverage licenses have complied with the provisions of this chapter, applicants shall, at the request of the Assembly, submit to the municipal clerk such information as is required on a municipal form prepared by the municipal clerk known as the Municipality of Anchorage Alcoholic Beverage Licensee Compliance Form. Upon request, operators shall also provide the municipal clerk with certificates from all current employees demonstrating that those employees have successfully completed a "Liquor Service Awareness Training Program" such as the program for techniques in alcohol management (T.A.M.) as approved by the State of Alaska Alcoholic Beverage Control Board.**

This form was not requested of this applicant.

RECOMMENDATION:

This application for a final conditional use for alcoholic beverages in the B-3 District for a Package Store Use and license generally meets the required standards of AMC Title 10 and Title 21.

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

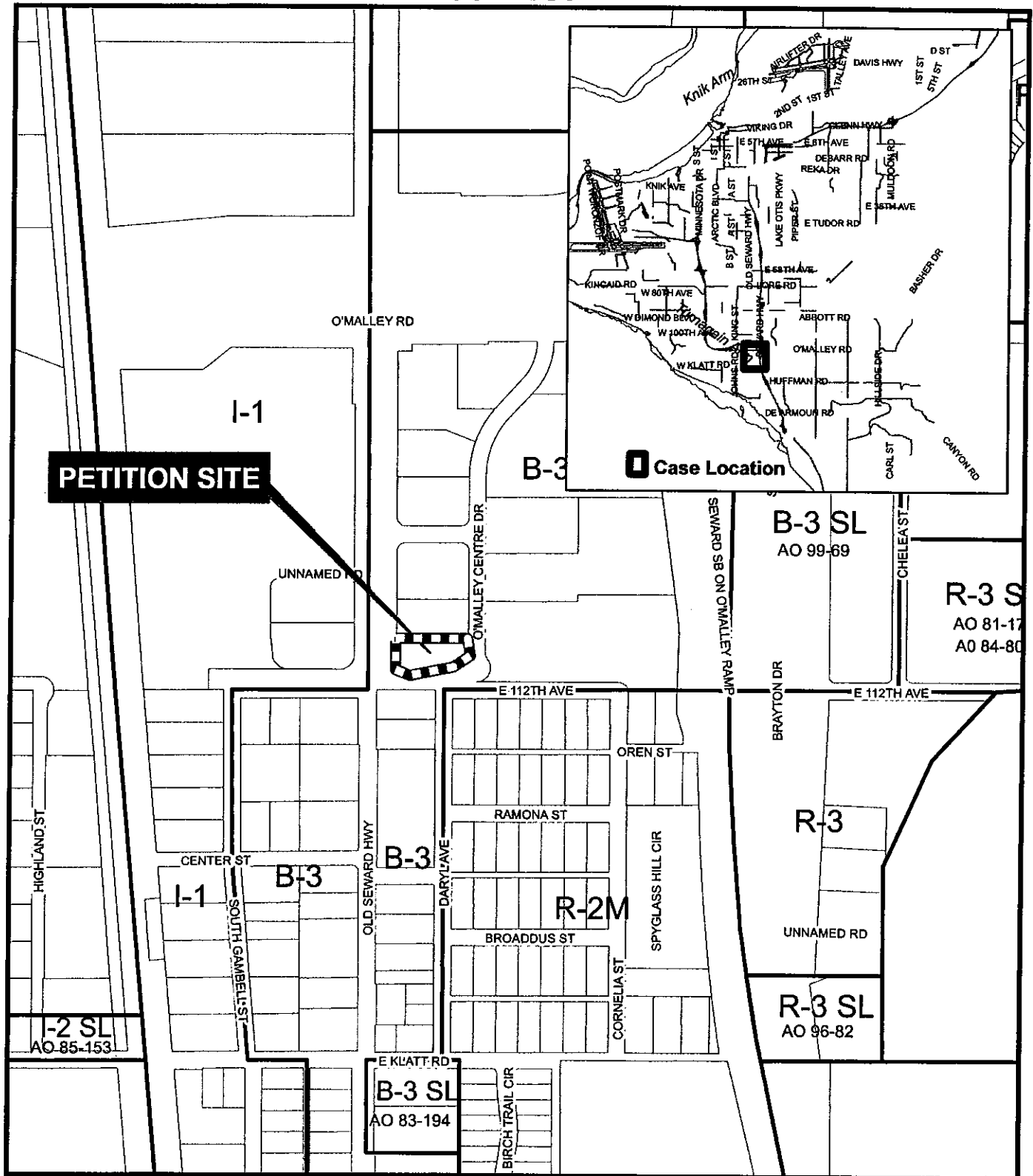
1. A notice of Zoning Action shall be filed with the District Recorder's Office within 120 days of the Assembly's approval of a final conditional use approval for a Package Store Use in the B-3 District and compliance with the other conditions set forth herein.

2. All uses shall conform to the plans and narrative submitted with this conditional use application.
3. This conditional use approval is for an Alcoholic Beverages Conditional Use in the B-3 District for a Package Store Use per AMC 21.40.180.D.8 for a wine specialty package store, WineStyles. The store consists of 1,410 leaseable square feet.
4. On-premise sale of alcohol beverages will be Monday through Saturday from 12:00 P.M. to 8:00 P.M. and Sunday from 12:00 P.M. to 6:00 P.M. Liquor sales will constitute approximately one-hundred percent of total gross receipts.
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.

2

HISTORICAL MAPS AND AS-BUILTS

CONDITIONAL USE-ALCOHOL 2007-157



Municipality of Anchorage
Planning Department

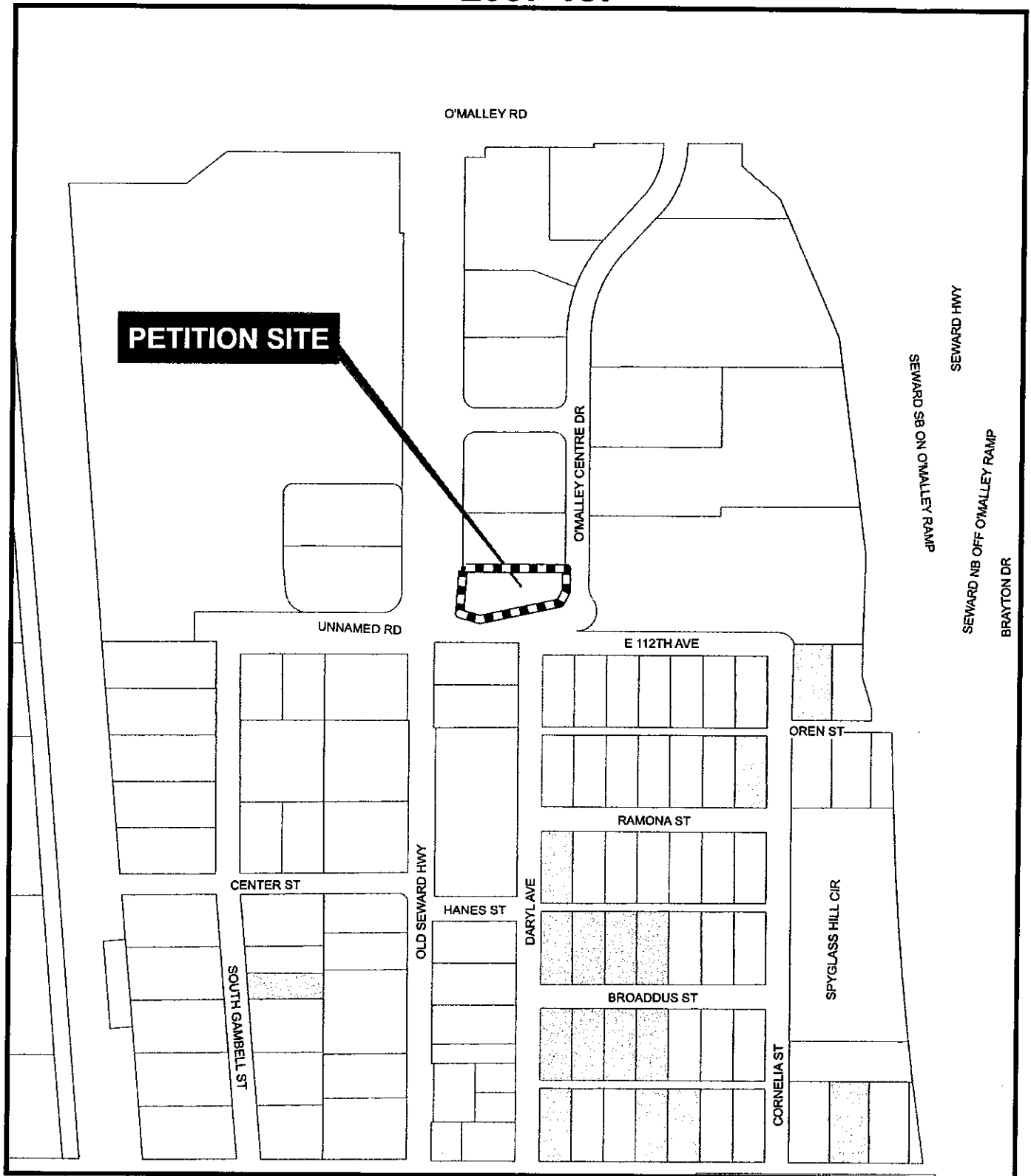
Date: August 10, 2007

Flood Limits
 100 Year
 500 Year
 Floodway






012

CONDITIONAL USE-ALCOHOL 2007-157



Municipality of Anchorage
Planning Department

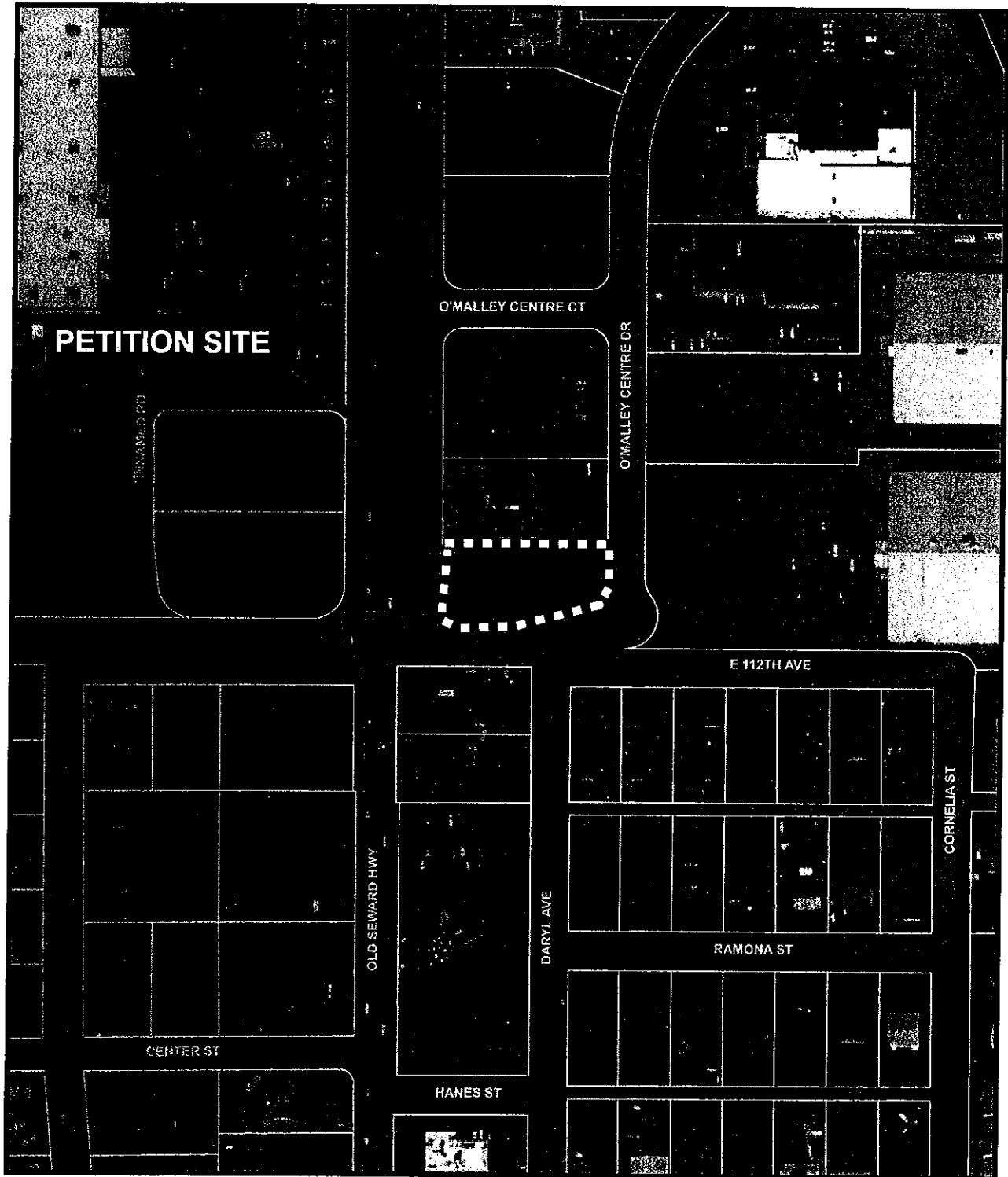
Date: August 10, 2007

-  Single Family
-  Multi-Family
-  Mobile Home Park



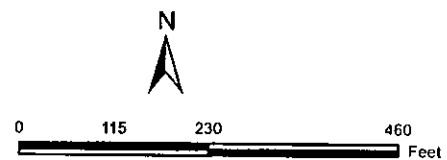
013

2007-157



Municipality of Anchorage
Planning Department

Date: August 10, 2007



014

3

DEPARTMENTAL

COMMENTS



FLOOD HAZARD REVIEW SHEET

SEP 06 2007

Date: 09/05/07

Case: 2007-157

Flood Hazard Zone: C

Map Number: 0243C

- ☐ Portions of this lot are located in the floodplain as determined by the Federal Emergency Management Agency.
- ☐ Flood Hazard requests that the following be added as a condition of approval:

"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.
- ☐ Other:
- ☒ I have no comments on this case.

Reviewer: Jeffrey Urbanus



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



MEMORANDUM

DATE: September 5, 2007
TO: Jerry Weaver, Jr., Platting Officer, CPD
FROM: *DR* Daniel Roth, Program Manager, On-Site Water and Wastewater Program
SUBJECT: Comments on Cases due September 11, 2007

RECEIVED
SEP 05 2007

Municipality of Anchorage
Building Safety Division

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

2007 - 157 A request concept/final approval of a conditional use to permit an alcoholic beverage package store

No objection



MUNICIPALITY OF ANCHORAGE
Traffic Department



MEMORANDUM

AUG 29 2007

DATE: August 30, 2007

Municipality of Anchorage
Zoning Division

TO: Jerry T. Weaver, Platting Supervisor, Planning Department

THRU: Leland R. Coop, Associate Traffic Engineer

FROM: Mada Angell, Assistant Traffic Engineer

SUBJECT: Traffic Engineering and Transportation Planning Comments for
October 9, 2007 Assembly Public Hearing

07-157 South Center; Conditional Use to permit alcohol; Grid 2632

Traffic Engineering and Transportation Planning have no comment.

Municipality Of Anchorage
ANCHORAGE WATER & WASTEWATER UTILITY

RECEIVED

AUG 27 2007

MEMORANDUM

Municipality Of Anchorage
Zoning Division

DATE: August 23, 2007

TO: Jerry Weaver, Zoning Division Administrator, Planning Department

FROM: Paul Hatcher, Engineering Technician III, AWWU. PAH

SUBJECT: Zoning Case Comments
Planning & Zoning Commission Hearing October 09, 2007
Agency Comments due September 11, 2007

AWWU has reviewed the materials and has the following comments.

07-157 SOUTH CENTER BLK 3 LT 1B-2, A request concept/final approval of a conditional use to permit, Grid SW2632

1. AWWU water lines are located in E 112th Avenue and O'Malley Center Drive.
2. AWWU sanitary sewer lines are located in O'Malley Center Drive and this property is connected through an Extended Connection.
3. AWWU has no comment regarding the conditional use for a restaurant serving alcohol.

If you have any questions pertinent to public water and sanitary sewer, you may call me at 564-2721 or the AWWU planning section at 564-2739, or e-mail paul.hatcher@awwu.biz.

Pierce, Eileen A

From: Staff, Alton R.
Sent: Thursday, August 23, 2007 10:40 AM
To: Stewart, Gloria I.; Pierce, Eileen A; McLaughlin, Francis D.
Subject: Planning and Zoning Comments

RECEIVED

AUG 23 2007

**Municipality of Anchorage
Zoning Division**

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

2007- 124-3

140

146

157

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

S11230-3

S11446-3

S11579-2

S11619-1

S11620-1

S11621-1

S11622-1

S11624-1

S11625-1

Thank you for the opportunity to review.

Alton R. Staff
Planning Manager
Public Transportation Department
3650A East Tudor Road
Anchorage, AK 99507
907-343-8230

Municipality of Anchorage
Treasury Division
Memorandum

RECEIVED

AUG 21 2007

Municipality of Anchorage
Zoning Division

Date: August 20, 2007
To: Rich Cartier, Planning Dept.
From: Scott S Lee, Revenue Officer *SSL*
Subject: Liquor License Conditional Use Comments

2007-157
Liquor License Conditional Use Application Case # ~~2006-140~~ for Fifer LLC dba Wine Styles located at 11109 Old Sward Hwy Suite 2 can find no reason not to approve this application.

4

APPLICATION

Application for Conditional Use Retail Sale Alcoholic Beverages

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

Please fill in the information asked for below.

PETITIONER*	PETITIONER REPRESENTATIVE (IF ANY)
Name (last name first) <i>FiFER, Douglas W.</i>	Name (last name first)
Mailing Address <i>3077 BETTLES BAY LOOP</i>	Mailing Address
<i>ANCHORAGE ALASKA 99515</i>	
Contact Phone: Day: <i>727-3684</i> Night: <i>243-1070</i>	Contact Phone: Day: Night:
FAX: <i>243-1070</i>	FAX:
E-mail: <i>dougfifer@gsi.net</i>	E-mail:

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

★ SEE ATTACHMENT "ADDITIONAL PETITIONERS"

PROPERTY INFORMATION		
Property Tax # (000-000-00-000): <i>016-091-41-000</i>		
Site Street Address: <i>11109 OLD SEWARD HWY SUITE 2</i>		
Property Owner (if not the Petitioner): <i>HWS PROPERTIES LLC</i>		
Current legal description: (use additional sheet in necessary) <i>SOUTH CENTER BLOCK 3 LOT 1B-2</i>		
Zoning: <i>B3</i>	Acreage: <i>27,724</i>	Grid # <i>SW 2632</i>

ALCOHOLIC BEVERAGE CONTROL BOARD LICENSE PROPOSED		
<input type="checkbox"/> Beverage Dispensary	<input type="checkbox"/> Private Club	<input type="checkbox"/> Restaurant, exempt
<input type="checkbox"/> Beverage Dispensary-Tourism	<input type="checkbox"/> Public Convenience	<input type="checkbox"/> Theater
<input type="checkbox"/> Brew Pub	<input type="checkbox"/> Recreational	<input type="checkbox"/> Other (Please explain):
<input checked="" type="checkbox"/> Package Store	<input type="checkbox"/> Restaurant	
Is the proposed license: <input checked="" type="checkbox"/> New <input type="checkbox"/> Transfer of location: ABC license number:		
Transfer license location:		
Transfer licensed premises doing business as:		

I hereby certify that (I am)/(I have been authorized to act for) owner of the property described above and that I petition for a retail sale of alcoholic beverages conditional use permit in conformance with Title 21 of the Anchorage Municipal, Code of Ordinances. I understand that payment of the application fee is nonrefundable and is to cover the costs associated with processing this application, and that it does not assure approval of the conditional use. I also understand that assigned hearing dates are tentative and may have to be postponed by Planning Department, Municipal Clerk, or the Assembly for administrative reasons.

<i>8-9-2007</i>	<i>Douglas W. Fifer</i>
Date	Signature (Agents must provide written proof of authorization)

Accepted by: <i>AC</i>	Posted & Archived: <i>AC</i>	Fee: <i>\$3,175</i>	Case Number: <i>2007-157</i>
------------------------	------------------------------	---------------------	------------------------------

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
☐ Neighborhood Commercial Center
☐ Transit - Supportive Development Corridor
- ☐ Redevelopment/Mixed Use Area
☒ Industrial Center *ABUTS*
- ☐ Town Center

Eagle River-Chugiak-Peters Creek Land Use Classification:

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

Girdwood- Turnagain Arm

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

ENVIRONMENTAL INFORMATION (All or portion site affected)

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

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

- ☐ Rezoning - Case Number:
☐ Preliminary Plat ☐ Final Plat - Case Number(s):
☒ Conditional Use - Case Number(s): *2007-146*
☐ Zoning variance - Case Number(s):
☐ Land Use Enforcement Action for
☒ Building or Land Use Permit for *06-5788*
☐ Wetland permit: ☐ Army Corp of Engineers ☐ Municipality of Anchorage

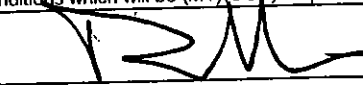
DOCUMENTATION

- 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).
 - ☒ 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.

8-9-07

 ROBERT SCOTT

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):

FIFER LLC "DBA" WINESTYLES

What is the gross leaseable floor space in square feet?

1410

What is the facility occupant capacity?

47

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

0

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

4

What will be the normal business hours of operation?

12-8 PM MONDAY-SATURDAY 12-6 PM SUNDAY

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

12-8 PM MONDAY-SATURDAY 12-6 PM SUNDAY

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

100 % Alcoholic beverage sales

0 % 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:

0 % less than \$5.00

10 % \$5.00 to \$10.00

60 % \$10.00 to \$25.00

30 % 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.

SEE ATTACHMENT A

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

SEE ATTACHMENT A-1

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.

SEE ATTACHMENT A-2

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.

SEE ATTACHMENT

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

\\ //

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

\\ //

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

\\ //

STANDARDS CHAPTER 10.50 ALCOHOLIC BEVERAGES

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

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

How many active liquor licenses are located on the same property as your proposed license?

NONE - "POSSIBLE 2007-146" IN APPLICATION

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

3

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?

7

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

NO

WINESTYLES IS A UNIQUE CONCEPT AND IS NOT A TRADITIONAL PACKAGE STORE. THE LOCAL COMMUNITY WOULD BENEFIT FROM A WINE SPECIALTY STORE.

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?

TWO, POSSIBLY THREE IF AN
EMPLOYEE WAS HIRED.

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

- ☐ Yes ☒ No Happy hours?
☐ Yes ☒ No Games or contests that include consumption of alcoholic beverages?
☐ Yes ☒ No Patron access and assistance to public transportation?
☒ Yes ☐ No Notice of penalties for driving while intoxicated posted or will be posted?
☐ Yes ☒ No Non-alcoholic drinks available to patrons?
☒ Yes ☐ No Solicitation or encouragement of alcoholic beverage consumption? (ADVERTISEMENT)

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: FOLLOW ALL GOVERNANCES REQUIRED BY FEDERAL, STATE, AND MUNICIPAL LAW. VIDEO SURVEILLANCE, ALARM SYSTEM, AND ATTEND VARIOUS TRAINING OPPORTUNITIES. ADHERE TO STRICT GUIDELINES SET FORTH BY THE ABC BOARD.

outside facility: SIMILAR PRECAUTIONS AS STATED ABOVE WITH THE ADDITION OF AMPLE OUTSIDE LIGHTING.

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

NEW LICENSE FOR PACKAGE STORE

Page 4-Attachment A

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 conditional use furthers the goals and policies of the comprehensive development plan by adhering to the overall concept of creating a wide variety of economic, cultural, and recreational opportunities. The plan represents an overall "blueprint" for development within Anchorage, specifically identifying business support and development. As stated under chapter 3, "a quality of life and a financial climate that encourage businesses to start up, expand, or relocate to Anchorage."

This conditional use would allow a new business to start, achieving the goal of maintaining a balanced supply of commercial, industrial, institutional, and transportation uses. Additionally, the planning department's own survey indicates the citizens of Anchorage support new business opportunities. In fact, citizens suggest a preference for a "small-town feel with big-city amenities." WineStyles delivers that feeling by bringing a small, attractive, and convenient service to our community. Anchorage does not currently have a wine specialty store, however, the opening of WineStyles in our city supports the vision of Anchorage 2020.

The policies as set forth in the development plan require all new commercial development be located and designed to contribute to improving Anchorage's overall land use efficiency and compatibility, traffic flow, transit use, pedestrian access, and appearance. The proposed location for WineStyles, the O'Malley Plaza, incorporates this concept well. The building was created with the intent of integrating the design and environmental policies required of the development plan. The O'malley Plaza is architecturally pleasing, conforming to the standards required under chapter 5.

Page 4-Attachment A-1

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

The conditional use presented for consideration does not present any conflicts in regards to land use or locational standards under AMC 21.05. The area is zoned B-3 and holds a primary purpose of retail service. The business would operate in an existing facility already conforming to the referenced standards. The conditional use is not within 200 feet of any church, day care, or school. The area, as designated, will likely remain as such for the duration of the comprehensive plan.

Page 4-Attachment A-2

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 immediate area is comprised predominately of mixed use commercial businesses. It is zoned B-3 and already designated for commercial use. The O'malley Plaza is similar to a "lifestyle center" with a traditional streetscape layout. The conditional use will be compatible with existing and planned land uses for several reasons. The concept of WineStyles fits well with the character of the surrounding land use. The businesses generally differ creating a greater variety for citizens. Additionally, the uniqueness of WineStyles will be welcomed by a Hillside population with the highest projected growth rate.

Page 5-Question 1

The O'malley Plaza has excellent traffic circulation due to several surrounding roadways. The Old Seward Highway and O'malley Centre Drive directly encompass the property. The New Seward Highway and Minnesota Drive are major roadways that allow easy access into the area. The proposed conditional use will not have a negative impact on vehicular traffic movement, as any increase in traffic, will easily be supported by existing circulation.

Pedestrian movement will also not be affected in an adverse way. The area has a bike path, sidewalks, and bus stops. A pedestrian can easily and safely navigate within the proposed location. Additionally, the O'malley Plaza has heated sidewalks in furtherance of promoting safety. The location is zoned B-3 and was properly developed as required. Internal parking lots, pedestrian access, and internal driveway access are accounted for.

Surrounding traffic signals, signage, parking areas, and lighting, all support the necessity of safety and can accommodate this conditional use.

Question 2

The proposed conditional use will not affect the demand for and availability of public services and facilities. The O'malley Plaza is an existing structure in compliance with the comprehensive plan. The leasable space is adjoined to other businesses currently operating. It is zoned B-3 and currently supports all utilities such as water, sewer, electric, and gas.

Question 3

WineStyles is a franchise committed to the protection of the environment. The business will not engage in any activities that contribute adversely in this area. The concept of WineStyles does not contribute to excessive noise, air, water, or other forms of pollution. Moreover, WineStyles will likely create less than anticipated contaminants from the permitted development. It is a retail store producing only ordinary waste and free of hazardous materials.

Question 4

The O'malley Plaza is a successfully completed structure already defined by the existing codes and regulations of the city. The area is not specified in Anchorage 2020, rather it is designated commercial in the 1982 Anchorage Bowl Plan. The addition of WineStyles will not, in any way, conflict with the maintenance of compatible and efficient development. This area is already generally developed and it has been zoned B-3 for many years.

Additional Petitioners

Fifer, Kimberly L.
3077 Bettles Bay Loop
Anchorage Alaska 99515
Day contact: 907-884-1757
Night contact: 907-243-1070
Fax 907-243-1070
E-mail: dougfifer@gci.net
Relationship to Petitioner (Wife-Owner)

WineStyles is a unique idea that I believe is long overdue in Anchorage. Our city has grown tremendously over the last ten years and continues to grow today. The business is not a typical package store, rather, a wine specialty store. WineStyles sells world-class wines, most priced between \$10 and \$25. The wines are categorized by style, the atmosphere is a classic wine cellar decor, and the customer is greeted by knowledgeable and friendly staff. The concept demystifies the wine buying experience. WineStyles specializes in unique and private labels, many available only at WineStyles. The store was created for wine lovers, by wine lovers, novice and connoisseur alike. WineStyles is unlike any other wine buying experience Anchorage currently offers.

The project is waiting approval of this conditional use permit. The building, O'malley Plaza, is already constructed and in compliance with all requirements. The lease is for Suite 2 of the building. Construction of the inside area can begin if approval of this permit is granted. The estimated "build out" phase would likely be under 30 days with a possible opening date in late December 2007. The store would operate Monday-Saturday with projected hours of 12-8pm. It would also be open on Sunday from 12-6pm.

I am available to answer any additional questions or concerns pertaining to this application at the numbers listed below.

Respectfully,

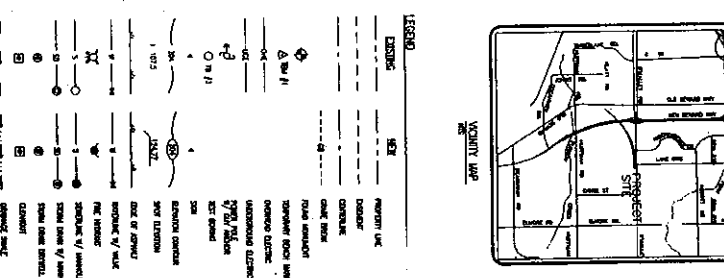
A handwritten signature in black ink, appearing to read "Douglas Fifer". The signature is fluid and cursive, with the first name "Douglas" written in a larger, more prominent script than the last name "Fifer".

Douglas Fifer
907-727-3684
907-243-1070
dougfifer@gci.net

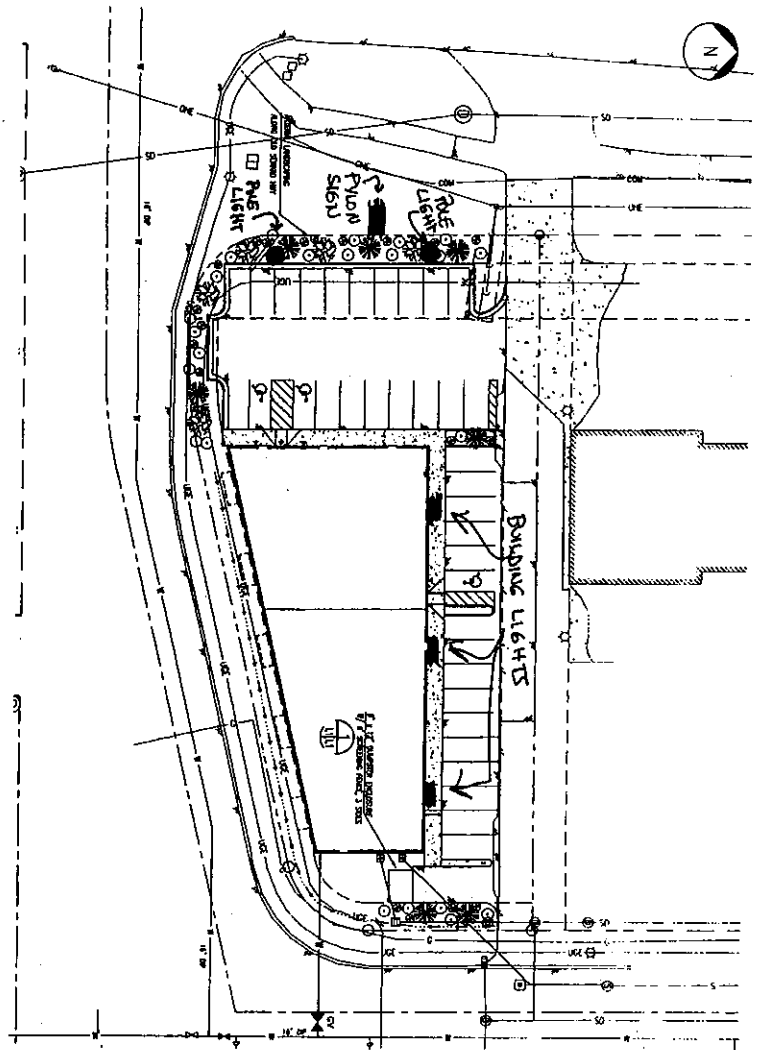
Licensed Premises Diagram

DBA:

Revised 6/16/06

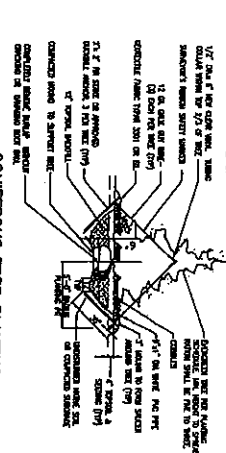
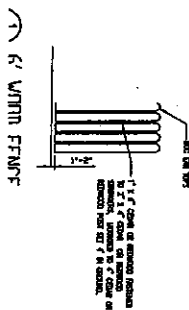


Owner: HWS Properties
Architect: Cole & Thompson Architects
Lot 1B-2, Block 3, South Center Subdivision, Anchorage, Alaska



LANDSCAPING PLAN
SCALE: 1" = 30'

ALSO NOTED: LIGHTING AND SIGNAGE









CONIFEROUS TREE PLANTING



SHRUB PLANTING



DECIDUOUS TREE PLANTING

JANISKE WATSON, CINCINNATI					
SHIRT	SKIRT	COLORED SKIRT	COLORED SKIRT	SKIRT	SKIRT
	7	BLACK AND WHITE AND PINK	5 WA.	5.5 IN. TO SKIRT BAND	
	5	BLACK COLORED AND PINK	6-8	1.17 CINCH	
	11	BLACK AND WHITE AND PINK	1" WA. SK.	SKIRT B. SKIRT	
	30	BLACK AND WHITE AND PINK	1" WA. SK.	SKIRT B. SKIRT	
	30	BLACK AND WHITE AND PINK	1" WA. SK.	SKIRT B. SKIRT	
	30	BLACK AND WHITE AND PINK	1" WA. SK.	SKIRT B. SKIRT	

11

1. ALL PLANTING SHALL BE ACCORDING TO THE LATEST TREE SPECIFICATIONS.
2. ALL PLANTING SHALL BE ACCORDING TO THE LATEST SPECIFICATIONS FOR PLANTING STOCK AND 2.1-1-19K.
3. 2.1.1. PLANTING OF NEW TREES ON EXISTING SITES SHALL BE FINISHED OVER THE EXISTING BEDDING AND SHALL BE FINISHED BEFORE THE START OF THE CONSTRUCTION OF THE NEW BEDDING.
4. ALL PLANTING SHALL BE ACCORDING TO THE LATEST TREE SPECIFICATIONS.
5. ALL PLANTING SHALL BE ACCORDING TO THE LATEST SPECIFICATIONS FOR PLANTING STOCK AND 2.1-1-19K.
6. PLANTING SHALL BE ACCORDING TO THE LATEST SPECIFICATIONS FOR PLANTING STOCK AND 2.1-1-19K.

O'Malley Plaza

Owner: HWS Properties
Architect: Cole & Thompson Architects
Lot 18-2, Block 3, South Center Subdivision, Anchorage, Alaska

038

DRAWING TITLE LANSING PLANT	PROJECT ENGINEERING, INC. 1000 N. 10TH ST. SUITE 100 ANAHEIM, CALIF. 92805 TEL. (714) 771-1100 FAX (714) 771-1101	280 8/1/86	DESIGN 06 DRAWING	REV. DATE BY DESCRIPTION
		1000 8/1/86	1000 8/1/86	

Aerial



Fri Aug 10, 11:03:22, 2007

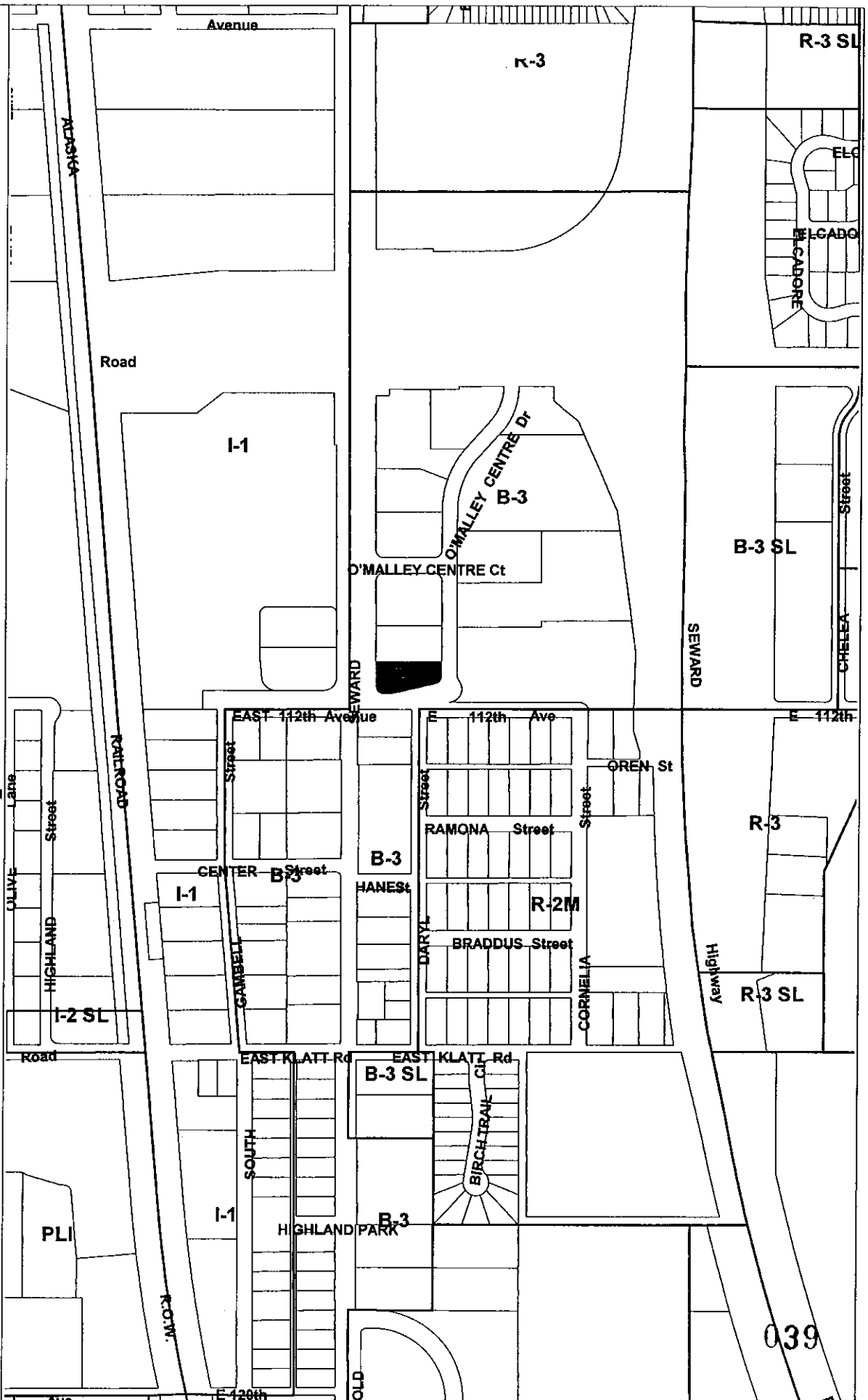
Map: Aerial



Scale 1:6000

Legend:

Txt	STRNAME_BI_L
	ZONING
Txt	ZONE_TYPE
	PARCELS



CityView™

Municipal Software Corporation

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

New Liquor License

PAGE 1 OF 2
(907) 269-0350
Fax: (907) 272-9412
www.dps.state.ak.us/abc

This application is for:

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

SECTION A. LICENSE INFORMATION. Must be completed for all types of applications.

License Year: <u>2007-2008</u>	License Type: <u>PACKAGE STORE LICENSE</u>	Statute Reference Sec. 04.11. <u>150</u>	FEES License Fee: \$ Filing Fee: \$100.00 Fingerprint: (\$39 per person) Total Submitted: \$
Local Governing Body: (City, Borough or Inorganized) <u>M.O.A.</u>	Community Council Name(s) & Mailing Address: <u>BAYSHORE-KLATT COMMUNITY COUNCIL</u> <u>4700 SOUTH BRAGAN</u> <u>ANCHORAGE ALASKA 99503</u>		
Federal EIN or SSN: <u>65-1313107</u>	Doing Business As (Business Name): <u>WINESTYLES</u>	Business Telephone Number: <u>907-727-3684</u> Fax Number: <u>907-243-1070</u> Email Address: <u>doug.fifer@gci.net</u>	
Name of Applicant Corp/LLC/LP/LLP/Individual/Partnership): <u>FIFER LLC</u>	Street Address or Location of Premise: <u>11109 OLD SEWARD</u> <u>12161 HWY SUITE 2</u> <u>ANCHORAGE ALASKA 99515</u>		
Mailing Address: <u>3077 BEETLES BAY LOOP</u> <u>ANCHORAGE AK. 99515</u> City, State, Zip: <u>ANCHORAGE ALASKA 99515</u>			

SECTION B. PREMISES TO BE LICENSED. Must be completed.

Closest school grounds <u>1 MILE APPRX.</u> Distance measured under: <input checked="" type="checkbox"/> AS 04.11.410 OR <input type="checkbox"/> Local ordinance No.	<input type="checkbox"/> Premises is GREATER than 50 miles from the boundaries of an incorporated city, borough, or unified municipality. <input type="checkbox"/> Premises is LESS than 50 miles from the boundaries of an incorporated city, borough, or unified municipality. <input checked="" type="checkbox"/> Not applicable
Closest church: <u>1/2 MILE APPRX.</u> Distance measured under: <input checked="" type="checkbox"/> AS 04.11.410 OR <input type="checkbox"/> Local ordinance No.	
Premises to be licensed is: Proposed building Existing facility New building	<input type="checkbox"/> Plans submitted to Fire Marshall (required for new & proposed buildings) <input checked="" type="checkbox"/> Diagram of premises attached

SECTION C. Individual, corporate officer, limited liability organization member, manager or partner background.

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

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

Name	Name of Business	Type of License	Business Street Address	State

Has any individual, corporate officer, director, limited liability organization member, manager or partner named in this application been convicted of 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.

22 Use only

Approved

040

Liquor License

Corporations, LLCs, LLPs and LPs must be registered with the Dept. of Community and Economic Development.

Name of Entity (Corporation/LLC/LLP/LP) (or N/A if an Individual ownership) <u>FIFER LLC</u>		Telephone Number <u>(907) 727-3684</u>	Fax Number <u>(907) 243-1070</u>
Corporate Mailing Address: <u>3077 BETTLES BAY LOOP</u>	City <u>ANCHORAGE</u>	State <u>ALASKA</u>	Zip Code <u>99515</u>
Name, Mailing Address and Telephone Number of Registered Agent <u>Douglas FIFER (907) 727-3684</u> <u>3077 BETTLES BAY LOOP ANCHORAGE ALASKA 99515</u>		Date of Incorporation OR Certification with DCED <u>7-13-2007</u>	State of Incorporation <u>ALASKA</u>
Is the Entity in compliance with the reporting requirements of Title 10 of the Alaska Statutes? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If no, attach written explanation. Your entity must be in compliance with Title 10 of the Alaska Statutes to be a valid liquor licensee.			

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

Name	Title	%	Home Address & Telephone Number	Work Telephone Number	Date of Birth
<u>Douglas W. FIFER</u>	<u>MEMBER</u>	<u>51</u>	<u>3077 BETTLES BAY LOOP</u> <u>ANCH. AK. 99515 (907) 727-3684</u>	<u>(907) 786-2454</u>	<u>6-4-71</u>
<u>KIMBERLY L. FIFER</u>	<u>MEMBER</u>	<u>49</u>	<u>3077 BETTLES BAY LOOP</u> <u>ANCH. AK. 99515 (907) 243-1070</u>	<u>(907) 884-1757</u>	<u>12-3-72</u>

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

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

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

Declaration

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

Signature of Licensee(s)

Signature <u>Douglas W. Fifer (MEMBER)</u>	Signature <u>Kimberly L. Fifer</u>
Name & Title (Please Print) <u>Douglas W. FIFER</u>	Name & Title (Please Print) <u>Kimberly L. FIFER MEMBER</u>
Subscribed and sworn to before me this <u>18th</u> day of <u>July</u> , <u>2007</u>	Subscribed and sworn to before me this <u>18th</u> day of <u>July</u> , <u>2007</u>
Notary Public in and for the State of Alaska <u>[Signature]</u>	Notary Public in and for the State of Alaska <u>[Signature]</u>
My commission expires: <u>11/24/07</u>	My commission expires: <u>11/24/07</u>

New License App 11/05

State of Alaska
Department of Commerce, Community, and
Economic Development
Corporations, Business and Professional Licensing

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

Fifer 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 July 13, 2007.

Emil Notti

Emil Notti
Commissioner



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

AK Entity #: 109959
Date Filed: 07/13/2007 12:49 PM
State of Alaska
Department of Commerce

ARTICLES OF ORGANIZATION
Online Filing
(Domestic Limited Liability Company)

The undersigned person(s) of the age of 18 years or more, acting as organizers of a limited liability company under the Alaska Limited Liability Act (AS 10.50) hereby adopt the following Articles of Organization:

Article 1. Name of the Limited Liability Company. The name of a limited liability company must contain the words "limited liability company" or the abbreviation "L.L.C.," or "LLC":

Fifer LLC

Article 2. The purpose for which the company is organized. A limited liability company may list any lawful as its purpose:

Wine package retail store

Article 3. Registered Agent Name and Address:

Name:	Douglas Wayne Fifer
Mailing Address:	3077 Bettles Bay Loop Anchorage, AK 99515
Physical Address if Mailing Address is a Post Office Box:	

Article 4. Duration:

Check this box if the duration is perpetual: ☒

If the duration is not perpetual, list the latest date upon which the Limited Liability Company is to dissolve:

Article 5. Management: Check this box if the company will be managed by a manager. ☐

Article 6. Optional Provisions:

One or more organizer shall sign the Articles of Organization for a limited liability company.

Name of Organizer

Online Signature of Organizer

Douglas Wayne Fifer	Douglas Wayne Fifer
Kimberly Lynn Fifer	

Date Submitted Online

July 13, 2007

WINE0766
\$637.56
#113119,113120
AO#

AFFIDAVIT OF PUBLICATION

STATE OF ALASKA
THIRD JUDICIAL DISTRICT

Ronada Hutchins

being first duly sworn on oath
deposes and says that he/she is
an representative of the
Anchorage Daily News, a
daily newspaper. That said
newspaper has been approved
by the Third Judicial Court,
Anchorage, Alaska, and it now
and has been published in the
English language continually as a
daily newspaper in Anchorage,
Alaska, and it is now and during
all said time was printed in an
office maintained at the aforesaid
place of publication of said
newspaper. That the annexed is
a copy of an advertisement as it
was published in regular issues
and not in supplemental form)
of said newspaper on

July 19th, 24th, 31st 2007

and that such newspaper was
regularly distributed to its
subscribers during all of said
period. That the full amount of
the fee charged for the foregoing
publication is not in excess of
the rate charged private
individuals.

signed Ronada Hutchins

subscribed and sworn to before

on this 31st day of July

07
Rosalie S. Drew

Notary Public in and for
The State of Alaska.
Third Division
Anchorage, Alaska
MY COMMISSION EXPIRES

8/6/09



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 PACKAGE STORE LICENSE liquor license
for FIFER LLC "DBA" WINESTYLES
located at 11109 OLD SEWARD HIGHWAY SUITE #2
ANCH. AK. 99515 (address and/or location)

OR

- b. Posting of application for transfer of a _____ liquor license
currently issued to _____ whose business name (d/b/a)
is _____ located at _____
(address and/or location)

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

JULY 18 TH 2007 to JULY 30 TH 2007

- *** 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 11109 OLD SEWARD HIGHWAY SUITE #2

b. Other conspicuous location in the area 1221 HUFFMAN PARK DRIVE
POST OFFICE
ANCH. AK. 99515

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.
e. ☐ lodge license.

Douglas W. Fifer
(signature)

SUBSCRIBED and SWORN to me this 30th day of July, 2007.

[Signature]
Notary Public in and for Alaska

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
Douglas W. FIFER 3077 BETTLES BAY LOOP ANCH. AK 99515	WINESTYLES 11109 OLD SEWARD HIGHWAY SUITE 2 ANCH. AK. 99515
KIMBERLY L. FIFER 3077 BETTLES BAY LOOP ANCH. AK 99515	WINESTYLES 11109 OLD SEWARD HIGHWAY SUITE 2 ANCH. AK. 99515

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

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

Douglas W. Fifer

Subscribed and sworn to before me this

30 Day of July 20 07

Date

7-30-2007

W. E. E. E.

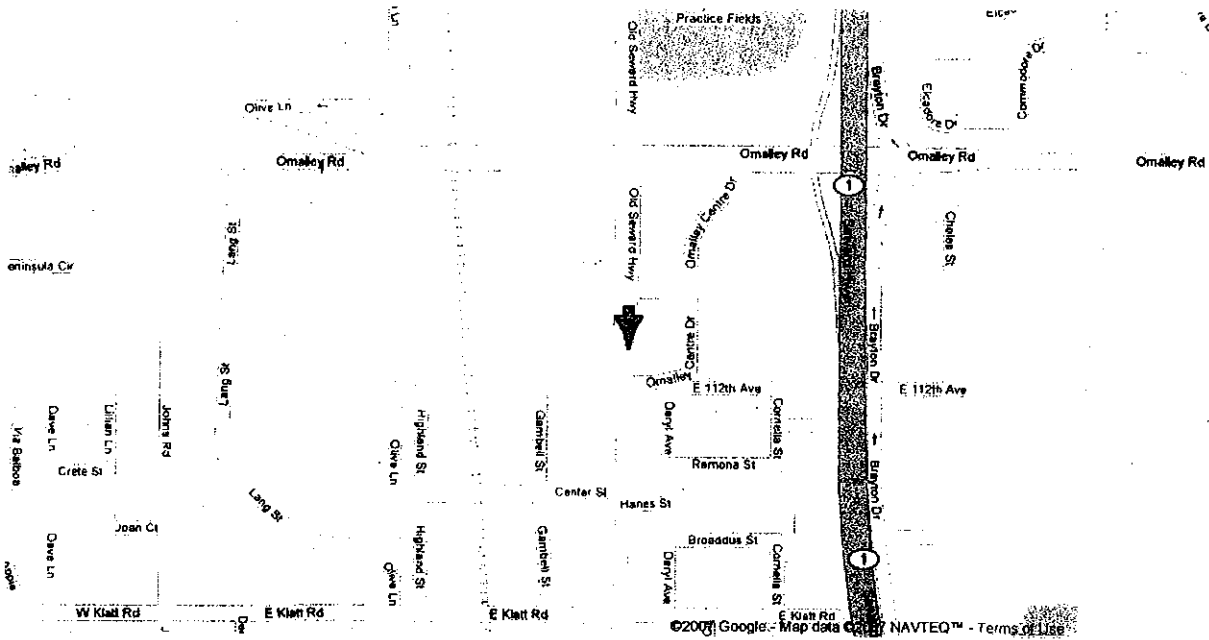
Notary Public in and for the State of Alaska

My commission expires 11/24/07

046



Address **11109 Old Seward Hwy**
Anchorage, AK 99515



047

APPLICANT

12-00-01-00-00-00

LAST NAME **FIFER** FIRST NAME **KIMBERLY** MIDDLE NAME **L**

DOB **12-00-01-00-00-00** LEAVE BLANK

SIGNATURE OF PERSON FINGERPRINTED

Kimberly L Fifer

3077 BETTLES BAY LOOP
ANCHORAGE AK 99515 US

7/26/2007 BUCCELLI, SONIA

OID: 285

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

Application for liquor license
AS 04.11.295

ALIASES AKA

1290

US

GLA

AKA

AKA510100

DPS ANCHORAGE, AK

F

W

506

145

161N

BLN

AK

CLIENT ID:

LIC AGY: TONAK20070726125246LS03

DATE OF BIRTH DOB

TONAK20070726125246LS03

FBI NO: FBI

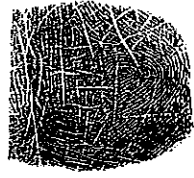
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SOCIAL SECURITY NO: SOC

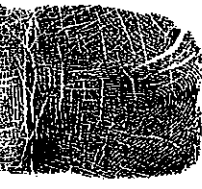
MARITAL STATUS NO: MNU



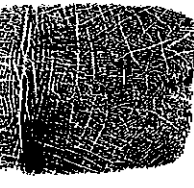
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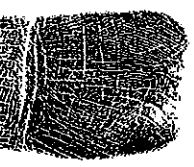
2. INDEX



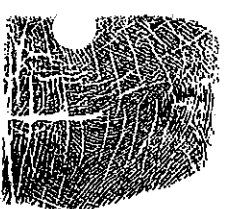
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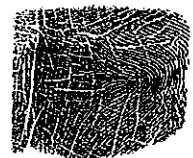
4. RING



5. LITTLE



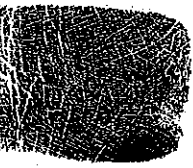
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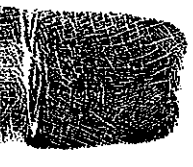
2. INDEX



3. MIDDLE



4. RING



5. LITTLE



1. THUMB



2. INDEX



3. MIDDLE



4. RING



5. LITTLE



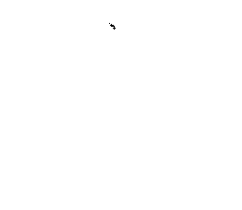
1. THUMB



2. INDEX



3. MIDDLE



4. RING



5. LITTLE

Cross Match Technologies LS1000T

000250345-C2007

07/26/2007

12:56:57

Phase 1: 4500N PS PHASE 1: 4500N PS

Phase 2: 4500N PS PHASE 2: 4500N PS

Phase 3: 4500N PS PHASE 3: 4500N PS

Phase 4: 4500N PS PHASE 4: 4500N PS

Phase 5: 4500N PS PHASE 5: 4500N PS

Phase 6: 4500N PS PHASE 6: 4500N PS

Phase 7: 4500N PS PHASE 7: 4500N PS

Phase 8: 4500N PS PHASE 8: 4500N PS

Phase 9: 4500N PS PHASE 9: 4500N PS

Phase 10: 4500N PS PHASE 10: 4500N PS

Phase 11: 4500N PS PHASE 11: 4500N PS

Phase 12: 4500N PS PHASE 12: 4500N PS

APPLICANT

LEAVE BLANK

TYPE OR PRINT ALL INFORMATION IN BLOCK
 LAST NAME **NAVI** FIRST NAME
 FIFER DOUGLAS W

ALIASES AKA

1290

AKAST0100

DPS ANCHORAGE, AK

3077 BETTLES BAY LOOP
 ANCHORAGE AK 99515

06/06/07 ROMERO, JOSE

DOB: 1/19

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

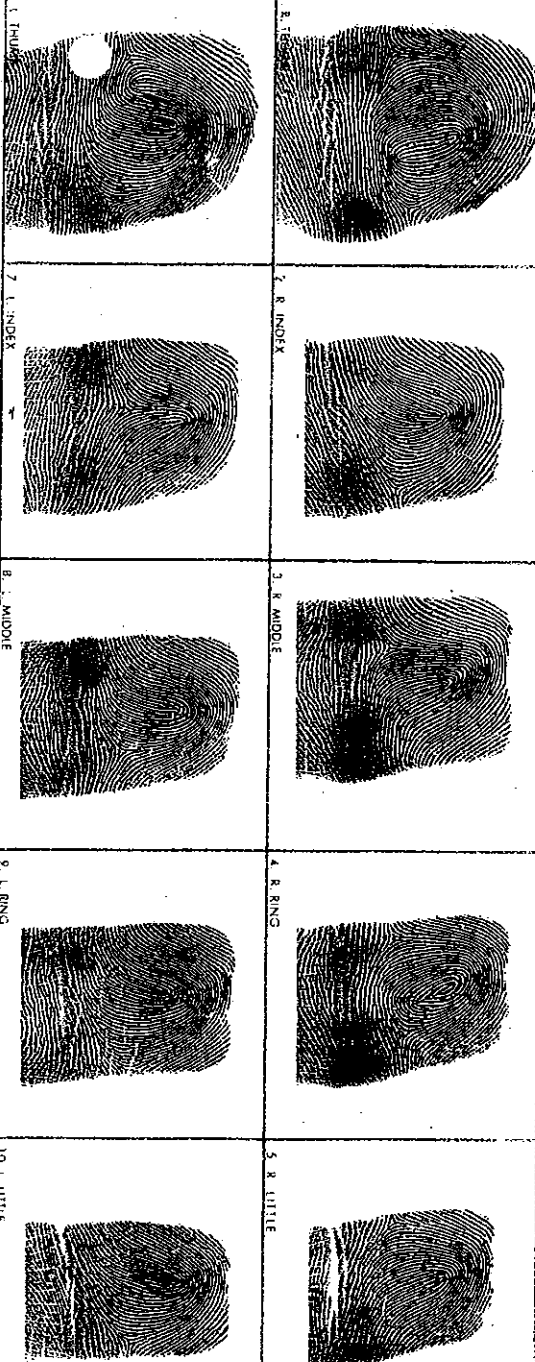
Application for liquor license
 AS 04.11.295

CONTAIN SECURITY NO. SOC
 MISCELLANEOUS NO. MNU

CLIENT ID:
 LIC AGY:
 TONAK20070726125927LS03

LEAVE BLANK

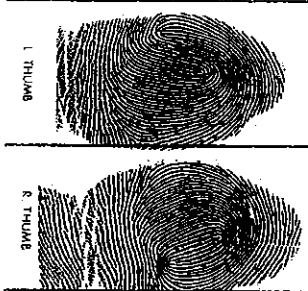
DATE OF BIRTH DOB
 PLACE OF BIRTH POB
 AK

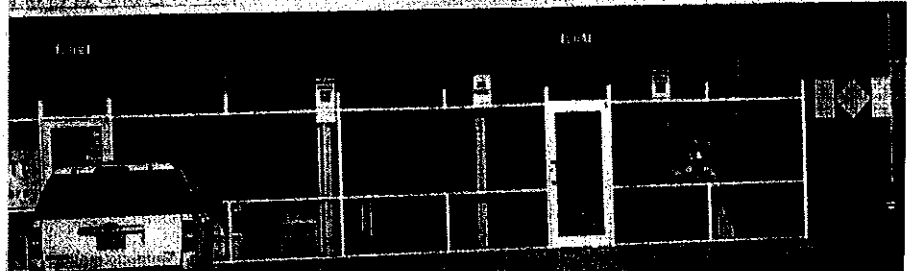
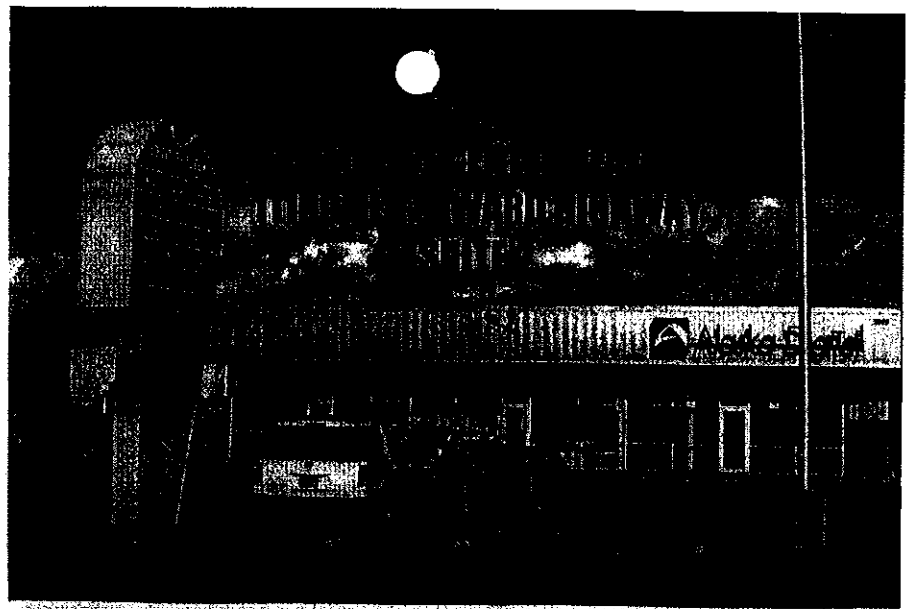


Cross Match Technologies LS1000T
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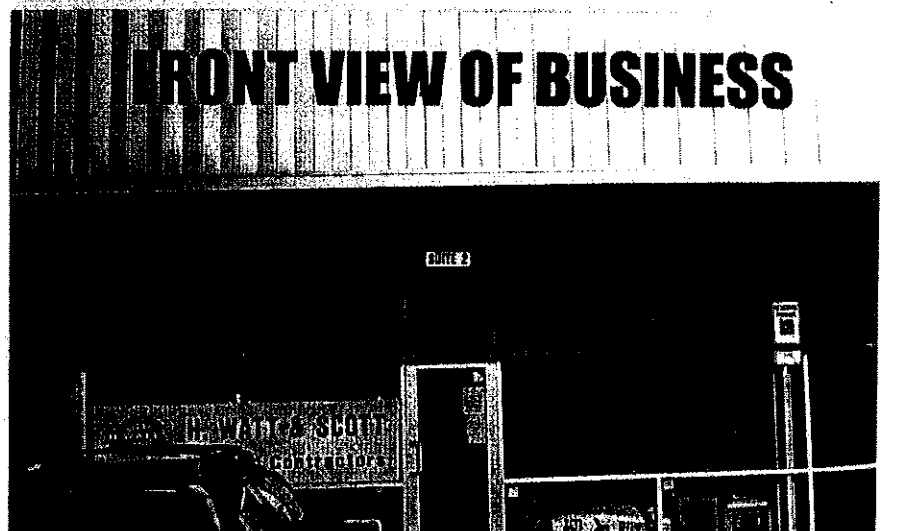
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 Scanner S/N 13100:50

Phaser 4500N PS PHASER 4500N PS PNT303290F 7/26/2007 1:03:16 PM





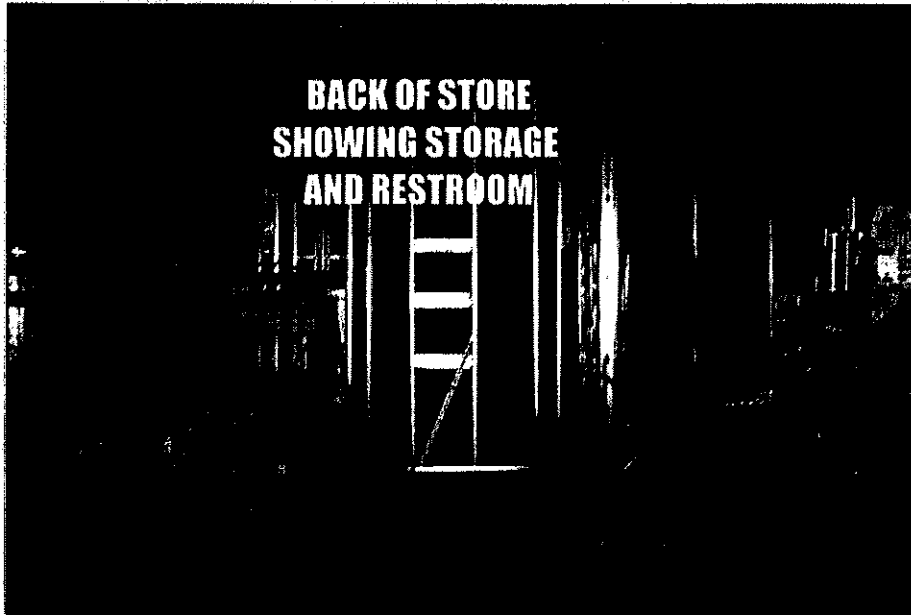
**FRONT OF BUILDING SHOWING ADDRESS
11109 OLD SEWARD HIGHWAY
SUITE 2**



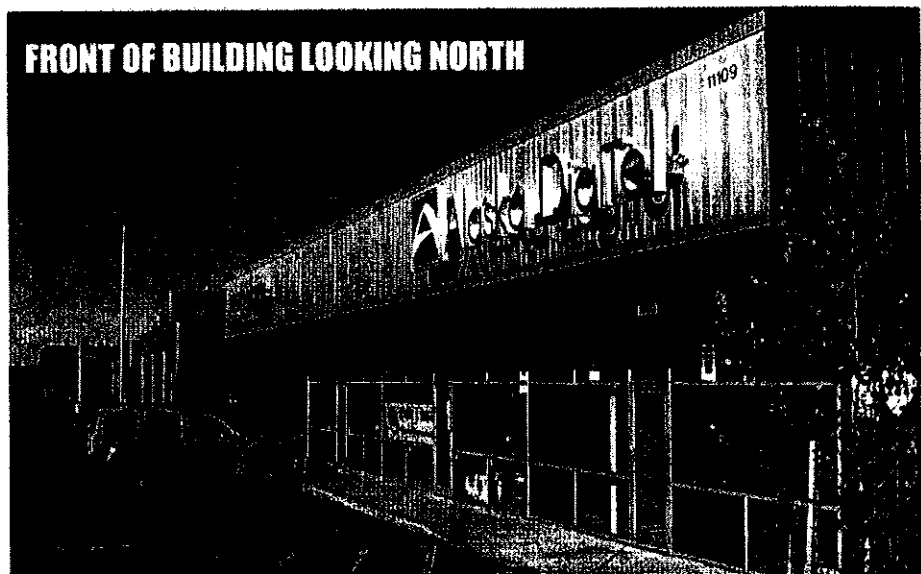
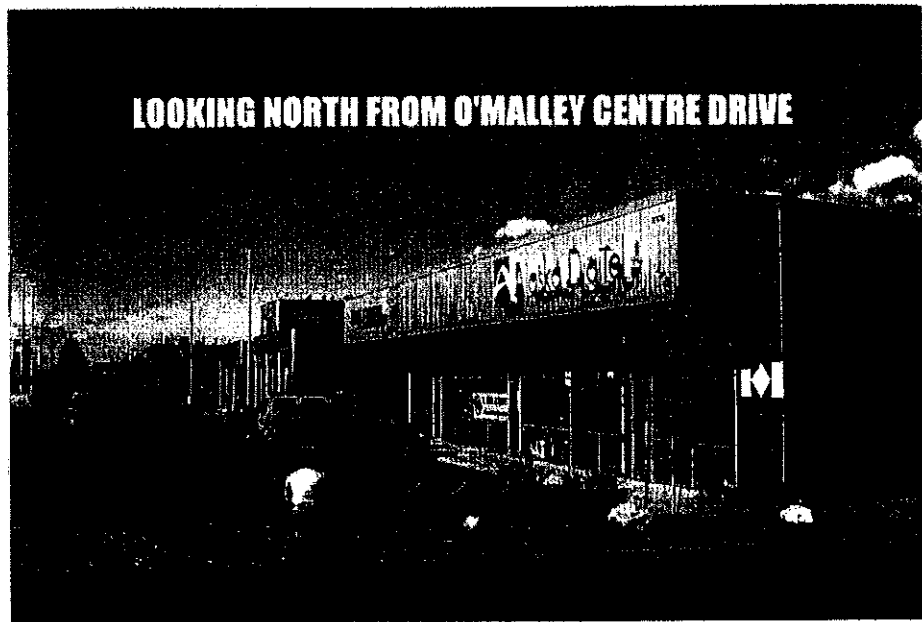
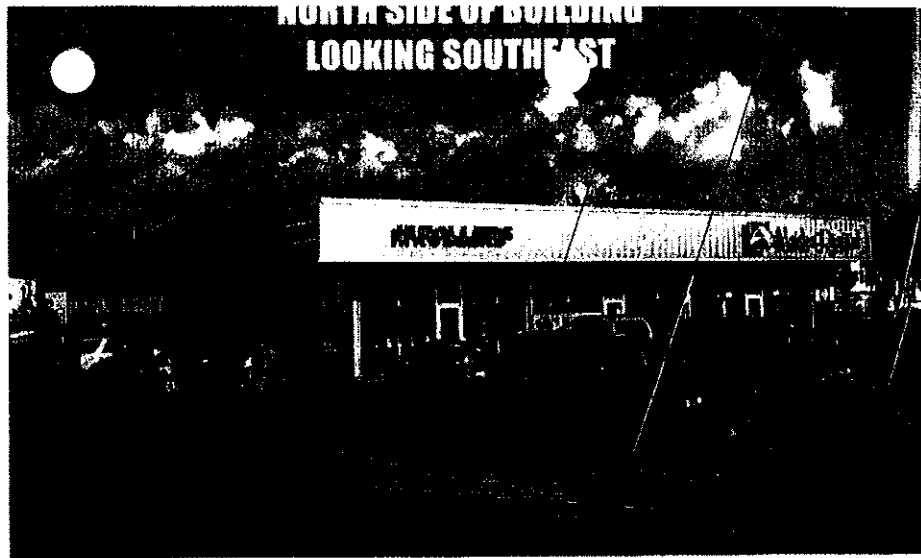
VIEW OF BUSINESS FROM INSIDE FRONT DOOR

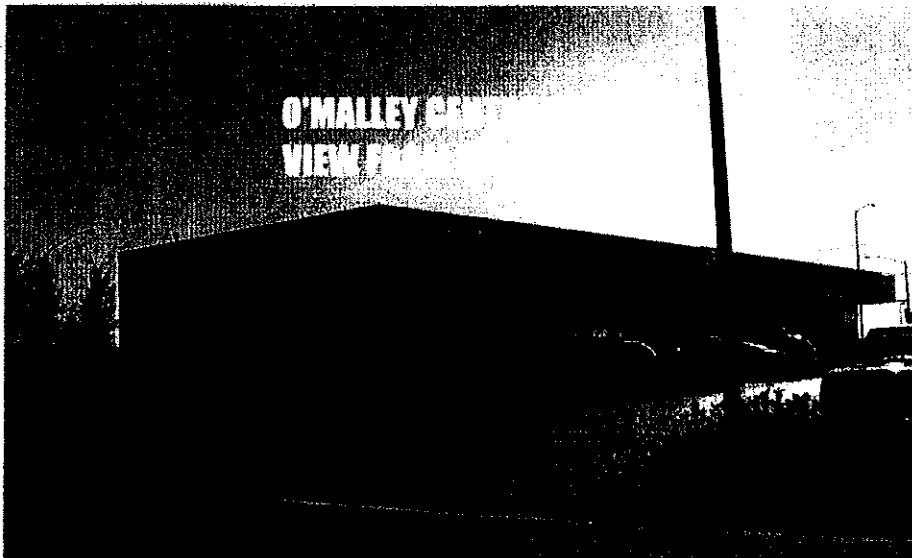
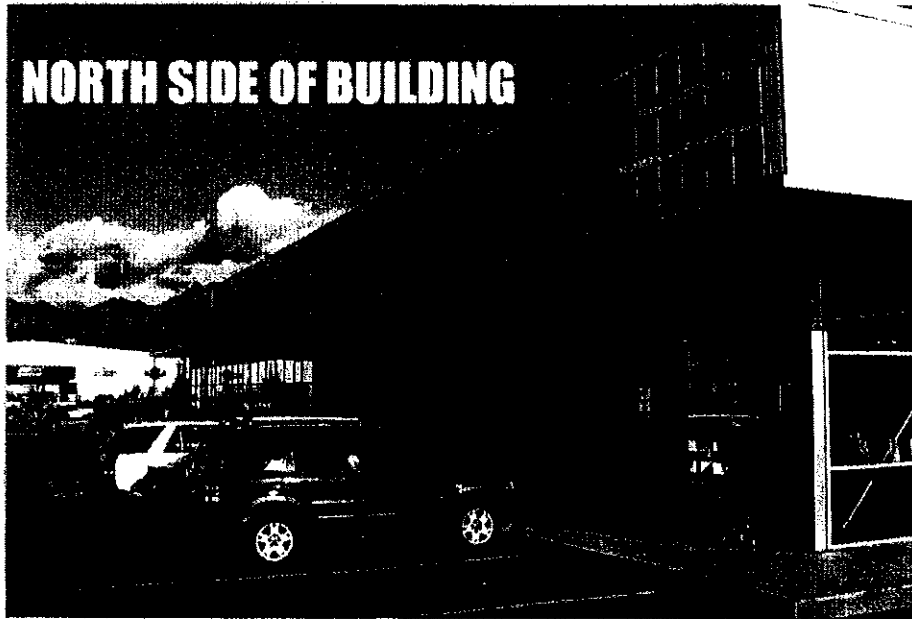
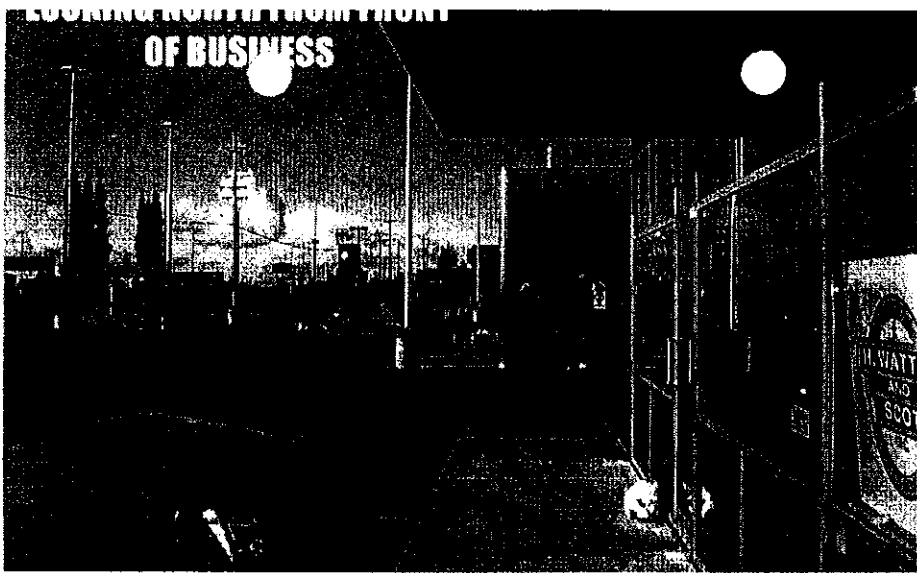


**BACK OF STORE
SHOWING STORAGE
AND RESTROOM**

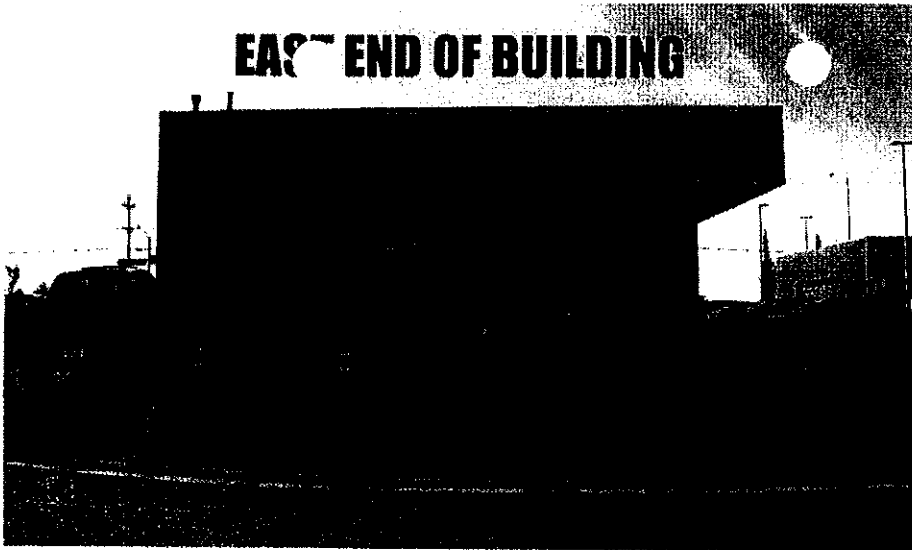


LOOKING AT FRONT DOOR

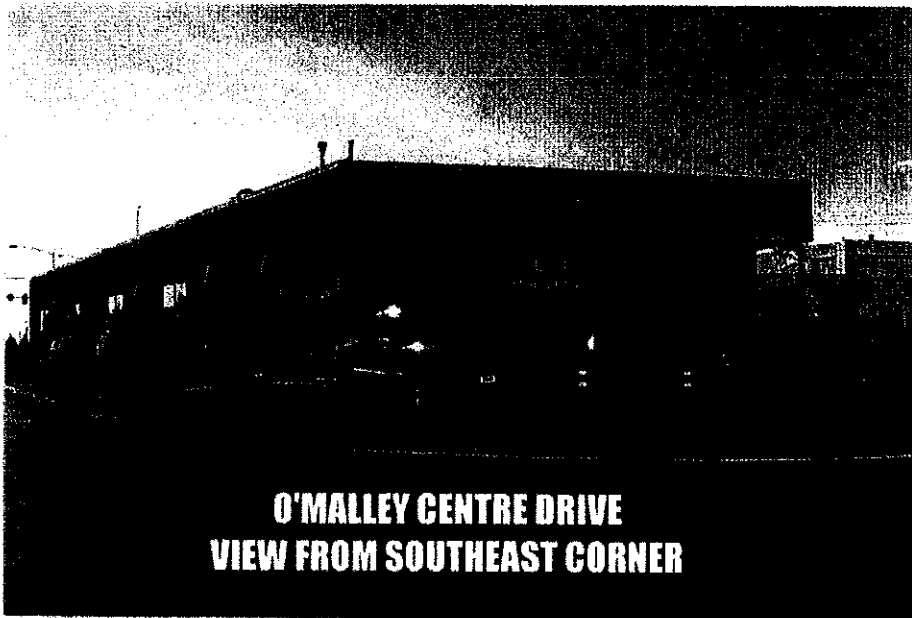




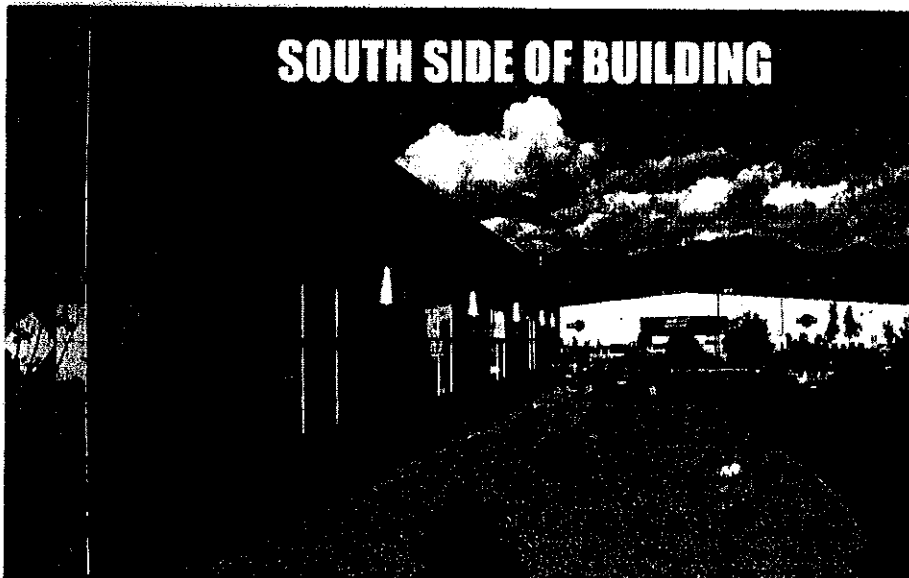
EAST END OF BUILDING

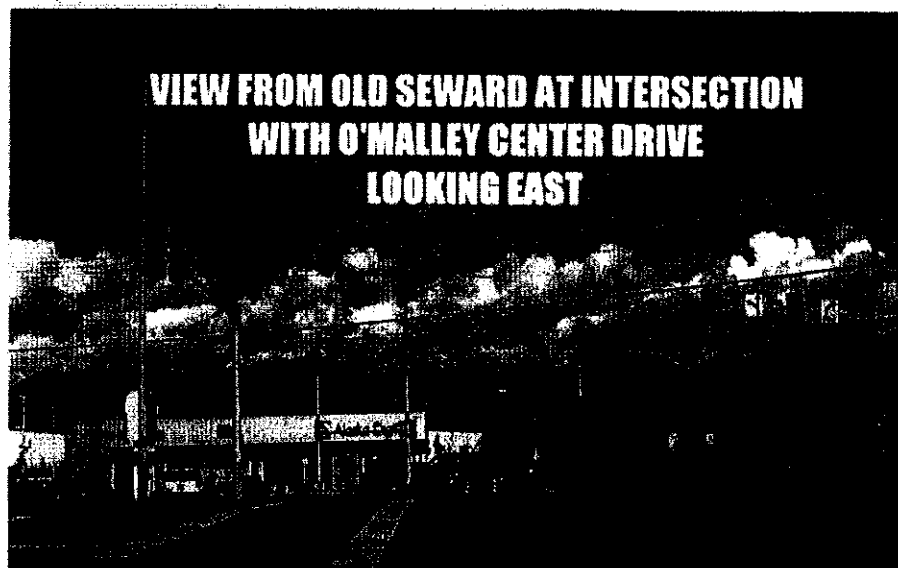
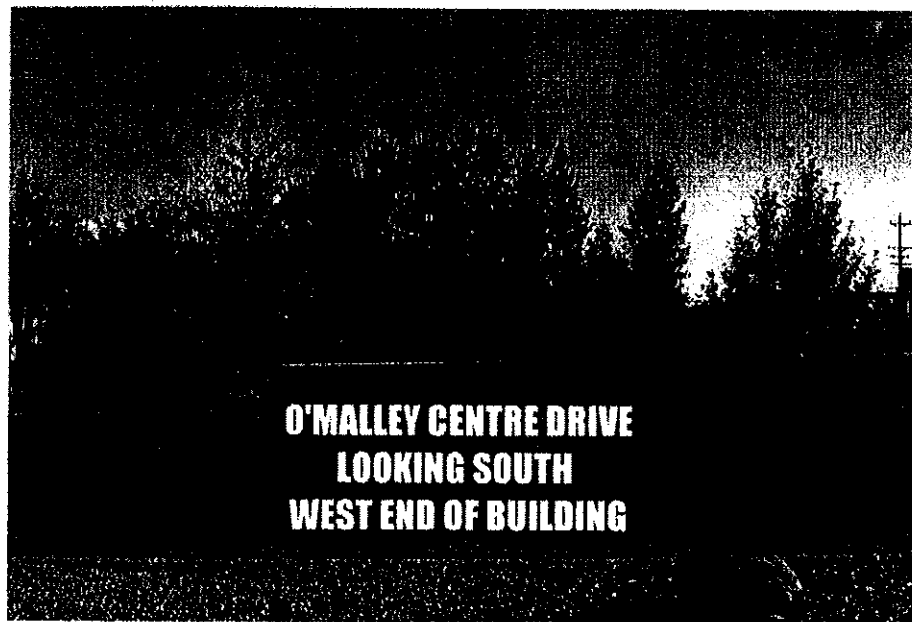
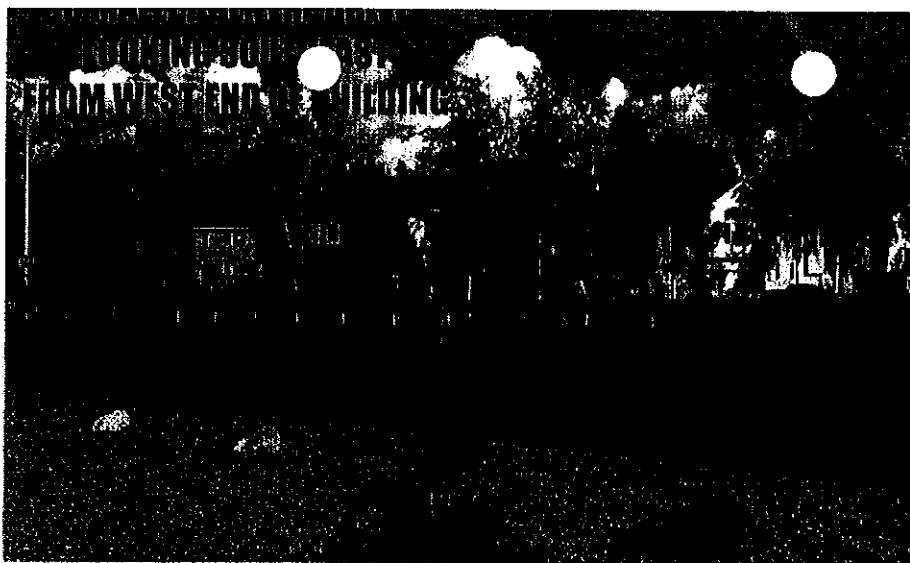


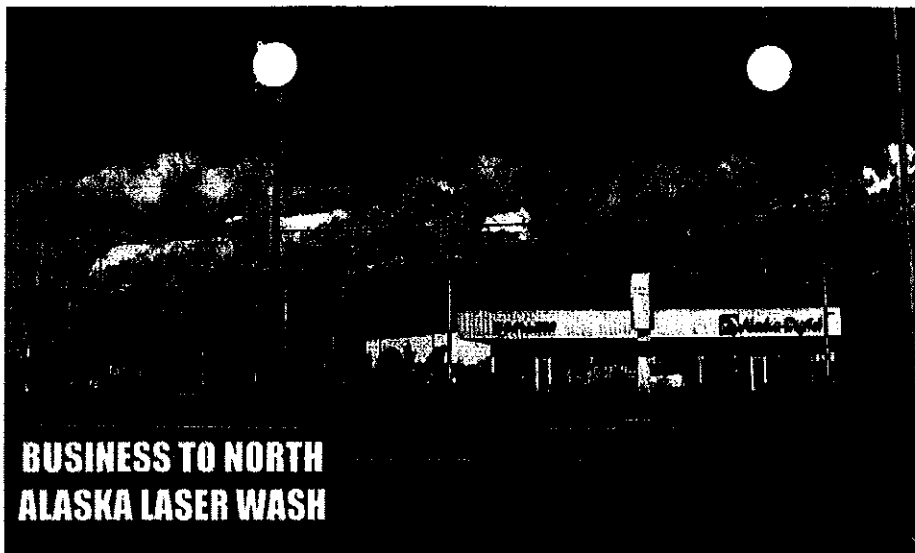
**O'MALLEY CENTRE DRIVE
VIEW FROM SOUTHEAST CORNER**



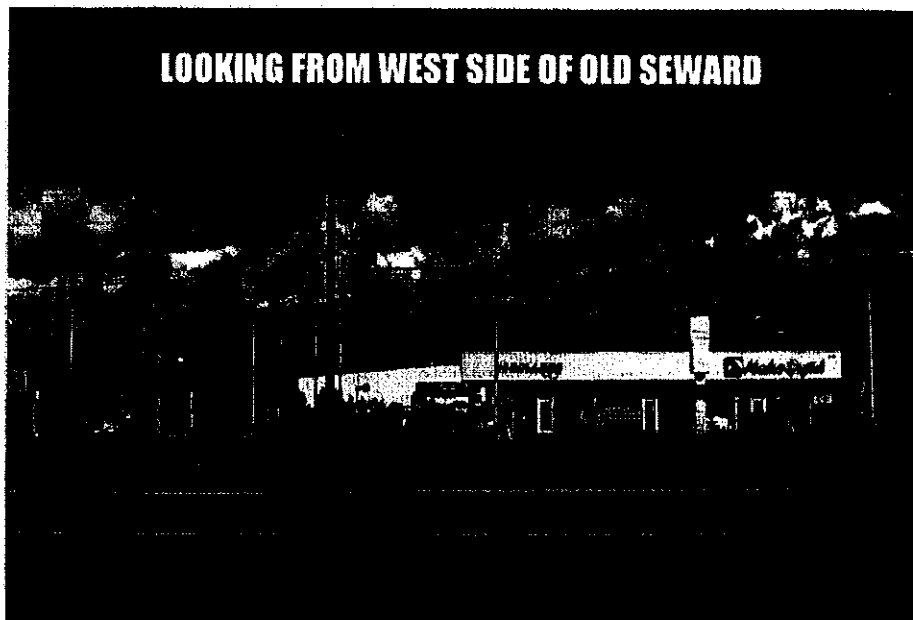
SOUTH SIDE OF BUILDING



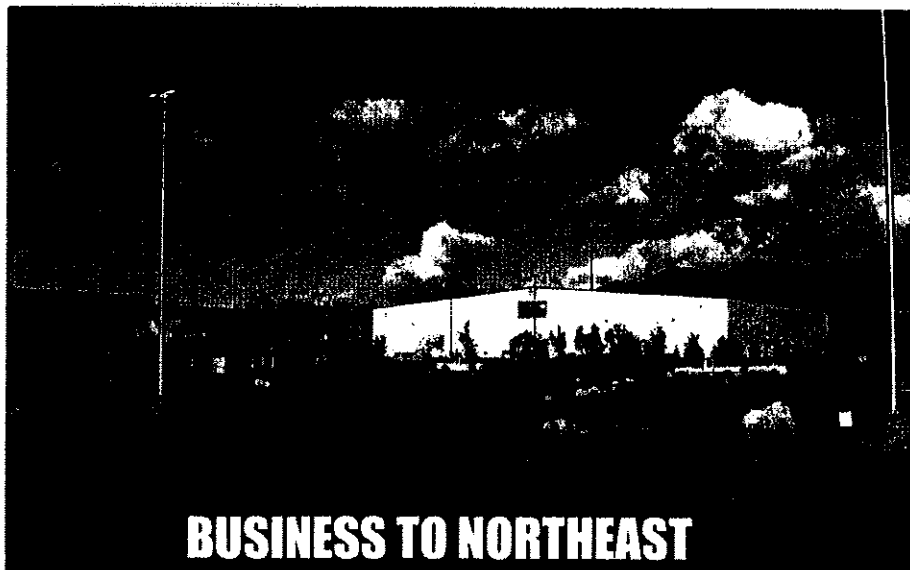




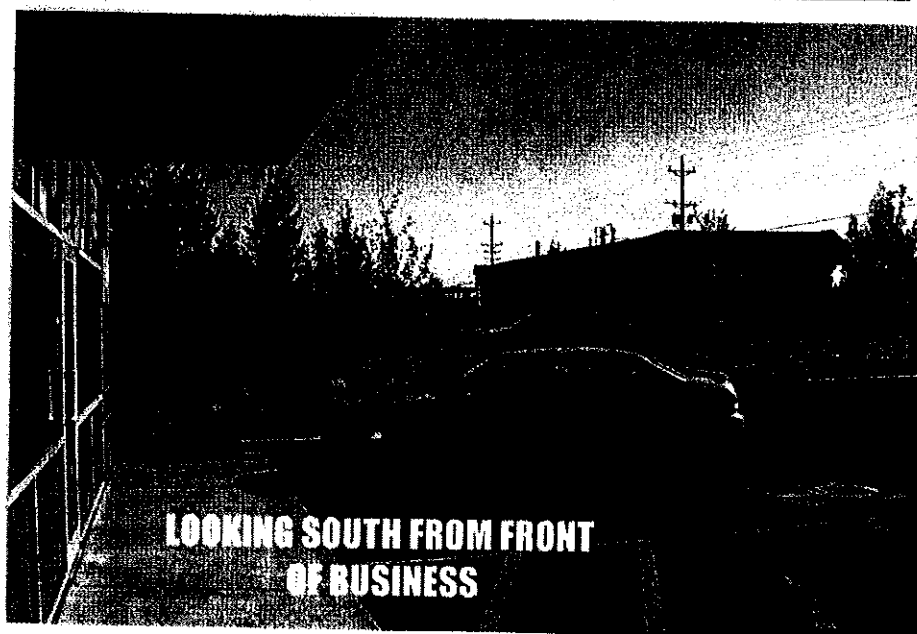
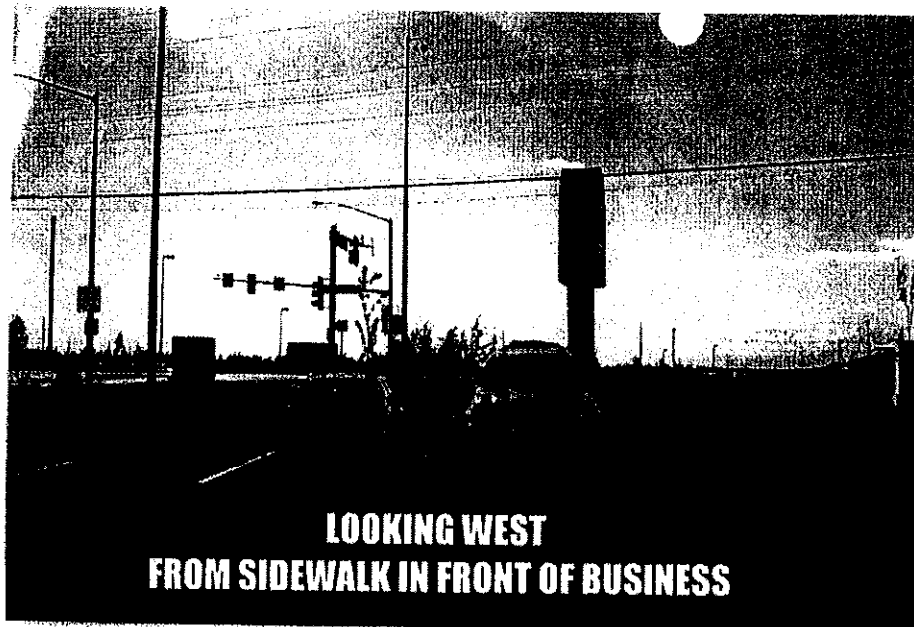
**BUSINESS TO NORTH
ALASKA LASER WASH**



LOOKING FROM WEST SIDE OF OLD SEWARD



BUSINESS TO NORTHEAST



5

**POSTING
AFFIDAVIT**



AFFIDAVIT OF POSTING

CASE NUMBER: 2007-157

I, Douglas Fifer 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 1109 OLD SEWARD SUITE 2. The notice was posted on 8-13-2007 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 13 day of AUGUST, 2007

Douglas Fifer
Signature

LEGAL DESCRIPTION

Tract or Lot 1B-2

Block 3

Subdivision SOUTH CENTER

6

HISTORICAL INFORMATION

PARCEL INFORMATION

APPRAISAL INFORMATION

Legal SOUTH CENTER
BLK 3 LT 1B-2

Parcel 016-091-41-000
Owner HWS PROPERTIES LLC

#

Descr OFFICE BLDG LOW RISE 1-4
Site Addr 11109 OLD SEWARD HWY

PO BOX 112627
ANCHORAGE

AK 99511 2627

RELATED CAMA PARCELS

Related Parcel(s)	XRef Type	Leased Parcels

Cross Reference (XRef) Type Legend

Econ. Link	Replat	Uncouple
E = Old to New	R = Old to New	U = Old to New
I = New to Old	F = New to Old	Q = New to Old
Renumber	Combine	Lease
N = New to Old	C = New to Old	L = GIS to Lease
X = Old to New	P = Old to New	M = Lease to GIS

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

REZONE

Case Number 2007-146 # of Parcels 1 Hearing Date 07/23/2007
Case Type Assembly conditional use for a restaurant serving alcohol
Legal An alcoholic beverage conditional use for a restaurant license, Alaska's Taste of Thai Restaurant. South Center Subdivision, Block 3, Lot 1B-2. Located at 11109 Old Seward Highway.

PLAT

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

PERMITS

Permit Number 06 5788
Project O'MALLEY PLAZA
Work Desc 8520 sq ft
Use B BUSINESS

BZAP

Action No.	Status
Action Date	Type
Resolution	

ALCOHOL LICENSE

Business Address	Applicants Name
License Type	Conditions
Status	

PARCEL INFORMATION

OWNER
HWS PROPERTIES LLC

PO BOX 112627
ANCHORAGE AK 99511 2627
Deed 2006 0003142
CHANGES: Deed Date Jan 17, 2006
Name Date Feb 08, 2006
Address Date Feb 08, 2006

PARCEL
Parcel ID 016-091-41-000
Status
Renumber ID 000-000-00-00000
Site Addr 11109 OLD SEWARD HWY
Comm Concl BAYSHORE/KLATT
Comments REF 016-091-31 NOW 016-091-40.
41 (05-183)

01

TAX INFO
2007 Tax 8,199.10 Balance 0.00 District 003

LEGAL

SOUTH CENTER
BLK 3 LT 1B-2

Unit SQFT 27,724
Plat 050183
Zone B3 Grid SW2632

HISTORY

	Year	Building	Land	Total
Assmt Final	2005	0	0	0
Assmt Final	2006	0	277,200	277,200
Assmt Final	2007	156,400	407,500	563,900
Exemptions				0
State Credit				0
Tax Final				563,900

PROPERTY INFO

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

SALES DATA

Mon	Year	Price	Source	Type
01	2006	415,000	OTHER	LAND SALE

LAND & COMMON PARCEL INFORMATION**APPRAISAL INFORMATION**

Legal SOUTH CENTER
BLK 3 LT 1B-2

Parcel 016-091-41-000

01 of 01

Owner HWS PROPERTIES LLC

Site Addr 11109 OLD SEWARD HWY

PO BOX 112627
ANCHORAGE

AK 99511

LAND INFORMATION

Land Use OFFICE BLDG LOW RISE 1-4
Class COMMERCIAL
Living Units 000
Community Council 01C BAYSHORE/KLATT
Entry: Year/Quality 12 2005 LAND ONLY
01 2004 EXTERIOR
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
Wet Land

CONDOMINIUM INFORMATION

Common Area 0
Undivided Interest 0.00

RESIDENTIAL INVENTORY

APPRAISAL INFORMATION

Legal SOUTH CENTER
 Site Addr 11109 OLD SEWARD HWY
 Property Info # Descr OFFICE BLDG LOW RISE

Parcel 016-091-41-000 # 01 of 01

Owner HWS PROPERTIES LLC

01

RESIDENTIAL STRUCTURE INFORMATION

Style
 Exterior Walls
 Year Built
 Remodeled
 Effective Year Built
 Heat Type
 Heat System
 Fuel Heat Type
 Extra Value
 Grade
 Cost&Design Factor
 Condition

Story Height
 Total Rooms
 Bed Rooms
 Recreation Rooms
 Full Baths
 Half Baths
 Additional Fixtures
 Fireplace Stacks
 Openings
 Free Standing
 E-Z Set Fireplace

AREA

1st Floor
 2nd Floor
 3rd Floor
 Half Floor
 Attic Area
 Recroom Area
 Basement
 Finished Basement
 Basement Garage
 Total Living Area

CONDOMINIUM INFO

Condo Style
 Condo Level

ADDITIONS

Basement	1st Floor	2nd Floor	3rd Floor	Area

OTHER BUILDINGS & YARD IMPROVEMENTS

Type	Qty	Yr Built	Size	Grade	Condition

COMMERCIAL INVENTORY

APPRAISAL INFORMATION

Legal SOUTH CENTER
BLK 3 LT 1B-2

Parcel 016-091-41-000

01 of 01

01

Owner HWS PROPERTIES LLC

Site Addr 11109 OLD SEWARD HWY

PO BOX 112627

Prop Info # OFFICE BLDG LOW RISE 1-4

ANCHORAGE

AK 99511

BUILDING INFORMATION

Structure Type LOW RISE OFFICE BLDG

Property Information # 01

Building SQFT 8,816

Building Number 01

Year Built 2006

Effective Year Built 2006

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	UNIT	ADEQUATE	NORMAL	NORMAL

EXTERIOR DATA

Floor	Level	Size	Perim	Use Type	Hgt	Wall Type	Const Type
01	01	8,816	424	MULTI-USE OFFICE	13	GLASS & STEEL	WOOD JOIST(WD & STL)

BUILDING OTHER FEATURES - ATTACHED IMPROVEMENTS

Type	Qty	Size1	Size2

OTHER BUILDINGS AND YARD IMPROVEMENTS

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

BUILDING PERMIT INFORMATION**APPRAISAL INFORMATION**

Legal SOUTH CENTER
BLK 3 LT 1B-2

Parcel 016-091-41-000

01 of 01

#

01

Owner HWS PROPERTIES LLC

Prop Info # OFFICE BLDG LOW RISE 1-4
Site Addr 11109 OLD SEWARD HWY

PO BOX 112627
ANCHORAGE

AK 99511

BUILDING PERMITS

Permit #

06 5788

07 5106

07 5113

Class Type C

Class Use B BUSINESS

Date Aug 03, 2006

Address 11109 OLD SEWARD HWY

Cond Occ/Occ 20070715 | 20070713

Certification

Contract Type GENERAL CONTRACTOR

Name H WATT & SCOTT INC *R

E-mail

Phone (907) 344-5560

Fax (907) 344-5360

Address P.O. BOX 112627

City/State/Zip ANCHORAGE

AK 99511-2627

Project O'MALLEY PLAZA

Sewer / Water PUBLIC

| PUBLIC

Work Type NEW

Work 8520 sq ft

Description

CASES

2007-146

2007-157

Case Number 2007-146

of Parcels 1

Hearing Date Monday, July 23, 2007

PERMIT COMMENT

OWNER HISTORY

APPRAISAL INFORMATION		Parcel 016-091-41-000	# 01 of 01	# 01
Legal SOUTH CENTER BLK 3 LT 1B-2				
Property Info # Descr	OFFICE BLDG LOW RISE 1-4	Site Address 11109 OLD SEWARD HWY		

Current 01/17/06 HWS PROPERTIES LLC PO BOX 112627 ANCHORAGE AK 99511 2627	3rd 0000 0000 //
Prev 2003 0000 01/03/03 ALASKA LASER WASH INC 1515 E 5TH AVENUE ANCHORAGE AK 99501	4th 0000 0000 //
2nd 0000 0000 //	5th 0000 0000 //

ON-SITE WATER \ WASTE WATER

APPRAISAL INFORMATION

Legal SOUTH CENTER
BLK 3 LT 1B-2

Parcel 016-091-41-000

01 of 01

Owner HWS PROPERTIES LLC

01

Site Addr 11109 OLD SEWARD HWY
Land Use OFFICE BLDG LOW RISE 1-4

PO BOX 112627
ANCHORAGE

AK 99511

ON-SITE PERMITS

Permit id

Permit Number
Date Issued
Permit Bedrooms
Permit Type ID
Private Well Request
Privy Request
Receipt #
Septic Tank Request
Status ID
Total Bedrooms

AS BUILT

AS Built Permit
Date Completed
Date Inspected
Well Permit Type
Well Depth
Well H2O Level
Well Yield
Well Distance to Septic
Well Distance to Absorp
Well Distance to Hold
Tank Type
Bedroom Count

SPECIAL ASSESSMENTS

APPRAISAL INFORMATION

Legal SOUTH CENTER
BLK 3 LT 1B-2

Parcel 016-091-41-000 # 01 of 01

Owner HWS PROPERTIES LLC

Site Addr 11109 OLD SEWARD HWY
Prop Info # OFFICE BLDG LOW RISE 1-4

PO BOX 112627
ANCHORAGE AK 99511

ASSESSMENT

Assessment 03
06

Description SEWER TRUNK
Assessment Area 27,723
Original Assessment 350.03
Original Principal 350.03
Annual Payment 350.03
YTD Payment 0.00
Delinquent Payment 0.00
Unbilled Payment 0.00

RESOLUTION

Resolution R48487
WMEA85

PLAT
050183

Status ACTIVE
Total Area 27,724

LAST PAYMENT INFORMATION

Date Monday, January 01, 2007
Principal 0.00
Payment 0.00
Delinquent Interest 0.00
Penalty 0.00
Bond Interest 0.00
Cost 0.00

Alcohol Existing License List Report

Case Number: 2007-157

Description: 1000 feet

Parcel Business Name	Parcel Owner Name Applicant Name	Parcel Owner Address Business Address	City Lic. Number	State Lic. Zone	Zip Lic. Type
01609134000 Tesoro Sports Ctr/BlueLinePub	O'MALLEY ICE ARENA LLC O Malley Ice Arena LLC	11111 O'MALLEY CENTRE DRIVE 11111 O Malley Center Dr	ANCHORAGE 3968	AK B3	99515 Recreational Site
01612107000 Carlos' Fine Mexican Rest.	CARRILLO CARLOS C LIVING TRUST Carlos Fine Mex. Rest. Inc	15500 OLD SEWARD HWY 11401 Old Seward Hwy	ANCHORAGE 3538	AK B3	99516 Beverage Dispensary
01612118000 Bradley House, The	BRADLEY KAZUKO Nakada Corporation	PO BOX 110003 11321 Old Seward Hwy	ANCHORAGE 814	AK B3	99511 Beverage Dispensary

07

Report Date: 08/14/2007

Page 1

Alcohol Church and School List Report

Case Number: 2007-157 Description: 1000 feet

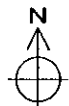
Parcel	Parcel Owner Name	Parcel Site Address	Description
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Municipal Software Corporation

2007 157 1000 feet

Tue Aug 14, 08:32:57, 2007

Map: Parcels--Basic Layers

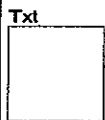


Scale 1:10000

Legend:



ALCOHOL

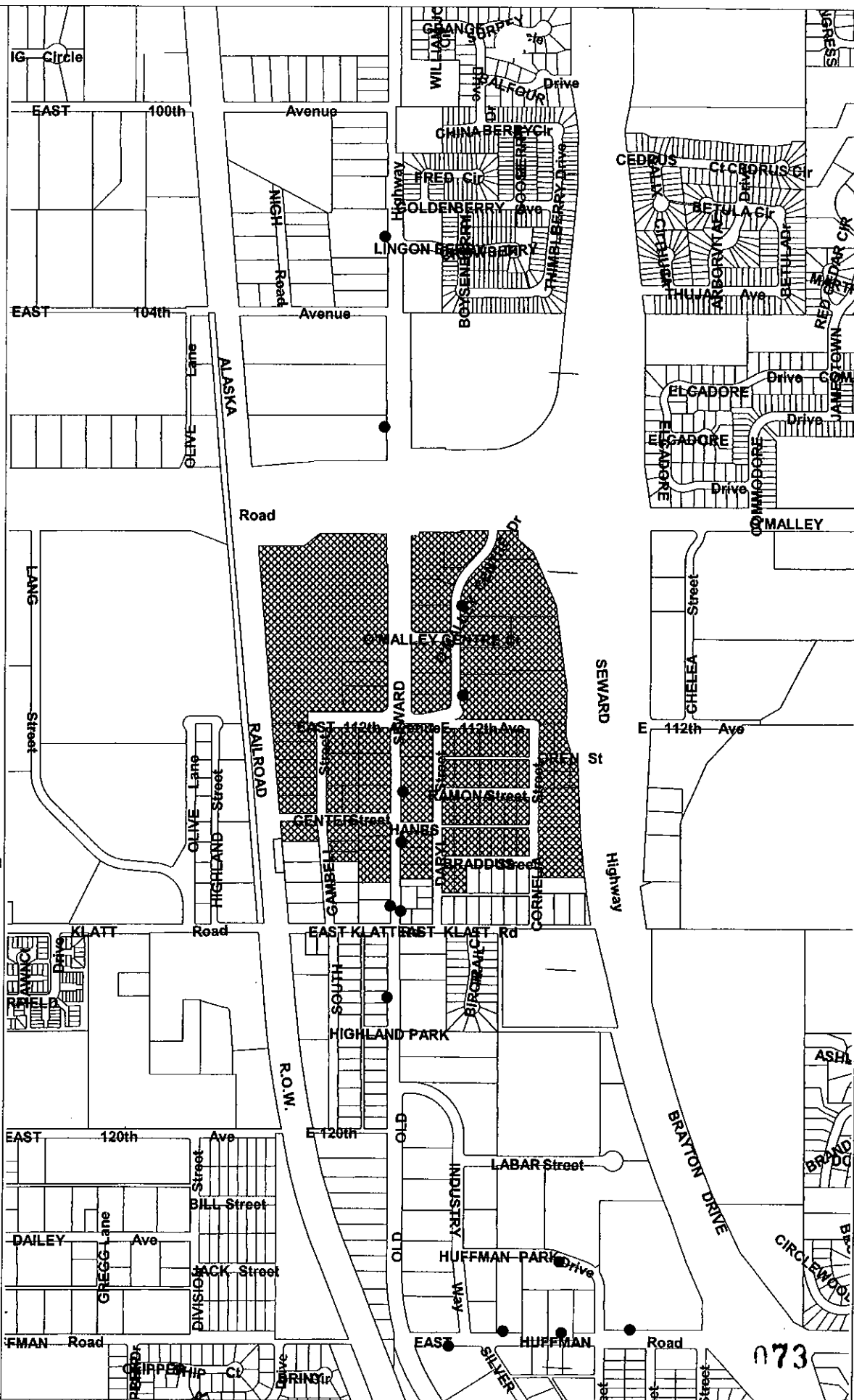


STRNAME_BI_I

PARCELS

CityView™

Municipal Software Corporation



073

Content Information**Content ID :** 005446**Type:** AR_AllOther - All Other Resolutions

Title: ALCOHOLIC BEVERAGES CONDITIONAL USE IN THE B-3
(GENERAL BUSINESS) DISTRICT FOR A PACKAGE STORE
USE PER AMC 21.40.180 D.8 FOR FIFER LLC, D.B.A.,
"WINESTYLES."

Author: weaverjt**Initiating Dept:** Planning

Description: ALCOHOLIC BEVERAGES CONDITIONAL USE IN THE B-3
(GENERAL BUSINESS) DISTRICT FOR A PACKAGE STORE
USE PER AMC 21.40.180 D.8 FOR FIFER LLC, D.B.A.,
"WINESTYLES."

Date Prepared: 9/11/07 11:45 AM**Director Name:** Tom Nelson

Assembly Meeting
Date: 9/25/07

Public Hearing
Date: 9/25/07

Workflow History

<u>Workflow Name</u>	<u>Action Date</u>	<u>Action</u>	<u>User</u>	<u>Security Group</u>	<u>Content ID</u>
AllOtherARWorkflow	9/11/07 11:49 AM	Checkin	weaverjt	Public	005446
Planning_SubWorkflow	9/12/07 1:38 PM	Approve	weaverjt	Public	005446
ECD_SubWorkflow	9/12/07 3:35 PM	Approve	thomasm	Public	005446
MuniManager_SubWorkflow	9/14/07 10:51 AM	Approve	leblancdc	Public	005446
MuniMgrCoord_SubWorkflow	9/14/07 11:07 AM	Approve	maglaquijp	Public	005446

M.O.A

2007 SEP 14 AM 11:54

CLERK'S OFFICE

NEW PUBLIC HEARINGS