

CLERK'S OFFICE  
**AMENDED AND APPROVED**  
Date: 6-10-08

Submitted by: Chair of the Assembly at  
the request of the Mayor  
Prepared by: Planning Department  
For reading: June 10, 2008

Anchorage, Alaska  
AR No. 2008-108

A RESOLUTION OF THE ANCHORAGE MUNICIPAL ASSEMBLY APPROVING  
AN ALCOHOLIC BEVERAGES CONDITIONAL USE IN THE B-2A (CENTRAL  
BUSINESS DISTRICT CORE) FOR A PACKAGE STORE USE AND LICENSE PER  
AMC 21.40.150 D.12, FOR GRAPE EXPECTATIONS, LLC; LOCATED AT 510  
WEST 6<sup>TH</sup> AVENUE, WITHIN AOT, BLOCK 70, LOT 2B; GENERALLY  
LOCATED WEST OF E STREET, AND SOUTH OF WEST 6<sup>TH</sup> AVENUE.

(Downtown Community Council) (Case 2008-078)

THE ANCHORAGE ASSEMBLY RESOLVES:

**Section 1.** This conditional use approval is for an Alcoholic Beverages Conditional Use in the B-2A District for a Package Store use and license per AMC 21.40.150 D.12, for Grape Expectations, LLC; located within AOT, Block 70, Lot 2B; generally meets the applicable provisions of AMC 21.50.020 and AMC 21.50.160.

**Section 2.** The conditional use for an Alcoholic Beverages Conditional Use for a Package Store Use is comprised of 1,836 square feet of gross leasable area.

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

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-2A 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-2A District for a Package Store Use per AMC 21.40.150.D.12, for approximately 1,836 square feet gross leasable area to be located in the structure within AOT, Block 70, Lot 2B.

4. On-premise sales will be seven days a week as permitted per the State of Alaska Alcoholic Beverage Control Board requirements.

5. Upon demand, the applicant shall demonstrate compliance with a "Liquor Server Awareness Training Program," approved by the State of Alaska Alcoholic

1 Beverage Control Board, such as or similar to, the program for "Techniques in Alcohol  
2 Management" (T.A.M.).  
3

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

11 7. A copy of the conditions imposed by the Assembly in connection with this  
12 conditional use approval shall be maintained on the premise.  
13

14 **Section 4. That a conditional use permit be approved for the proposed use based**  
15 **on the following conditions:**  
16

17 **1. RESTRICTIONS ON PRODUCTS SOLD:**  
18

19 **a. No cheap wines such as White Port, in any size. No fortified wines**  
20 **less than \$10.00 a bottle.**  
21

22 **b. No six packs of beer less than \$6.00.**  
23

24 **c. No liquor products less than 750 milliliters. Any products where the**  
25 **750 milliliter size has a shelf price of \$10.00 or less will not be stocked.**  
26

27 **d. Licensee shall place a sticker or other identifying mark on all**  
28 **products sold as individual containers.**  
29

30 **2. STAFFING REQUIRED:**  
31

32 **a. TAMS or equivalent training must be provided to all store personnel**  
33 **before hiring.**  
34

35 **b. Immediate dismissal of any employee convicted of sale to minors or**  
36 **intoxicated persons.**  
37

38 **3. ADVERTISING RESTRICTIONS:**  
39

40 **a. No price or beer signs in the windows. No low price newspaper**  
41 **advertising.**  
42

43 **4. COMMUNITY REVIEW REQUIREMENTS:**  
44

45 **a. Semi-annual review of operations by the Downtown Community**  
46 **Council, if desired by the Downtown Community Council.**  
47

1        **b. Video tapes of customers viewable on request by the Downtown**  
2        **Community Council held for a period of five days.**

3  
4        **5. HOURS OF OPERATION RESTRICTION:**

5  
6        **a. The store may not operate after 10:00 p.m.**

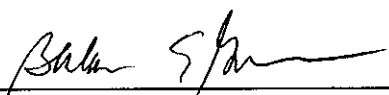
7  
8        **Section 5 [4].** Failure to comply with the conditions of this conditional use permit shall  
9        constitute grounds for its modification or revocation.

10  
11       **Section 6 [5].** This resolution shall become effective immediately upon passage and  
12       approval by the Anchorage Assembly.

13  
14       PASSED AND APPROVED by the Anchorage Assembly this 10<sup>th</sup> day of  
15       June 2008.

16  
ATTEST:

  
Chair

  
Municipal Clerk

(Planning Case Number 2008-078)  
(Tax Identification Number 002-113-80)



# MUNICIPALITY OF ANCHORAGE

## ASSEMBLY MEMORANDUM

No. AM 258-2008

Meeting Date: June 10, 2008

**From:** Mayor

**Subject:** ALCOHOLIC BEVERAGES CONDITIONAL USE IN THE B-2A (CENTRAL BUSINESS DISTRICT CORE) FOR A PACKAGE STORE USE AND LICENSE PER AMC 21.40.150 D.12 FOR GRAPE EXPECTATIONS, LLC; LOCATED AT 510 WEST 6<sup>TH</sup> AVENUE, WITHIN AOT, BLOCK 70, LOT 2B.

1 Jack L. Potter, representing Grape Expectations, LLC, has made application for a  
2 Package Store Alcoholic Beverage Conditional Use and license in the B-2A District,  
3 located at 510 West 6<sup>th</sup> Avenue, within AOT, Block 70, Lot 2B.

4  
5 This proposal, a Package Store Alcoholic Beverage Conditional Use, is for a 1,836  
6 square-foot gross leasable area within an existing commercial/retail structure. The  
7 property is zoned B-2A, in which alcoholic beverage sales are permitted through the  
8 conditional use process. The use is proposed to be a "boutique wine store." The  
9 petitioner has applied to the State of Alaska Alcoholic Beverages Control Board for a  
10 package store license.

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

14  
15 There are a total of forty-one (41) alcohol conditional uses and licenses within a 1,000-  
16 foot radius of the petition site: twenty-seven (27) beverage dispensary licenses, eleven  
17 (11) restaurant/eating place licenses, two (2) brew-pub licenses, and one (1) package  
18 store license. Approving this package store conditional use and license will add a  
19 second package store license within a 1,000-foot radius of the petition site.

20  
21 The package store will operate seven days a week during the hours of 10:00 A.M. to  
22 10:00 P.M., Monday through Sunday. On-premise sale of alcohol beverages will be  
23 available as permitted by the State of Alaska Alcohol Beverage Control Board

1 requirements, only during the hours allowed for the specific day of the week applicable.  
2 Employees involved in the sale of alcoholic beverages will be trained in accordance  
3 with the Alcoholic Beverage Control Board "Liquor Server Alcohol Awareness  
4 Training Program," (TAM) and will hold the necessary certifications.

5  
6 The Department of Health and Human Services provided comments that did not voice  
7 objection to this request. The Anchorage Police Department reported no incidents  
8 occurring within the last two years on this site. Treasury reports there are no delinquent  
9 Personal Property Taxes or Real Property Taxes owing at this time.

10  
11 THIS CONDITIONAL USE FOR A PACKAGE STORE USE AND LICENSE IN  
12 THE B-2A DISTRICT GENERALLY MEETS THE APPLICABLE PROVISIONS OF  
13 AMC TITLES 10 AND 21, AND ALASKA STATUTE 04.11.150.

14  
15 Prepared by: Jerry T. Weaver Jr., Zoning Administrator, Planning Department

16 Concur: Tom Nelson, Director, Planning Department

17 Concur: Mary Jane Michael, Executive Director, Office of Economic &  
18 Community Development

19 Concur: Michael K. Abbott, Municipal Manager

20 Respectfully submitted: Mark Begich, Mayor

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

**DATE:** June 10, 2008

**CASE NO.:** 2008-078

**APPLICANT:** Grape Expectations, LLC

**REPRESENTATIVE:** Jack L. Potter

**REQUEST:** A Conditional Use for Alcoholic Beverages in the B-2A (Central Business District Core) for a Package Store License, per AMC 21.40.150 D.12.

**LOCATION:** AOT, Block 70, Lot 2B; generally located west of E Street, on the south side of West 6<sup>th</sup> Avenue.

**STREET ADDRESS:** 510 West 6<sup>th</sup> Avenue

**COMMUNITY COUNCIL:** Downtown

**TAX PARCEL:** 002-113-80/ Grid SW 1330

**ATTACHMENTS**

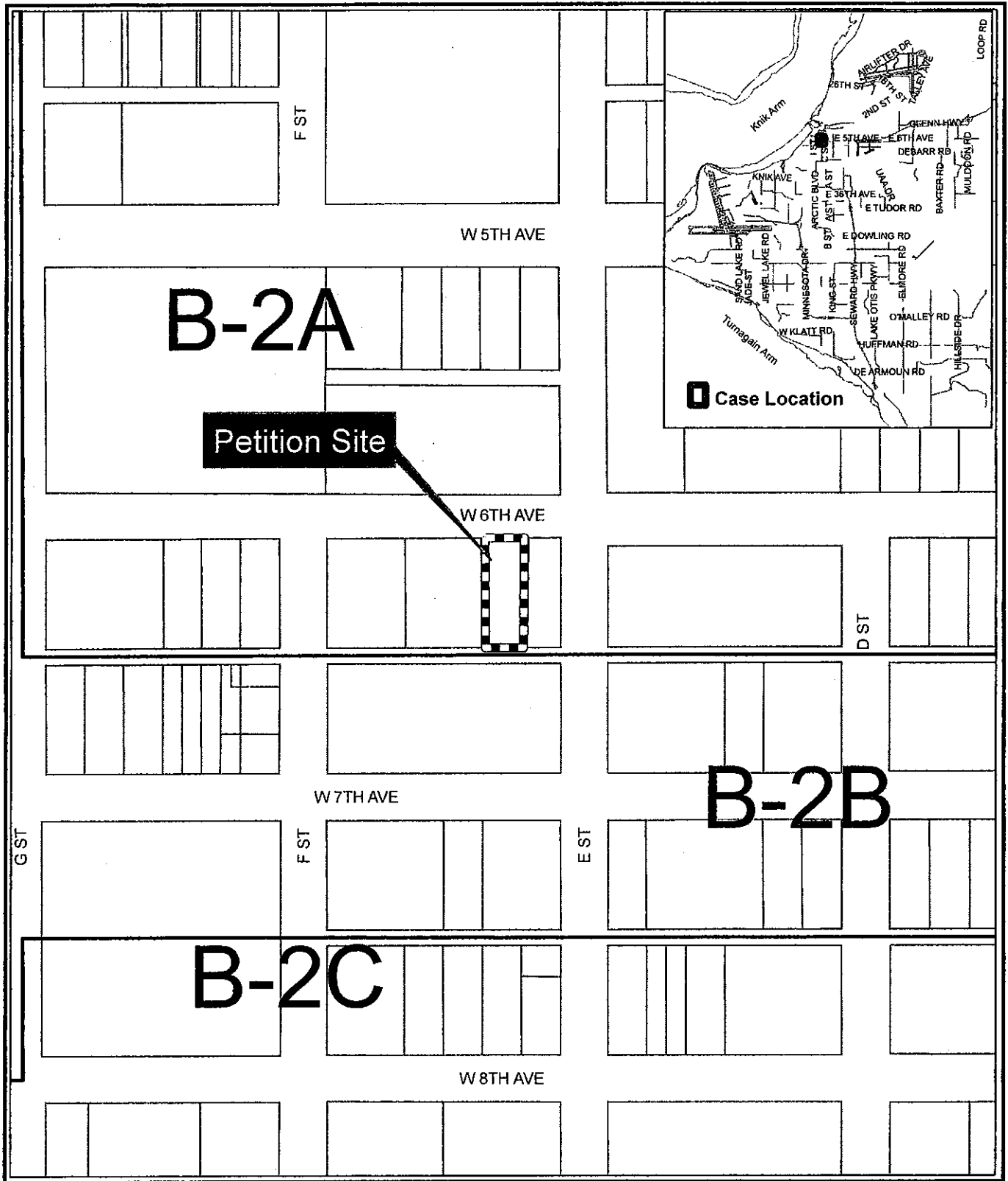
1. Location Map
2. Departmental Comments
3. Application
4. Posting Affidavit
5. Historical Information

**RECOMMENDATION SUMMARY:**

Grape Expectations, LLC, is applying for a conditional use for new package store license and use at 510 West 6<sup>th</sup> Avenue. The site is in an existing retail/commercial structure located west of E Street, on the south side of West 6<sup>th</sup> Avenue.

This conditional use generally meets the required standards of AMC Title 10 and Title 21.

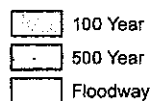
**2008-078**



Municipality of Anchorage  
Planning Department

Date: April 3, 2008

### Flood Limits



002

**SITE:**

Acres: 6,998 SF  
Vegetation: Developed  
Zoning: B-2A (Central Business District Core)  
Topography: Relatively Level  
Existing Use: Commercial  
Soils: Public Sewer & Water

**COMPREHENSIVE PLAN**

Classification: Redevelopment/Mixed Use; Major Employment Center  
(Anchorage 2020)  
Commercial (1982 Anchorage Bowl Comprehensive Plan)  
Density: N/A

**SURROUNDING AREA**

	NORTH	EAST	SOUTH	WEST
Zoning:	B-2A	B-2A	B-2B	B-2A
Land Use:	Town Square Park	Parking Garage/ Residential to the Southeast	Parking Garage	Commercial/ Office

**SITE DESCRIPTION AND PROPOSAL:**

This is a request for a package store license conditional use for a 1,836 square foot (SF) leasable area of a commercial/retail structure, located at 510 West 6<sup>th</sup> Avenue. The package store is proposed to be a specialty boutique wine store. The petition site is a 6,998 square foot developed lot.

Daily operating hours are proposed to be from 10:00 AM to 10:00 PM Monday through Sunday.

All employees will be trained in accordance with the Alcoholic Beverage Control Board's Liquor Server Awareness Training Program. There will be no happy hours, games or contests that include consumption of alcoholic beverages, and no solicitation or encouragement of alcoholic beverage consumption. Sales to persons who are inebriated or underage are prohibited. The application states that there will be security cameras and entrance lighting on the site. The employees will have immediate access to supervisory personnel.



## **PUBLIC COMMENTS:**

Forty-four (44) public hearing notices (PHNs) were mailed. At the time this report was written no PHNs were returned. No written comment has been received from the Downtown Community Council.

## **FINDINGS**

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

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.

The Anchorage 2020 Plan (ref. P.40) contains a generalized community vision that advocates "an active learning community with abundant cultural amenities." Several goals of the Anchorage 2020 Plan do 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. The Performing Arts Center facility personifies the cultural and entertainment focal point in the downtown area, as well as enhancing the hospitality and tourism industry in Anchorage. 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, branch banks, and shopping, with office development is an important major employment center feature. Workers are within walking distance of these retail uses.

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).

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

This standard is met.

Except for the alcoholic beverages conditional use standards established in AMC 21.50.160, the Assembly has not adopted specific zoning regulations for alcoholic beverage sales. The B-2A Central Business District Core zoning regulations allows alcoholic beverage sales through the conditional use permit process: AMC 21.40.150 D.12.

This is an existing developed retail/commercial site and area. The proposed conditional use will not change the structure size.

**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 petition property is within an area designated as Redevelopment/Mixed Use; Major Employment Center in *Anchorage 2020*: a commercial area that is expected to remain in that land use category for the foreseeable future. See discussion above regarding *Anchorage 2020* discussion. Land to the east north, east and west are zoned 1B-2A, and to the south is B-2B land. Town Center Park is located north of the petition site, across West 6<sup>th</sup> Avenue. Staff site and area visits have indicated that there appear to be no churches, day care or schools within 200 feet of the site property line. The nearest residential use is located over 200 feet away, on the northeast corner of West 7<sup>th</sup> Avenue and E Street.

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 a total of 41 (forty-one) licenses within 1,000 feet of the proposed conditional use site, including uses with duplicate licenses within the same premise as an original license. There are 27 (twenty-seven) beverage dispensary (including tourism and duplicates) licenses, 11 (eleven) restaurant licenses, two brewpub licenses, and one package store (tourism) license.

Beverage Dispensary	Solstice Café	720 W. 5 <sup>th</sup> Ave., #847
Beverage Dispensary	Sullivan's Steakhouse	320 W. 5 <sup>th</sup> Ave., Unit C 100, #3412
Beverage Dispensary	The Avenue Bar	338 W. 4 <sup>th</sup> Ave., #1184
Beverage Dispensary	Panhandle Bar	312 W. 4 <sup>th</sup> Ave., #825

Beverage Dispensary	Club Soraya	333 W. 4 <sup>th</sup> Ave., Ste 207, #4353
Beverage Dispensary	La Costa Loca Restaurant and Bar	333 W. 4 <sup>th</sup> Ave., Ste. 208, #4367
Beverage Dispensary	Club Paris	417 W. 5 <sup>th</sup> Ave., #258
Beverage Dispensary	Wm. Egan Convention Center	555 W. 5 <sup>th</sup> Ave., #4455
Beverage Dispensary	Wm. Egan Convention Center	555 W. 5 <sup>th</sup> Ave., #3234
Beverage Dispensary	The Anchor	712 W. 4 <sup>th</sup> Ave., #3607
Beverage Dispensary	Rumrunner's Old Time Towne Bar	415 E St., #4157
Beverage Dispensary	Darwin's Theory	426 G St., #987
Beverage Dispensary	4 <sup>th</sup> Avenue Theatre	630 W. 4 <sup>th</sup> Ave., #3518
Beverage Dispensary	Glacier Brewhouse	737 W. 5 <sup>th</sup> Ave., Unit 110, #3978
Beverage Dispensary (Duplicate)	Restaurante' Orso	737 W. 5 <sup>th</sup> Ave., #4012
Beverage Dispensary	515 Club	515 W. 4 <sup>th</sup> Ave., #398
Beverage Dispensary	F Street Station	325 F St., 3762
Beverage Dispensary	Bruins	500 W. 3 <sup>rd</sup> Ave., #1043
Beverage Dispensary (Duplicate)	The Chartroom	500 W. 3 <sup>rd</sup> Ave., #1414
Beverage Dispensary (Duplicate)	Top of the World	500 W. 3 <sup>rd</sup> Ave., #1157
Beverage Dispensary (Tourism)	Clarion Suites Hotel	325 W. 8 <sup>th</sup> Ave., #3851
Beverage Dispensary (Duplicate)	Bernie's Bungalow Lounge	626 D St., #4425
Beverage Dispensary	The Bungalow Lounge	626 D St., #3781
Beverage Dispensary	McGinleys Alaskan Pub	645 G St., Ste 101, #4545
Beverage Dispensary	Humpy's Great Alaskan Alehouse	610 W. 6 <sup>th</sup> Ave., #3427
Beverage Dispensary (Duplicate)	Subzero	612 F St., #4261
Restaurant	Cyrano's	413 D St., #2724
Restaurant	Alaska Salmon Chowder House	443 W. 4 <sup>th</sup> Ave., #3434
Restaurant	Sweet Basil Café	315 E St., #3897
Restaurant	Phyllis's Café	436 D St., #3266
Restaurant	Ginger	425 W. 5 <sup>th</sup> Ave., #2925
Restaurant	Uncle Joe's Pizzeria	428 G St., Unit D, #3847
Restaurant	Downtown Deli	525 W. 4 <sup>th</sup> Ave., #327
Restaurant	Kumagoro	533 W. 4 <sup>th</sup> Ave., #2276
Restaurant	Marx Bros. Café at the Museum	121 W. 7 <sup>th</sup> Ave., #4008
Restaurant	Gumbo House	611 W. 9 <sup>th</sup> Ave., #4275
Restaurant	Café Savannah	508 W. 6 <sup>th</sup> Ave., #4295
Brewpub	Glacier Brewhouse	737 W. 5 <sup>th</sup> Ave., #3985
Brewpub	Orso Ristorante	737 W. 5 <sup>th</sup> Ave., #4258
Package Store (Tourism)	Bootleggers Cove	500 W. 3 <sup>rd</sup> Ave., #152

This request will still make a total of 2 Package Store licenses within 1,000 feet.

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. There appear to be no church buildings or school grounds 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.

This is an existing developed retail/commercial site and area. On-site parking is not required in the B-2A zoning district. Pedestrian facilities are in existence within the adjacent West 6<sup>th</sup> Avenue right-of-way.

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

This standard is met.

The addition of the package store license will not impact public services. Electrical, water and sewer, natural gas are available on site. Road infrastructure and public transit is already in place. The petition site is within ARDSA, Police and Fire service areas. This is an existing developed retail/commercial site and area.

**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. This is an existing developed retail/commercial site and area.

**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 license. This is an existing developed site, with interior modifications and façade changes only. The intensity of this proposed use appears to be no greater than general traffic

generated in the area from the adjacent commercial, retail and related uses.

### **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 under Findings, Item C for other alcohol licenses within 1,000 feet of this application.

This conditional use for a package store license will not adversely impact the immediate area or surrounding uses. See narrative under Findings, Item D.

Staff site/area visits and agency comments indicate that there are no schools or churches within 1,000-feet of the petition site. There are a total of forty-one (41) licenses in the vicinity, with only one being a package store license.

- 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 with serving alcohol will be 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.

This standard appears to be met.

The application is for a package store which will be the only boutique wine store in this part of Anchorage. There will be no happy hours, games or contests that include consumption of alcoholic beverages, and no solicitation or encouragement of alcoholic beverage consumption. Sales to persons who are inebriated or underage are prohibited. The application states that an owner or manager will be present at all times during operating hours. All employees will be T.A.M. certified and 24-hour video surveillance will be used to monitor activities. Both entrances, front and rear, will be well lit and the rear entrance will be used by patrons only as an emergency exit.

At the time this report was written, the Anchorage Police Department reported no incidents occurring within the last two years on this site.

- 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**

The Treasury Division found no outstanding taxes on this application.

- 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.**

The Department of Health and Human Services provided comments that did not voice objection to this request.

- 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 conditional use for alcoholic beverages in the B-3 District to allow a package store use and license per AMC 21.40.150D.12 for AOT, Block 70, Lot 2B, 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:

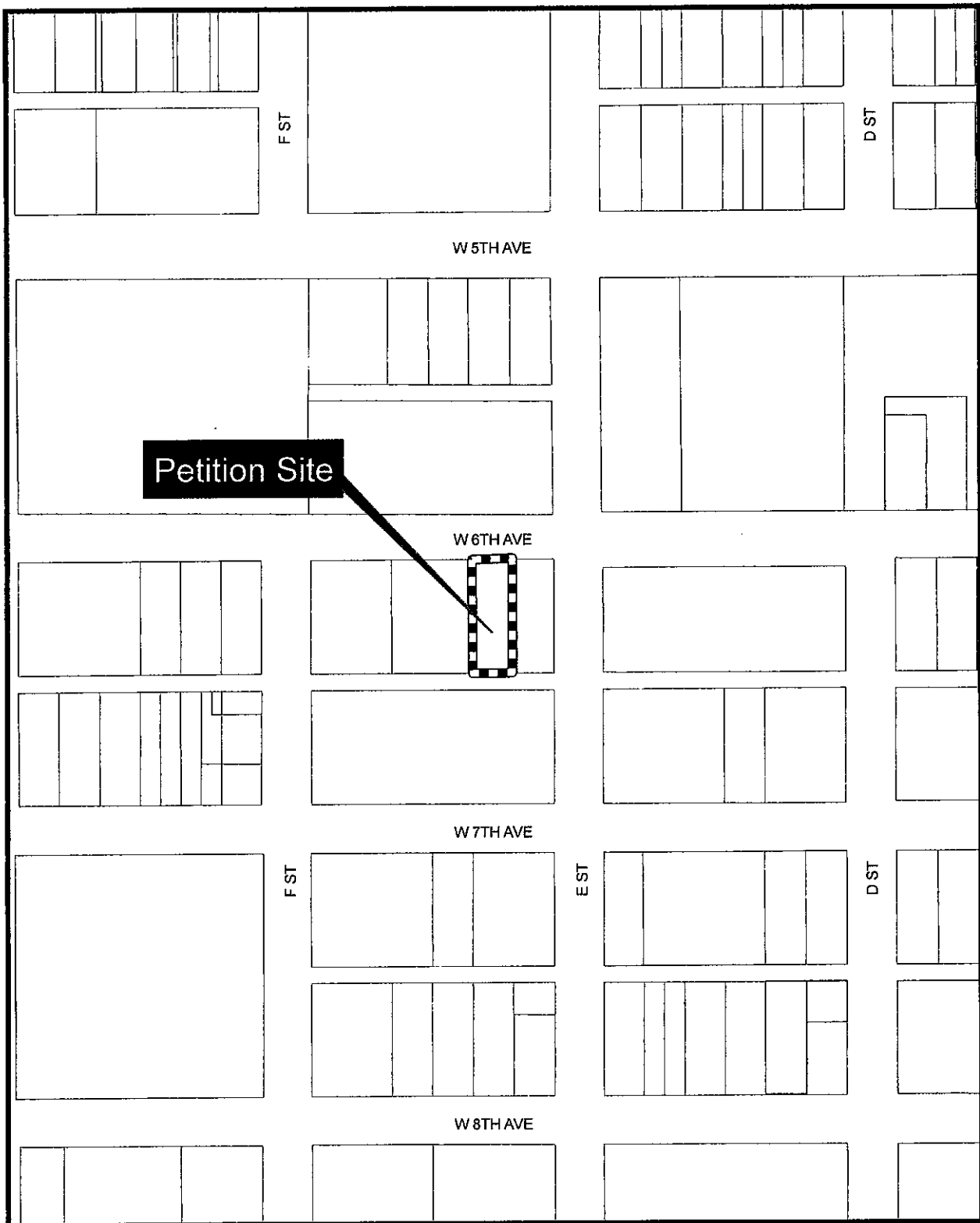
1. A notice of Zoning Action shall be filed with the District Records Office within 120 days of the Assembly's approval of the amendment for a package store license use on AOT, Block 70, Lot 2B.
2. All uses shall conform to the plans and narrative submitted with this conditional use application.
3. This conditional use approval is for an Alcoholic Beverages Conditional Use in the B-2A District for a Package Store Use per AMC 21.40.150 D.12 for approximately 1,836 SF gross leasable area to be located in the structure at AOT, Block 70, Lot 2B.
4. On-premise sale of alcohol beverages will be seven days a week as permitted per the Alaska Alcoholic Beverage Control Board requirements.
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.



# 2




**HISTORICAL MAPS  
AND  
AS-BUILTS**

# 2008-078



Municipality of Anchorage  
Planning Department

Date: April 3, 2008

-  Single Family
-  Multi-Family
-  Mobile Home Park



# 2008-078



Municipality of Anchorage  
Planning Department

Date: April 3, 2008

0 175 350 Feet



# 3

**DEPARTMENTAL**

**COMMENTS**

Municipality of Anchorage  
Treasury Division  
Memorandum

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**Date:** April 8, 2008  
**To:** Rich Cartier, Planning Dept.  
**From:** Diana Flavin, Revenue Officer  
**Subject:** Liquor License Conditional Use Comments

RECEIVED

APR 09 2008

MUNICIPALITY OF ANCHORAGE  
PLATTING DIVISION

Request for conditional use permit 2008-078 for Grape Expectations, LLC, located at 510 W 6<sup>th</sup> Ave., Anchorage, AK.

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

Municipality Of Anchorage  
ANCHORAGE WATER & WASTEWATER UTILITY

RECEIVED

MEMORANDUM

MAY 12 2008

MUNICIPALITY OF ANCHORAGE  
PLATTING DIVISION

DATE: May 12, 2008

TO: Jerry Weaver, Zoning Division Administrator, Planning Department

FROM: Paul Hatcher, Engineering Technician III, AWWU *PH*

SUBJECT: **Zoning Case Comments**  
Planning & Zoning Commission Hearing June 10, 2008  
Agency Comments due May 13, 2008

AWWU has reviewed the materials and has the following comments.

**08-078 ORIGINAL BLK 70 LT 2B, A request concept/final approval of a conditional use to permit the sales, dispensing, or service of alcoholic beverage, Grid SW1330**

1. AWWU water and sanitary sewer mains located in Alleyway between 6<sup>th</sup> and 7<sup>th</sup> Avenue currently serve parcel.
2. AWWU has no objection to this conditional use permit.

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](mailto:paul.hatcher@awwu.biz).



# MUNICIPALITY OF ANCHORAGE

Department of Health and Human Services



**Date:** 04/28/08  
**To:** Department of Planning, Zoning and Platting Division  
**From:** Nathan D. Johnson, Division Manger, DHHS  
**Subject:** Comments Regarding

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**RECEIVED**

**MAY 06 2008**

**MUNICIPALITY OF ANCHORAGE  
PLATTING DIVISION**

**CUP #2008-078**

Request concept/final approval of a conditional use to permit the sales, dispensing, or serving of alcoholic beverage in the B-2A central business district

## **Food Safety and Sanitation**

This CUP is for a facility that will be selling bottled wine. It will not be serving samples or drinks. The facility plans to have cold hold units for pre-packaged items such as cured meats and cheeses. This facility must contact DHHS / FS&S for plan review approval and permitting.

## **Alcohol Dispensing Locational Standards**

Policy #22 in the Anchorage Comprehensive Plan 20/20 says that "locational standards and criteria for retail sales/service of alcoholic beverage will be provided" however at this time, no standards have been established. Reasonable standards can be applied to this application until Assembly action is taken. The Municipality of Anchorage approves the conditional use permits for the location of all alcohol outlets based on community input and municipal department approvals.

2008-078

**POLICE DEPARTMENT CHECK LIST**  
**FOR INVESTIGATION OF LICENSED LIQUOR ESTABLISHMENTS**

**RECEIVED**

1. Criminal History in Local Police Files? YES NO UNK  
(Circle which applies)

MAY 07 2008

2. Incidents occurring within two years prior to the date of the liquor license application

MUNICIPALITY OF ANCHORAGE  
PLANNING DIVISION

Type of Incident	Number of Incidents
No reports	

OLD BUSINESS NAME

OLD LOCATION

Grape Expectation

510 W. 6<sup>th</sup> Avenue

BUSINESS NAME

LOCATION

Grape Expectations, LLC

None

NAME OF APPLICANT (S)

CURRENT LICENSEE (S)

☐ Package Store

☒ New Business

☐ Transfer of Ownership

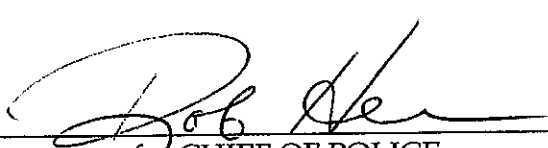
☐ Corporate Stock Transfer Only

☐ Transfer of Location

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

04.30.08

DATE

  
for CHIEF OF POLICE





# Bar File

Activity for: 510 W 6TH AV  
04/30/2006 through 04/30/2008



Report#	Nature of Call	Report	Officer	MO Location
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**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) <b>POTTER, TERRI J.</b>		Name (last name first) <b>POTTER, JACK L.</b>	
Mailing Address <b>3904 MERRILL DRIVE ANCHORAGE, AK 99517</b>		Mailing Address <b>3904 MERRILL DRIVE ANCHORAGE, AK 99517</b>	
Contact Phone: Day: <b>907-243-8799</b> Night: <b>907-748-0032</b>		Contact Phone: Day: <b>907-743-8948</b> Night: <b>907-632-2236</b>	
FAX:		FAX:	
E-mail: <b>AKBOUTIQUEWINE@GMAIL.COM</b>		E-mail: <b>AKJACKPOT@YAHOO.COM</b>	

\*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):	<b>002 113 80 000</b>	
Site Street Address:	<b>510 WEST 6<sup>TH</sup> AVE., ANCHORAGE, AK 99501</b>	
Property Owner (if not the Petitioner):	<b>VARGAS ALEJANDRO &amp; ABRAHAM GALLO</b>	
Current legal description: (use additional sheet if necessary) <b>ORIGINAL Block 70 Lot 2B</b>		
Zoning: <b>B2A</b>	Acreage: <b>1836.4</b>	Grid # <b>SW 1330</b>

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.

**April 1, 2008**

Date

**Jack L Potter**

Signature (Agents must provide written proof of authorization)

Accepted by: <b>MA</b>	Poster & Affidavit: <b>1 - YES</b>	Fee: <b>3754.00</b>	Case Number: <b>2008-078</b>
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**COMPREHENSIVE PLAN INFORMATION**Anchorage 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/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)*NONE*

- ☐ Rezoning - Case Number: \_\_\_\_\_  
☐ Preliminary Plat ☐ Final Plat - Case Number(s): \_\_\_\_\_  
☐ Conditional Use - Case Number(s): \_\_\_\_\_  
☐ Zoning variance - Case Number(s): \_\_\_\_\_  
☐ Land Use Enforcement Action for \_\_\_\_\_  
☐ Building or Land Use Permit for \_\_\_\_\_  
☐ Wetland permit: ☐ Army Corp of Engineers ☐ Municipality of Anchorage

**DOCUMENTATION**

- Required: ☒ 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.

Date

3/31/08

Signature

ALEJANDRO VARGAS

\*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):

GRADE EXPECTATIONS, LLC

What is the gross leaseable floor space in square feet?

1836 sq. ft.

What is the facility occupant capacity?

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

0

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

2

What will be the normal business hours of operation?

10:00 a — 10:00 p

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

10:00 a — 10:00 p

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

95 % Alcoholic beverage sales

5 % Food sales

Type of entertainment proposed: (Mark all that apply)

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

Do you propose entertainment or environmental conditions in the facility that will meet the definition of "indecent material" or "adult entertainment" as set forth by AMC 8.50.020 Minors-Disseminating indecent material? ☐ Yes ☒ No

Do you propose conditions in the facility that fall under AMC 10.40.050 Adult oriented establishment? ☐ Yes ☒ No

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

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

Name

Address

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

70 % \$10.00 to \$25.00

20 % 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 P4-A*

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

*SEE P4-B*

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 P4-C*

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 P5-1

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

SEE P5-2

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

SEE P5-3

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

SEE P5-4

#### 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? 1

Within 1,000 feet of your site are how many active liquor licenses? @ 35

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? @ 70

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

NO, GRAPE EXPECTATIONS, LLC WILL BE THE ONLY BOUTIQUE WINE STORE IN THIS PART OF ANCHORAGE.

**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 IN DIRECT CONTACT WITH ALCOHOL WILL BE TRAINED AND REQUIRED TO OBTAIN & MAINTAIN A CURRENT T.A.M. CARD.*

**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 type="checkbox"/> Yes            | <input checked="" 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:

*SEE ATTACHMENT P6-A*

outside facility:

*SEE P6-A*



**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?

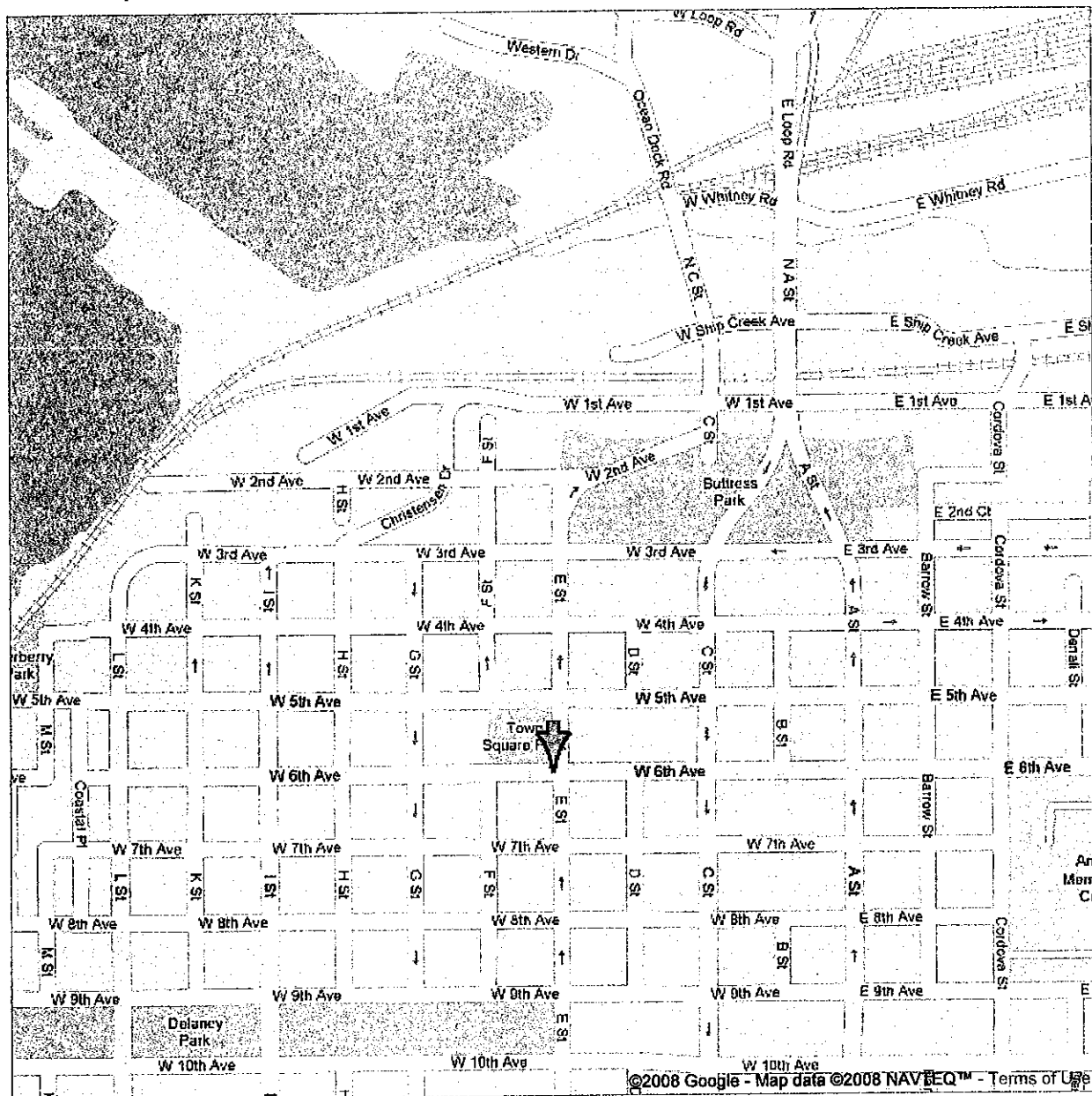
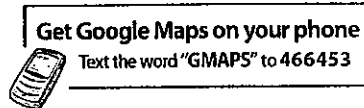
**Public health:** If application is made for the renewal or transfer of location or transfer of ownership of a license, the Assembly shall consider whether the operator has engaged in a pattern of practices injurious to public health or safety, such as providing alcohol to minors or intoxicated persons, 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.

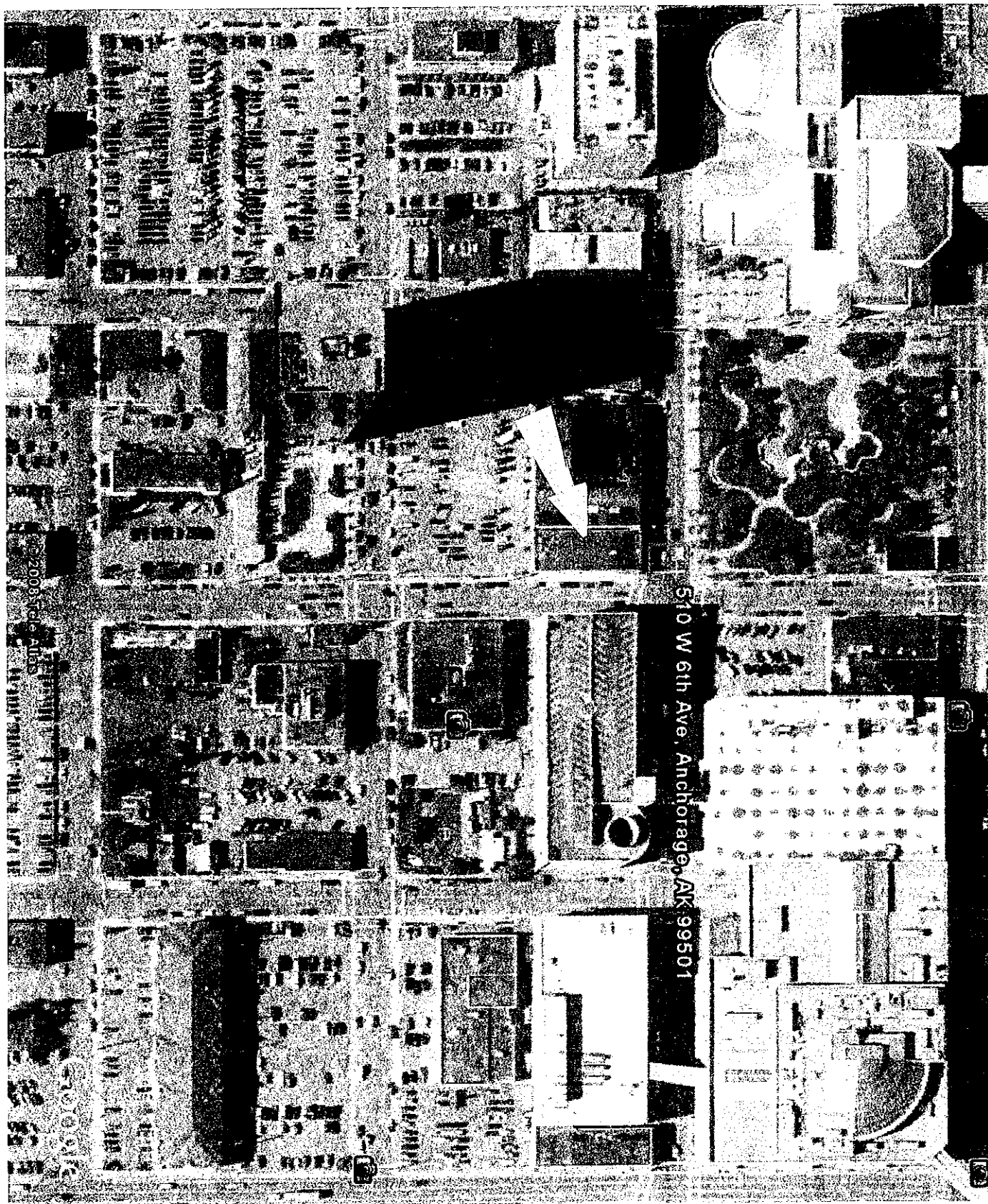
☒ Yes ☐ No As the applicant and operator can you comply? If no explain

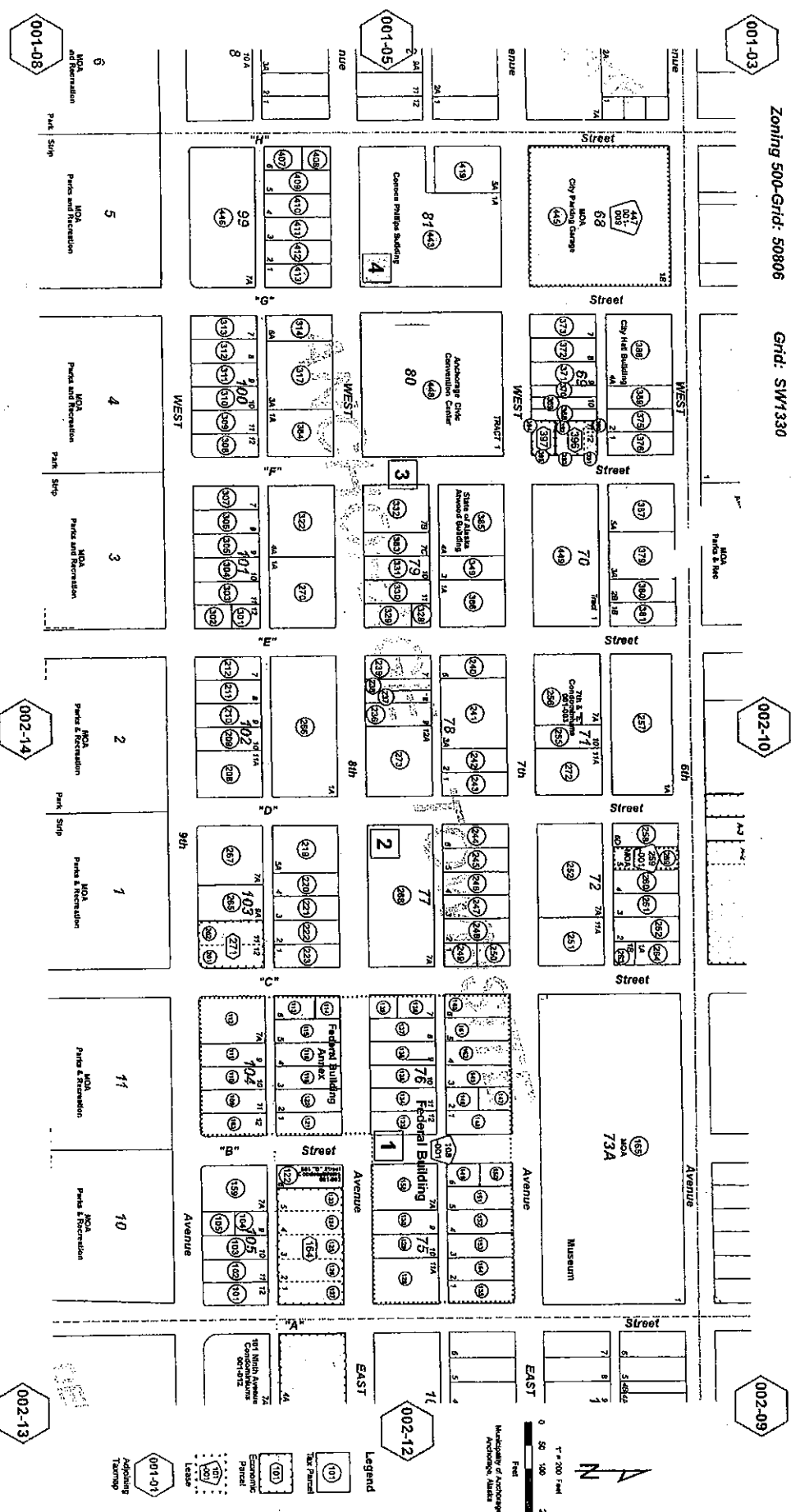
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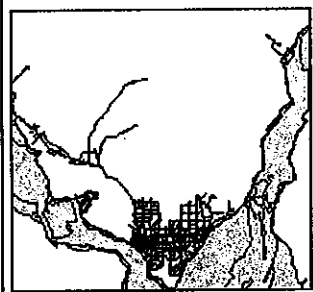
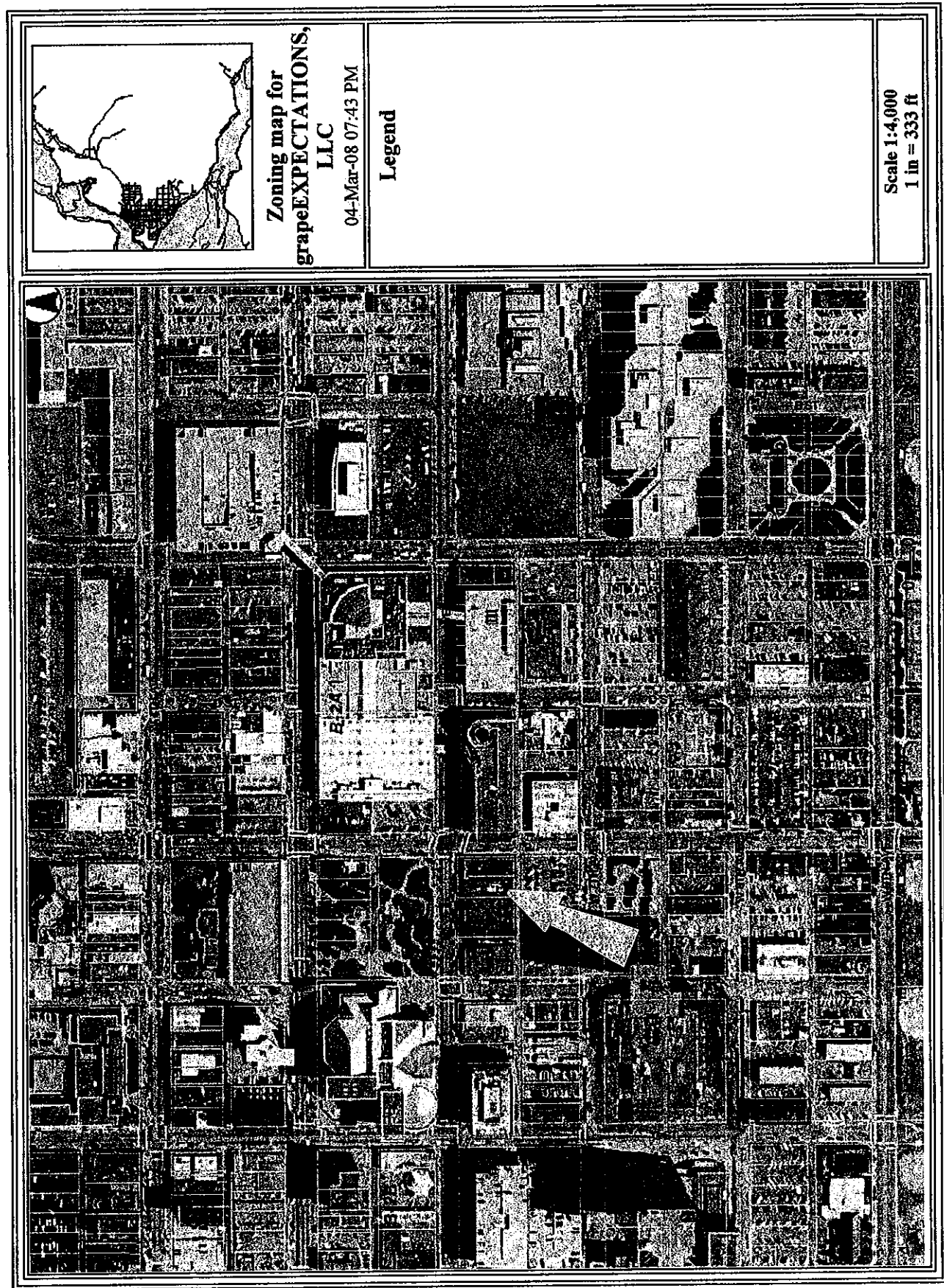


Address **510 W 6th Ave**  
**Anchorage, AK 99501**





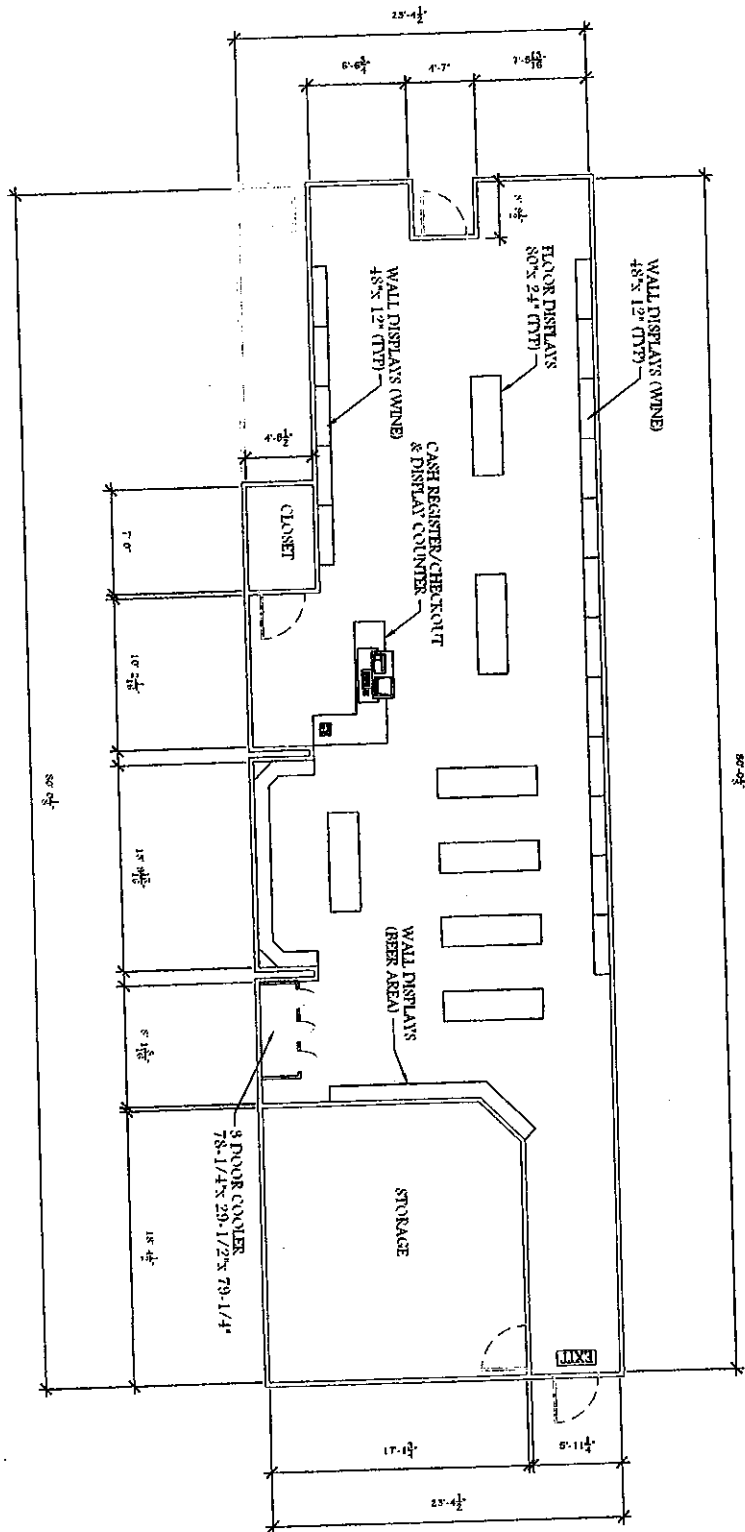




Zoning map for  
**grapeEXPECTATIONS,  
LLC**  
04-Mar-08 07:43 PM

**Legend**

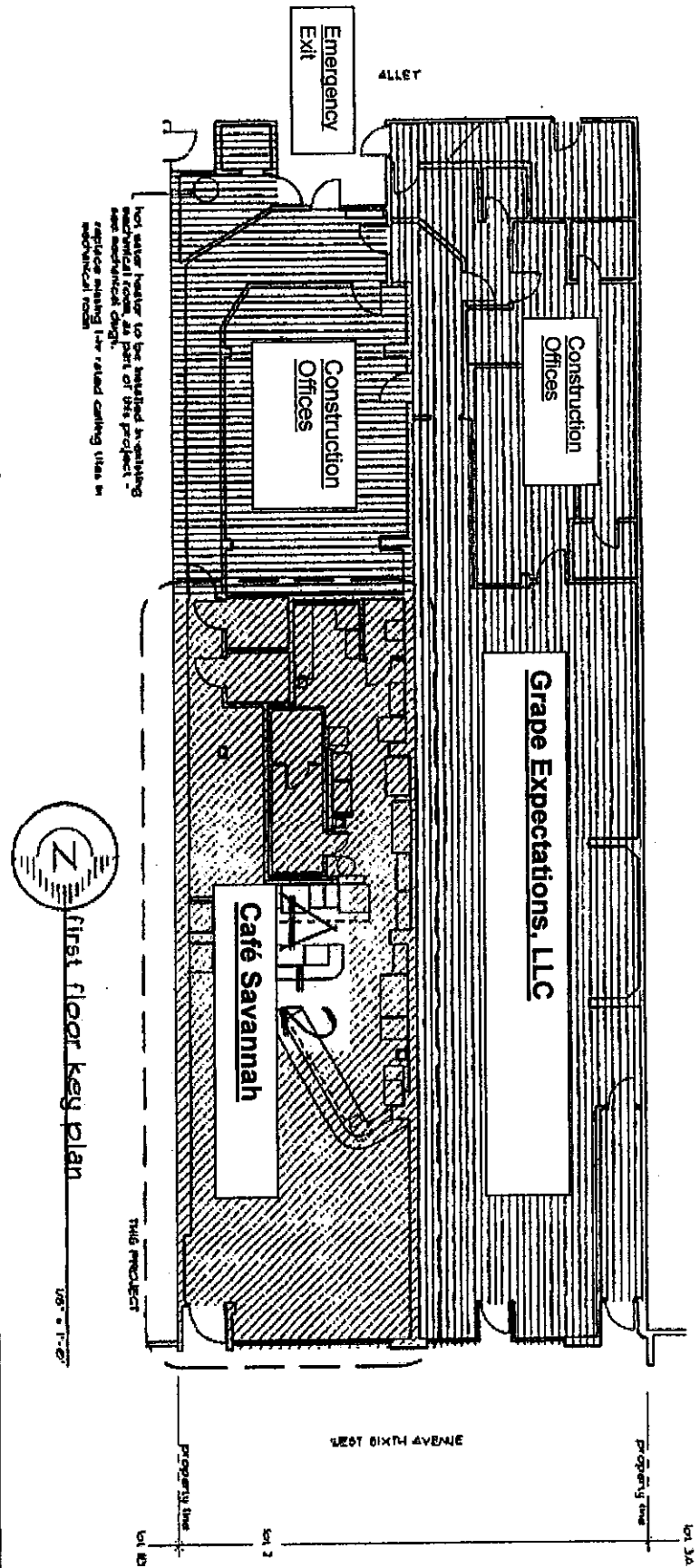
Scale 1:4,000  
1 in = 333 ft



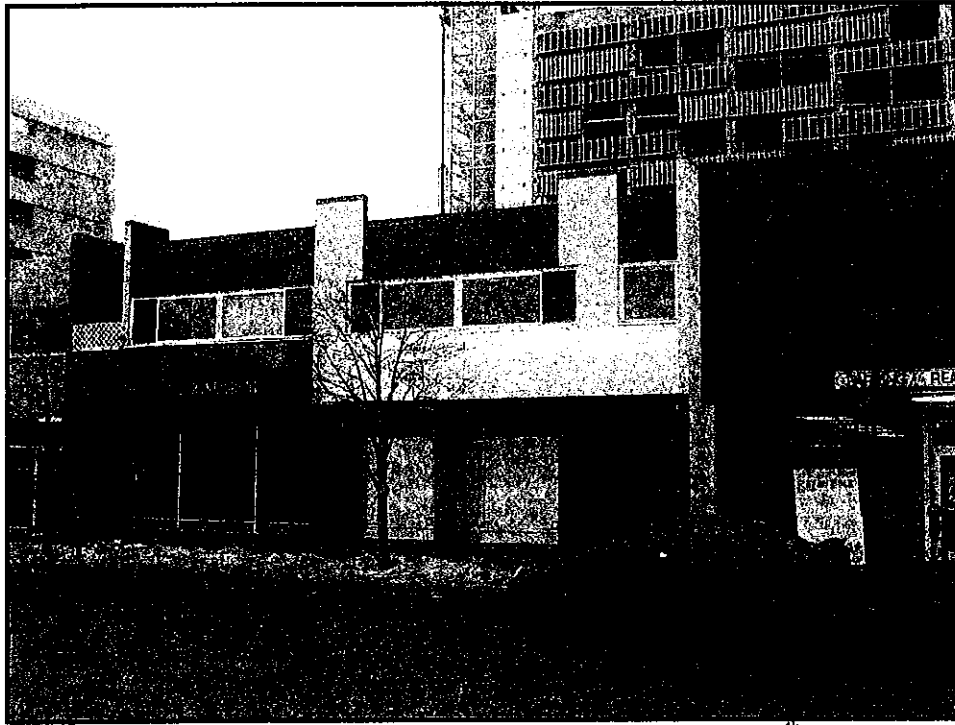
Grape Expectations, LLC  
 510 W. 6th Ave.  
 Anchorage, Alaska

1836 Sq.Ft.

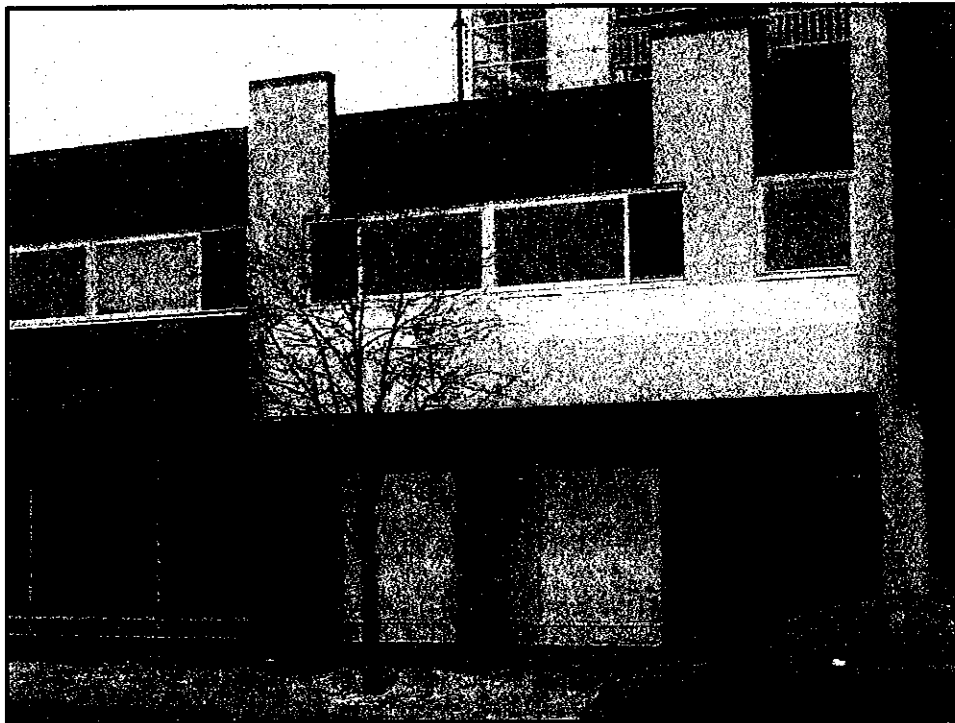
Floor Plan	
DATE	4/1/08
DESIGNED BY	Blak Architectural
DRAWN BY	ALG





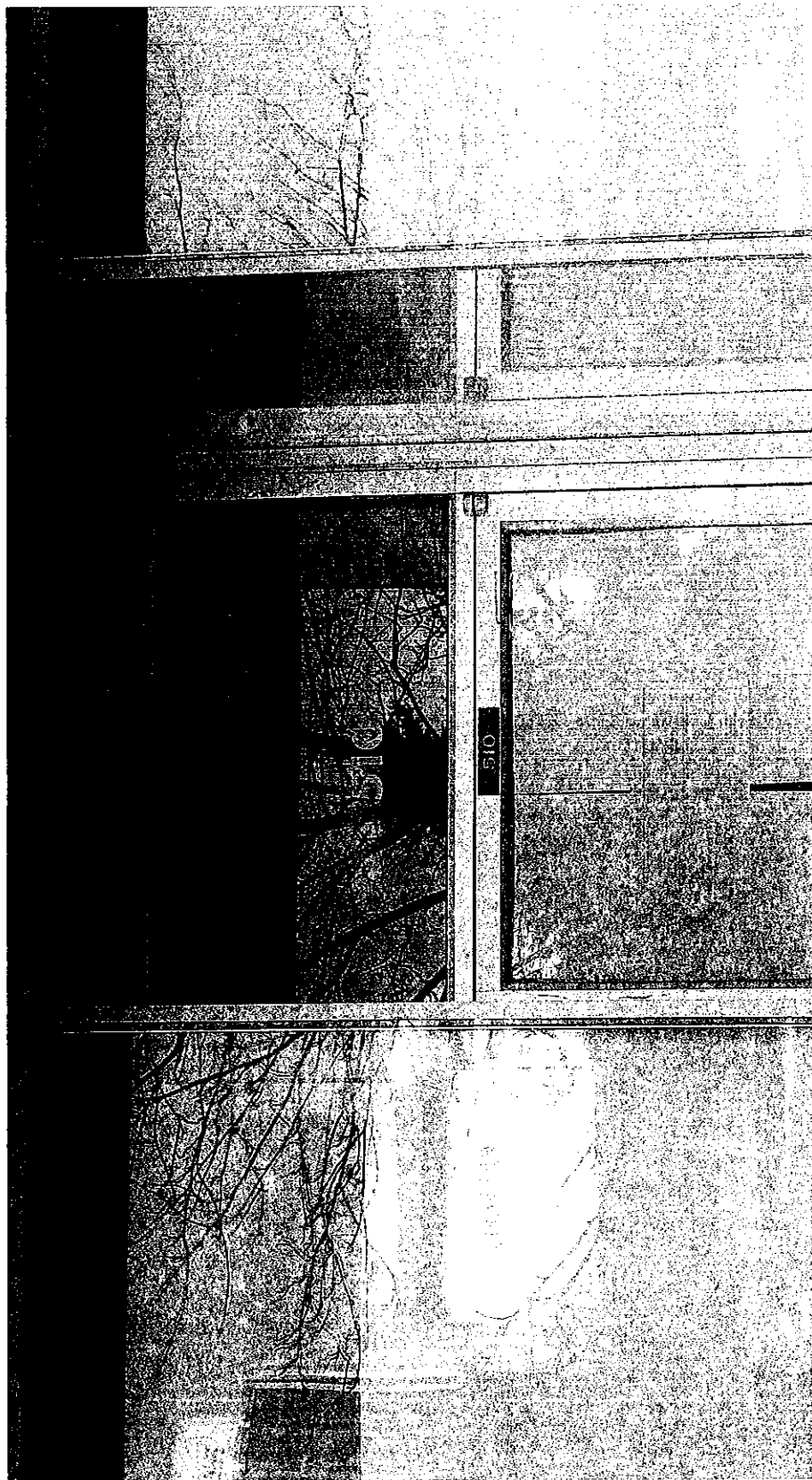


grapeEXPECTATIONS, LLC storefront (center) – 510 W. 6<sup>th</sup> Avenue



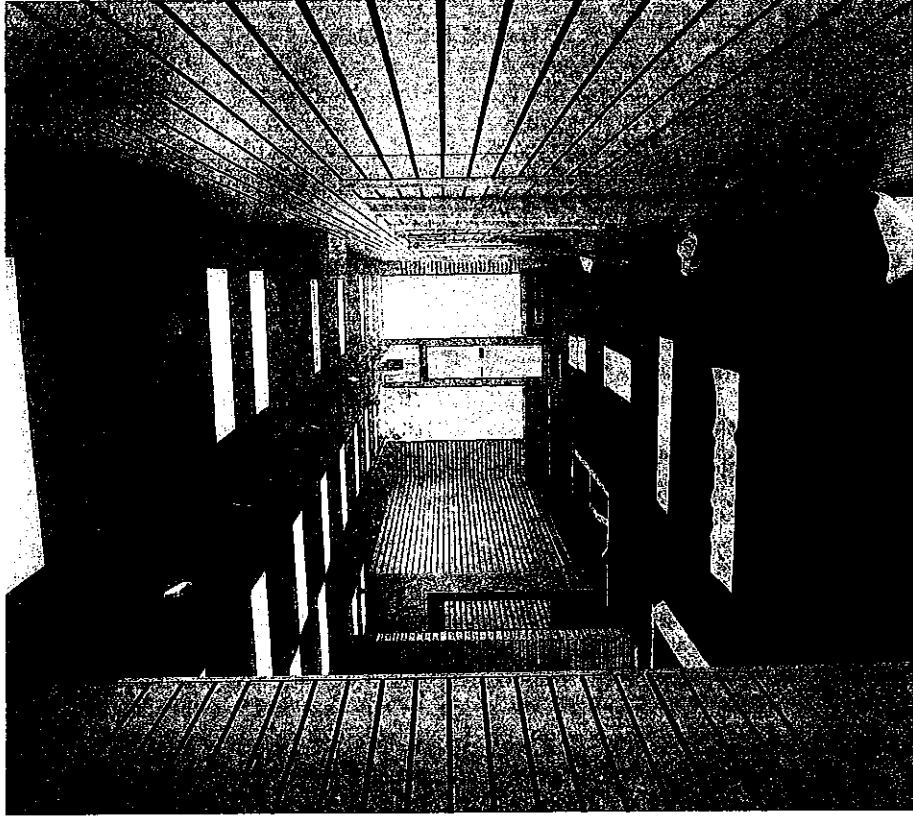
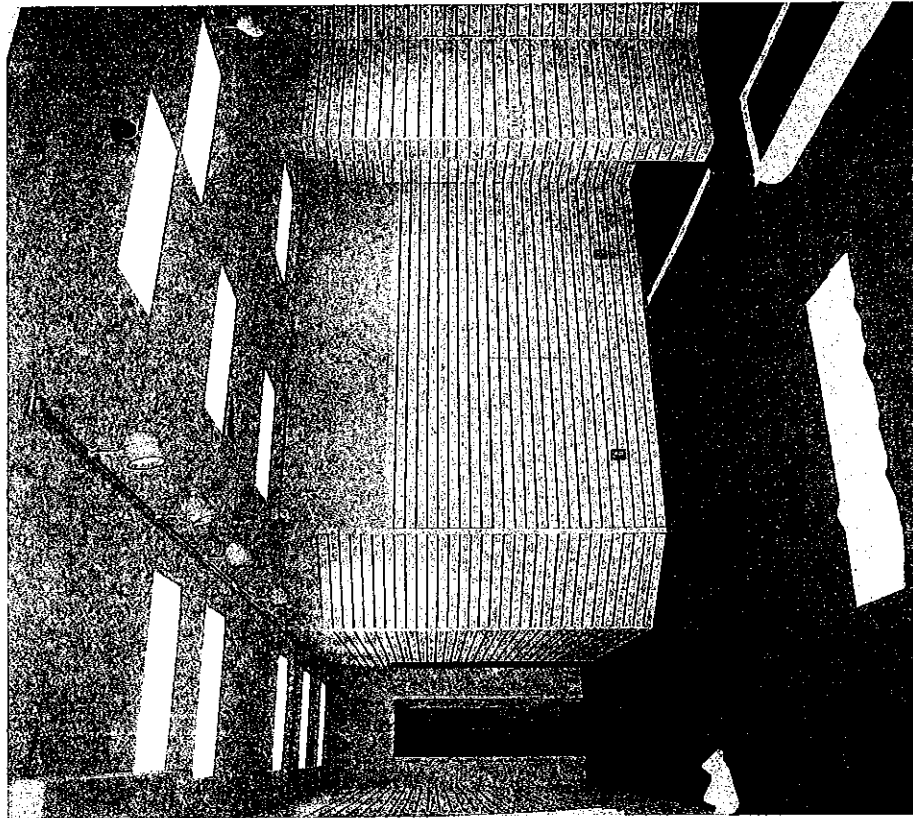
Close-up: grapeEXPECTATIONS, LLC storefront (center) – 510 W. 6<sup>th</sup> Avenue

# Grape Expectations, LLC



# Grape Expectations, LLC

## Interior Views



**Grape Expectations, LLC**  
**A Boutique Wine Store**  
Project Narrative

Since having the opportunity to visit a boutique wine store on the East Coast, Cape Cod area two years ago, we have had several opportunities to visit and compare wine shops in Washington, Oregon, California and Colorado. We decided that Anchorage needed a boutique wine store of our own.

With our opening, Grape Expectations will be the only boutique wine shop in downtown area and will fit perfectly with the projected Anchorage 2020 Development Plans for the downtown area.

We secured a location for the store at 510 West 6<sup>th</sup> Ave in downtown Anchorage and have been paying rent since December 2007 while we located a package store license, secured the necessary permits and put together our business plan.

Our goal is to be ready to open the doors by June 1<sup>st</sup>, 2008. We will begin the interior build out as soon as we receive the necessary permits and licensing. During the build out period, fixtures and inventory will be ordered and final layout will be determined.

## **Attachments**

### **Application for Conditional Use Retail Sale Alcoholic Beverages:**

#### **P4-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 goals of the Anchorage 2020 Plan address related issues to the sale of alcoholic beverages but do not directly address the sale of alcoholic beverages. The plan does address related issues such as recreational and economic opportunities in Anchorage.

The sales of alcoholic beverages are a part of the social, recreational and economic environment of the community.

This property is in an area developed as office and commercial. The comprehensive plan indicates the area is a redevelopment, mixed use area and a Boutique Wine Store fits in perfectly with the development plans for the downtown community.

#### **P4-B**

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

The property is zoned B-2A which allows for a packaging store operator. The addition of this store will result in the productive use of an existing property which will help maintain a healthy and vital downtown business area. According to the downtown land use policy maps and plans for downtown Anchorage, this area is a major employment center and one of the goals for a major employment center is to maintain a good mix of supportive uses, such as retail stores with restaurant and office development.

#### **P4-C**

**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.**

Grape Expectations, LLC will fall within the parameters of the existing development plans, zoning and land usage for the downtown area. Other businesses in the area include retail, offices, apartments and cultural facilities. The Café Savannah is located next door. The addition of a Wine Boutique Store in the location will be a good, reasonable addition to currently existing businesses in the area.

There are no schools, churches or day-care centers within 200' of this parcel.

**P5**

**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:**

**P5-1**

**Pedestrian and vehicular traffic circulation and safety.**

This is a developed site. Pedestrian access, parking and traffic circulation should not be affected by the addition of a Wine Boutique Store to the area. With the completion of the parking garage access the existing congestion due to construction should be relieved.

**P5-2**

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

All services are in place. The addition of a Wine Boutique should not result in significantly greater impacts than currently exist.

**P5-3**

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

A Wine Boutique should not add to the existing conditions in the area.

**P5-4**

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

The zoning, land use and the general area land use will not change as a result of this conditional use permit for a packaging license for a boutique wine store.

**P6-A**

**What are the proposed precautions to maintain order and prevent unlawful conduct at the licensed premises?**

**Inside Facility:**

An owner or manager will be present at all times during operating hours. All employees will be T.A.M. certified and 24 hour video surveillance will be utilized to monitor activities.

**Outside Facility:**

Both entrances, front and rear will be well lit and the rear entrance will only be utilized by patrons for emergency exit.

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 \_\_\_\_\_  
Mo/Day Mo/Day
- ☒ Full 2-year period

SECTION A. LICENSE INFORMATION. Must be completed for all types of applications.			FEEs
License Year:	License Type:	Statute Reference	License Fee: \$
(Office Use Only) License #:	Package Store	Sec. 04.11. 150	Filing Fee: \$100.00
Local Governing Body: (City, Borough or Unorganized)	Community Council Name(s) & Mailing Address:	Fingerprint: (\$39 per person)	Total Submitted: \$
Municipality of Anchorage	Downtown Community Council 1101 Christensen Dr. Anchorage, AK 99501		
Federal EIN or SSN:			
Name of Applicant (Corp/LLC/LP/LLP/Individual/Partnership):	Doing Business As (Business Name):	Business Telephone Number:	
Grape Expectations, LLC	Grape Expectations	907-632-2236	
		Fax Number:	
		907-277-1373	
Mailing Address:	Street Address or Location of Premise:	Email Address:	
3904 Merrill Dr.	510 W. 6 <sup>th</sup> Ave	akredhead1234@hotmail.com	
City, State, Zip:	Anchorage, AK 99501		

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

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

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

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

☒ 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 felony, a violation of AS 04, or been convicted as a licensee or manager of licensed premises in another state of the liquor laws of that state?

☐ Yes ☒ No If Yes, attach written explanation.

Office use only

Date Approved

Director's Signature

042

# Liquor License

<b>Corporations, LLCs, LLPs and LPs must be registered with the Dept. of Community and Economic Development.</b>			
Name of Entity (Corporation/LLC/LLP/LP) (or N/A if an Individual ownership) <b>Grape Expectations, LLC</b>		Telephone Number <b>907-632-2236</b>	Fax Number <b>907-277-1373</b>
Corporate Mailing Address: <b>3904 Merrill Dr.</b>	City <b>Anchorage</b>	State <b>Alaska</b>	Zip Code <b>99517</b>
Name, Mailing Address and Telephone Number of Registered Agent <b>Jack Lance Potter</b>		Date of Incorporation OR Certification with DCED <b>2/13/08</b>	State of Incorporation <b>AK</b>
Is the Entity in compliance with the reporting requirements of Title 10 of the Alaska Statutes? <input type="checkbox"/> Yes <input type="checkbox"/> No If no, attach written explanation. Your entity <i>must</i> be in compliance with Title 10 of the Alaska Statutes to be a valid liquor licensee.			

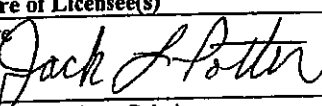
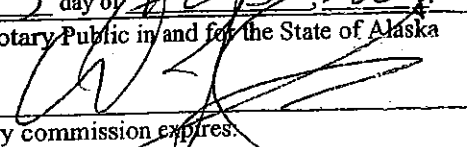
Entity Members (Must include President, Secretary, Treasurer, Vice-President, Manager and Shareholder/Member with at least 10%)					
Name	Title	%	Home Address & Telephone Number	Work Telephone Number	Date of Birth
Loren Jody Knapp		49	P.O. Box 670951 Chugiak, AK 99567 907-688-2931		3/26/65
Terri Jean Gamble Potter		50	3904 Merrill Dr Anchorage, AK 99517 907-632-2236		6/14/54
Jack Lance Potter		1	3904 Merrill Dr Anchorage, AK 99517 907-632-2236		1/17/58

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

<b>Individual Licensees/Affiliates (The ABC Board defines an "Affiliate" as the spouse or significant other of a licensee. Each Affiliate must be listed.)</b>			
Name:	Applicant <input type="checkbox"/>	Name:	Applicant <input type="checkbox"/>
Address:	Affiliate <input type="checkbox"/>	Address:	Affiliate <input type="checkbox"/>
Home Phone:	Date of Birth:	Home Phone:	Date of Birth:
Work Phone:		Work Phone:	
Name:	Applicant <input type="checkbox"/>	Name:	Applicant <input type="checkbox"/>
Address:	Affiliate <input type="checkbox"/>	Address:	Affiliate <input type="checkbox"/>
Home Phone:	Date of Birth:	Home Phone:	Date of Birth:
Work Phone:		Work Phone:	

**Declaration**

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

<b>Signature of Licensee(s)</b>	
Signature 	Signature
Name & Title (Please Print) <b>JACK L. POTTER MANAGING MEMBER</b>	Name & Title (Please Print)
Subscribed and sworn to before me this <b>13</b> day of <b>April</b> 2008	Subscribed and sworn to before me this day of
Notary Public in and for the State of Alaska 	Notary Public in and for the State of Alaska
My commission expires:	My commission expires: <b>04/3</b>



**STATE OF ALASKA  
ALCOHOLIC BEVERAGE CONTROL BOARD**

**AFFIDAVIT IN CONNECTION WITH POSTING LIQUOR LICENSE APPLICATION  
Section 04.11.260, 04.11.310, & 13 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 liquor license  
for GRAPE EXPECTATIONS, LLC  
located at 510 W 16TH AVE ANCHORAGE AK 99501  
(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:

FEB 14TH 2008 to MAR 05 2008

\*\*\* 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)

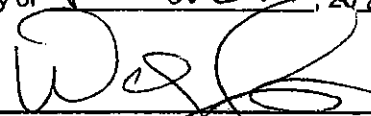
- a. Location of premises to be licensed 510 W 16TH AVE ANCHORAGE AK 99501  
b. Other conspicuous location in the area 344 W 3rd AVE ANCHORAGE AK 99501  
DOWNTOWN POST OFFICE

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.

  
(signature)

SUBSCRIBED and SWORN to me this 5 day of March, 2008.

  
Notary Public in and for Alaska  
My commission expires: 7/24/10

## LEASE OF BUSINESS PREMISES

1. **PARTIES.** This Lease of Business Premises (this "Lease"), dated, for reference purposes only, **December 26, 2007** is made by and between **Alex Vargas** ("Landlord"), and **Terri Potter & Jody Knapp** ("Tenant").

1.1 **Contingencies.** This Lease is contingent upon the Tenant obtaining a liquor packaging license and conditional use permit by May 1, 2008. If Tenant is unable to obtain a liquor packaging license by such date, through no fault of Tenant, Tenant shall have the option to terminate this Lease by providing written notice to Landlord prior to close of business May 1, 2008. In the event Tenant shall exercise their option to terminate the Lease Tenant shall received no reimbursement or compensation for improvements made to the Premises and shall not receive a refund or rebate for rents paid to Landlord. In the event Tenant does not timely exercise their option to terminate the Lease, the Landlord and Tenant shall remain obligated to the Lease and all terms, provision and conditions shall remain unchanged and in full force.

2. **PREMISES.** Landlord hereby leases to Tenant and Tenant hereby leases from Landlord, for the term, at the rental and upon all the conditions set forth herein, that certain space containing approximately **2,500** square feet of floor area, located in **Suite A-2** (the "Premises") of the **510 W 6th Ave, AK 99501** ("the Building"). The Premises and the Building are located in the Anchorage-Recording District, Third Judicial District, State of Alaska, and are located on the real estate more fully described on the Exhibit A (the "Property"), attached hereto and made a part hereof by this reference.

3. **TERM.**

3.1 **Initial Term.** The Lease term shall commence on the date the Lease is fully executed by both parties ("Lease Commencement Date") and shall continue **until its expiration on April 30, 2013** unless sooner terminated pursuant to any provision hereof.. Tenant shall be given keys to the Premises on the Rent Commencement Date so long as Tenant has (i) provided to Landlord a Certificate of Insurance in compliance with Section 10; (ii) completed and provided to Landlord a Tenant Information Sheet (copy attached); and (iii) paid the first month's rent described in Section 4.1 to Landlord.

3.2 **Option to Renew.** Tenant may extend the term of this Lease for **Two (2) additional consecutive periods of Five (5) years each** provided Tenant is not in default of any provision contained in the Lease. Tenant must give Landlord written notice at least one hundred twenty (120) days prior to the expiration of the Initial Term of the Lease and each extension period stating Tenant's intent to extend the Lease. The rent shall be adjusted with the exercise of each option to the fair market rents for similar retail space in Anchorage, Alaska. During the extended term all other provisions shall remain unchanged and in full effect unless the Lease is amended in writing and such amendment is mutually agreed to by Landlord and Tenant. If Landlord and Tenant cannot mutually agree upon a fair market rental rate within sixty (60) days after the Tenant has given written notice to Landlord to exercise its Option Term, then the Option shall be considered null and void and the Tenant shall have no further obligations under this Lease or rights to the Premises upon expiration of the term then in effect nor shall Tenant have any recourse against the Landlord.

4. **RENT.**

4.1 **Minimum Rent.** Tenant shall pay to Landlord as Minimum Rent for the first month's rent the sum of [REDACTED] upon execution of this Lease. Commencing on **January 1, 2008** Tenant shall pay to Landlord as minimum rent for the Premises monthly installments as follows:

binding upon the corporation or limited liability company in accordance with its terms.

45. **LICENSEE RELATIONSHIPS.** The Landlord and the Tenant acknowledge the following:

a. The Listing Licensee, Chad Graham of Realty Executives Alaska, Inc. is representing the Landlord exclusively and may provide assistance to the Tenant, as documented in the attached AREC Consumer Pamphlet.

46. **TIME OF ESSENCE.** Time is of the essence of every provision of this Lease.

IN WITNESS WHEREOF, the parties hereto have executed this Lease on the dates set forth below their respective signatures.

**LANDLORD: Alex Vargas**

By: \_\_\_\_\_

Title: \_\_\_\_\_

Date: 12/27/07

**TENANT: Terri Potter**

By: \_\_\_\_\_

Date: 12-28-07

**TENANT: Jody Knapp**

By: \_\_\_\_\_

Date: 12.26.07

STATE OF ALASKA

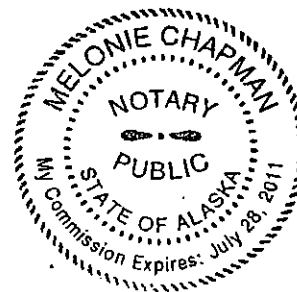
THIRD JUDICIAL DISTRICT

) ss.

On this 27 day of December, 2007 before me, a Notary Public in and for the State of Alaska personally appeared **Alex Vargas**, to me known, or satisfactorily proven to be the person who executed the foregoing instrument and stated that he did so as his free and voluntary act and deed for the uses and purposes herein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year first above written.

Commission Expires: July 28, 2011



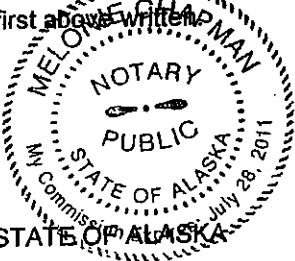
STATE OF ALASKA

THIRD JUDICIAL DISTRICT

) ss.  
)

On this 28 day of December, 2007, before me, a Notary Public in and for the State of Alaska, personally appeared **Terri Potter**, to me known, or satisfactorily proven to be the person who executed the within and foregoing instrument as her free and voluntary act and deed for the uses and purposes herein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year first above written.



*Melonie Chapman*  
Notary Public in and for the State of Alaska

My Commission Expires: July 28, 2011

STATE OF ALASKA

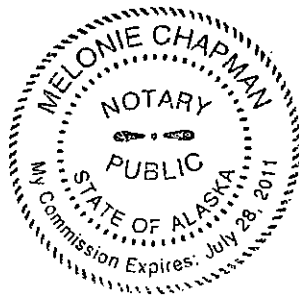
THIRD JUDICIAL DISTRICT

) ss.  
)

On this 28 day of December, 2007, before me, a Notary Public in and for the State of Alaska, personally appeared **Jody Knapp**, to me known, or satisfactorily proven to be the person who executed the within and foregoing instrument as her free and voluntary act and deed for the uses and purposes herein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year first above written.

*aka Loren Jodelle Knapp*



*Melonie Chapman*  
Notary Public in and for the State of Alaska

My Commission Expires: July 28, 2011

**EXHIBIT A**

**Legal Description**

**LEGAL DESCRIPTION:**

Legal: Original Block 70 Lot 2B

**KNOWN AS:**

510 W 6<sup>th</sup> Ave  
Anchorage Alaska, 99501

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
Term - JACK POTTER Grape Expectations, LLC	Grape Expectations
3904 MERILL DR ANCH AK 99517	510 W 6TH AVE

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
NONE			

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.

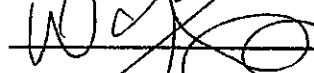
Signature of Applicant/Transferee



03/05/2008  
Date

Subscribed and sworn to before me this

5 Day of March 20 08



Notary Public in and for the State of Alaska

My commission expires 7/24/10

Alaska Entity #: 114078

**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

**Grape Expectations, 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 **February 13, 2008**.

*Emil Notti*

Emil Notti  
Commissioner

050



State of Alaska  
Department of Commerce, Community, and Economic Development  
Corporations, Business, and Professional Licensing  
Corporations Section  
PO Box 110808  
Juneau AK 99811-0808

## ARTICLES OF ORGANIZATION (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":

GRAPE EXPECTATIONS, LLC

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

WINE STORE (AK PACKAGE LIQUOR STORE)

**Article 3.** Registered Agent Name and Address:

Name:	<u>JACK L. POTTER</u>		
Mailing Address:	<u>3904 MERRILL DR., ANCHORAGE, AK</u>		
Physical Address if Mailing Address is a Post Office Box:	<u>SAME</u>		
	City: <u>ANCHORAGE</u>	AK	ZIP Code: <u>99517</u>

**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: (Attach a separate 8½" x 11" sheet if necessary.)

State of Alaska  
Domestic LLC Formation 3 Page(s)





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

Name of Organizer (Print or Type)	Signature of Organizer
TERRI J. GAMBLE-POTTER	<i>Terri J. Gamble-Potter</i>
LOREN (Jody) KNAPP	<i>Loren Knapp</i>
Date	Contact Name and Phone Number (To resolve questions with this filing)
2/13/2008	JACK L. POTTER (907) 632-2236

If you have specific legal questions or concerns about this filing, you are strongly advised to consult an attorney or other professional to assist you. Mail completed Disclosure of Company Activities form and the \$250.00 application fee (in U.S. dollars) to:

State of Alaska  
Corporations Section  
PO Box 110808  
Juneau, AK 99811

For additional information or forms please visit our web site at: [www.corporations.alaska.gov](http://www.corporations.alaska.gov)

**DISCLOSURE OF COMPANY ACTIVITIES USING THE  
NORTH AMERICAN INDUSTRY CLASSIFICATION SYSTEM  
(NAICS)**

A separate disclosure of company activities must be attached to the Articles of Organization which most closely describes the activities in which the company will initially engage. The code must not conflict with the purpose stated in Article 2.

The 6 digit NAICS industry grouping code which most clearly describe the initial activities of the corporation is:

445310

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: GRAPE EXPECTATIONS, LLC

PREMISES LOCATION: 510 W 6th Ave

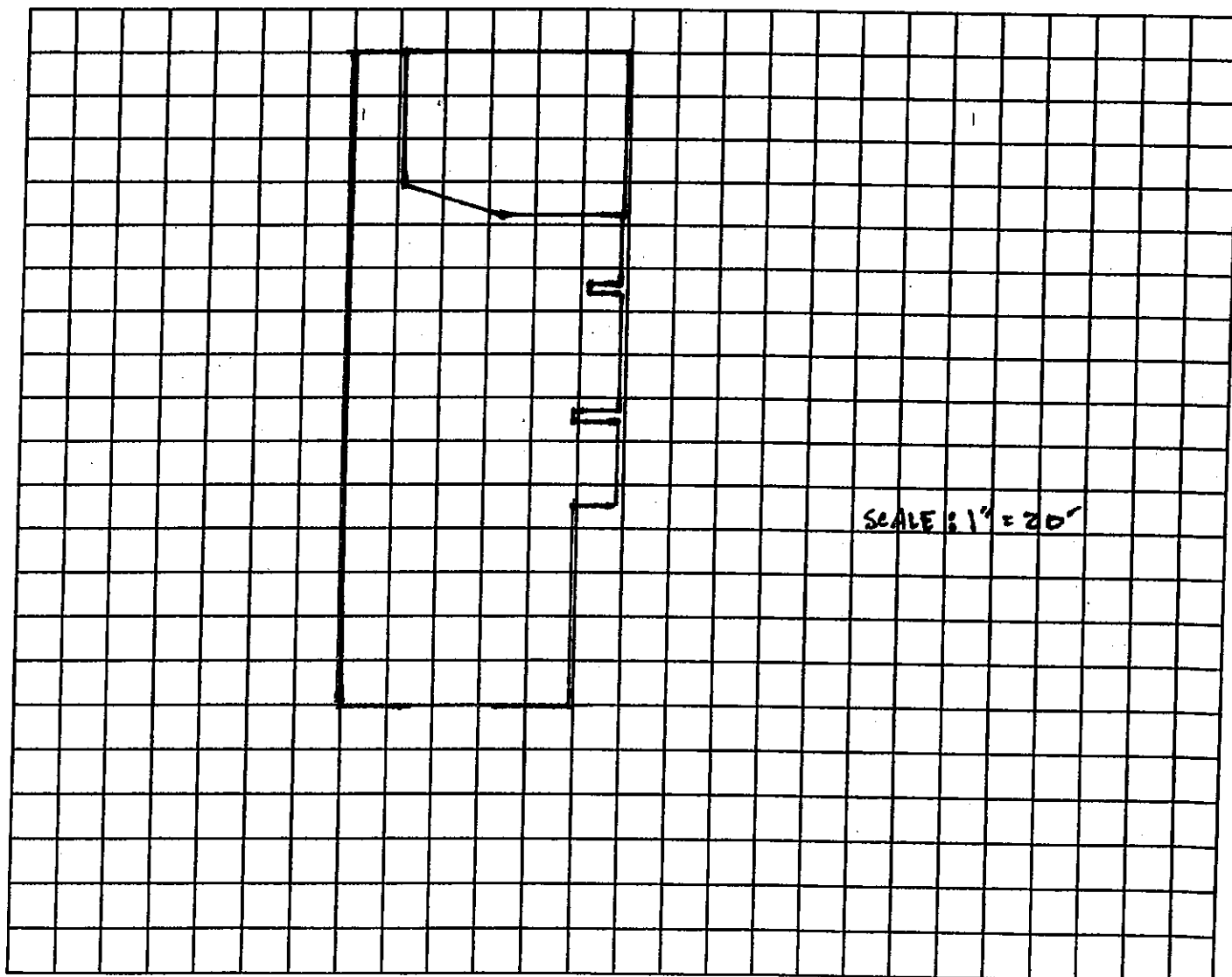
Indicate scale by x after appropriate statement or show length and width of premises.

SCALE A: \_\_\_\_\_ 1 SQ. = 4 FT.      SCALE B: \_\_\_\_\_ 1 SQ. = 1 FT.

Length and width of premises in feet: 80.01' 20.45'

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.**



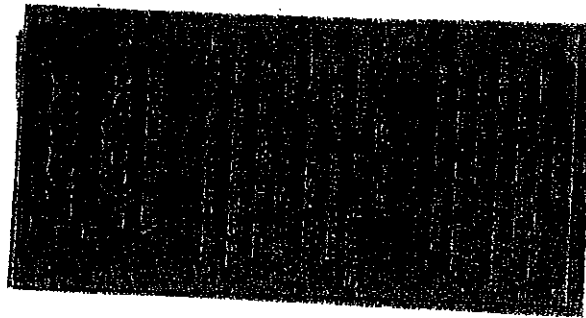
ANCHORAGE PUBLISHING, CO

540 E. Fifth Avenue


Anchorage, Alaska 99501


Phone: 561-7737 Fax: 561-7777

---



I, Jill Tillion, advertising representative for Anchorage Publishing, Inc., verify that the liquor license notice for Grape Expectations LLC. was published in the February 14, February 21 and February 28th Issues of the Anchorage Press Newspaper.

  
Jill Tillion  
Subscribed and sworn to me in the Municipality of Anchorage, in the state Alaska, on  
this 6 day of March, 2008

  
Notary Public Signature  
3/6/11  
Commission Expires



**5**

**POSTING  
AFFIDAVIT**

RECEIVED

APR 15 2008

PLANNING DEPARTMENT



Grape Expectations  
Package Store

# AFFIDAVIT OF POSTING

CASE NUMBER: 2008-078

I, Jack L. Potter 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 Package Store. The notice was posted on 4/2/2008 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 2nd day of April, 2008

Signature Joan A. Pato

## LEGAL DESCRIPTION

Tract or Lot 2B

Block 70

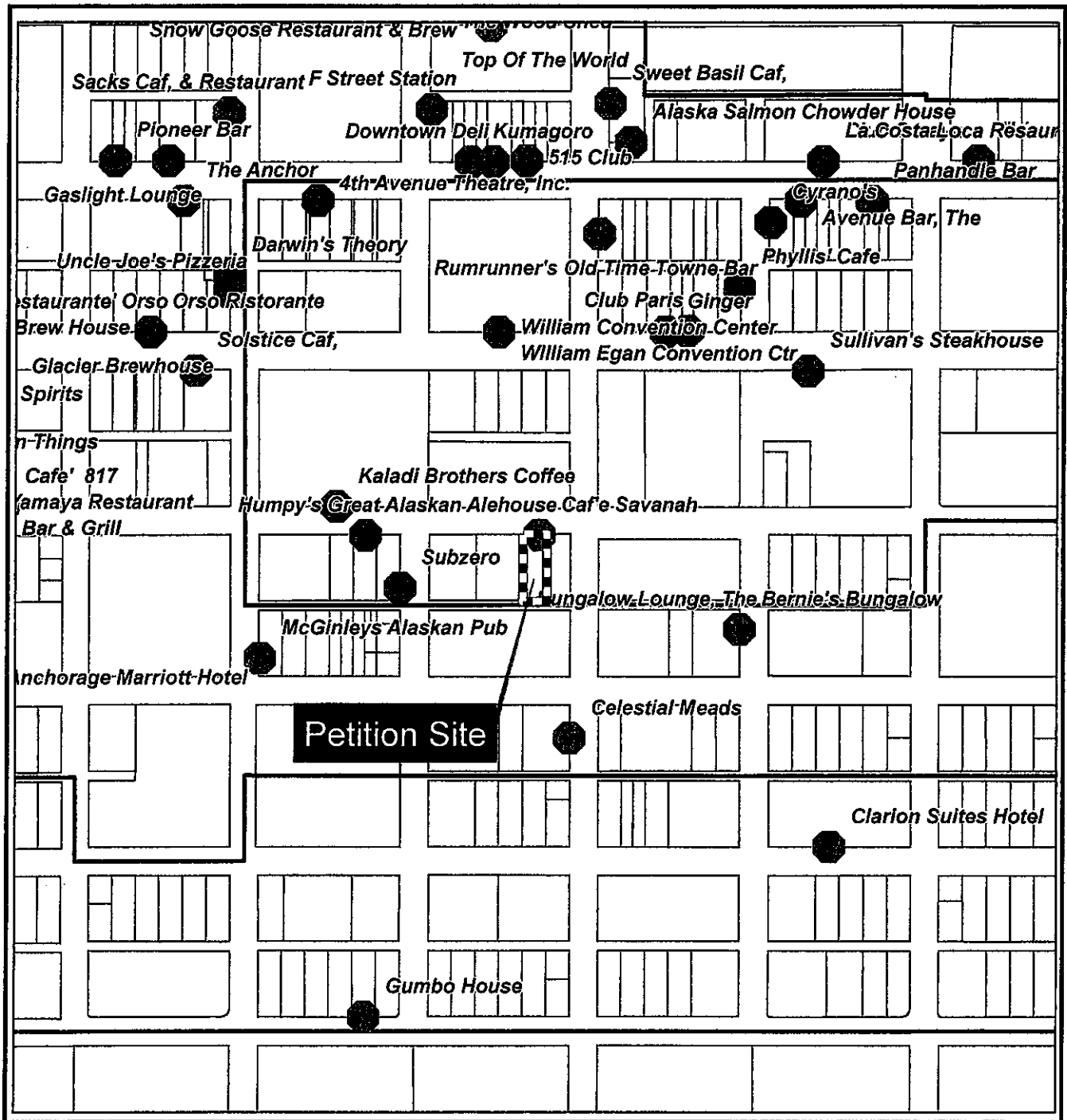
Subdivision ORIGINAL

# 6

## HISTORICAL INFORMATION

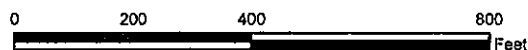
# 2008-078

## EXISTING LIQUOR LICENSES WITHIN 1000'



Municipality of Anchorage  
Planning Department

Date: April 3, 2008





# Parcels--Basic Layers

Thu Apr 03, 14:07:41, 2008

Map: Parcels--Basic Layers



Scale 1:7000

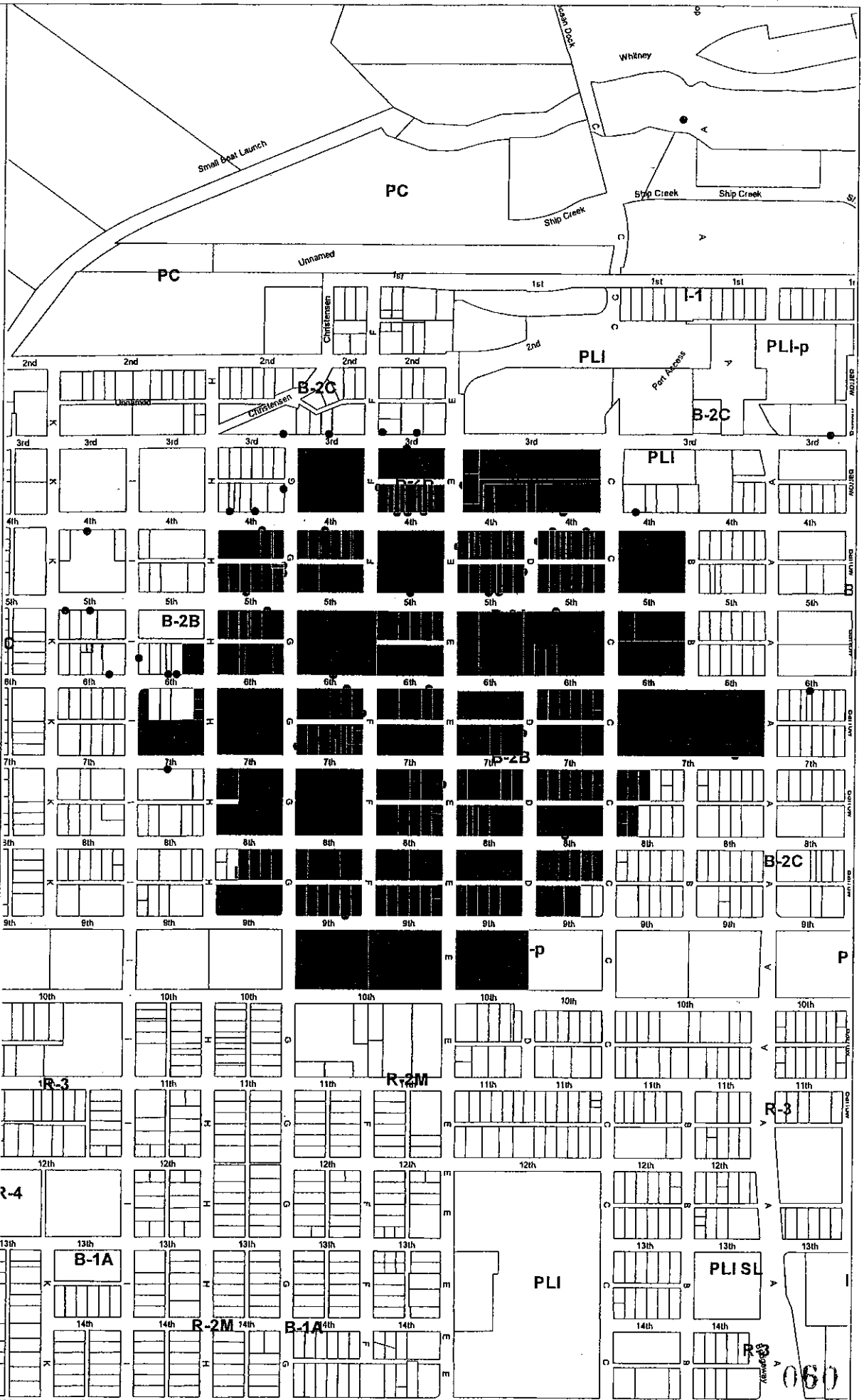
## Legend:

Txt STREET\_NAME

Txt ZONE\_TYPE

PARCELS

ALCOHOL



CityView™

Municipal Software Corporation

# Alcohol Existing License List Report

Case Number: 2008-078 Description: 1000'

Parcel Business Name	Parcel Owner Name Applicant Name	Parcel Owner Address Business Address	City	State	Zip
			Lic. Number	Lic. Zone	Lic. Type
00210125000 Solstice Café	ANCHORAGE HOTEL ASSOCIATES Westmark Hotels, Inc.	300 ELLIOTT AVENUE W 720 W 5th Ave	SEATTLE 847	WA B2B	98119 Beverage Dispensary
00210242000 Sullivan's Steakhouse	NORTHWESTERN SIMON INC Sullivans of Alaska	PO BOX 6120 320 W 5th Ave Unit C100	INDIANAPOLIS 3412	IN B2A	46206 Beverage Dispensary
00210321000 Cyrano's	LOUSSAC BUILDING JOINT VENTURE Cyrano's Crepes & Books LLC	413 D STREET 413 D St	ANCHORAGE 2724	AK B2A	99501 Restaurant/Eating Place
00210322000 Avenue Bar, The	PATTEE JOHN J.G. Pattee, Inc.	338 W 4TH AVE 338 W 4th Ave	ANCHORAGE 1184	AK B2A	99501 Beverage Dispensary
00210328000 Panhandle Bar	PAPAGIANNIS KONSTANTINOS & BJV, Inc.	KARAPANOU 3-5 312 W 4th Ave	ARTA GREECE 825	FC B2A	47100 Beverage Dispensary
00210415000 Club Soraya	JRW VENTURES 81.15% & WINDWAR Latin Connection Entertainment	411 W 4TH AVE #200 333 W 4th Ave Ste 207	ANCHORAGE 4353	AK B2B	99501 Beverage Dispensary
00210415000 La Costa Loca Restaurant & Bar	JRW VENTURES 81.15% & WINDWAR Sorayas, Inc.	411 W 4TH AVE #200 333 W 4th Ave #208	ANCHORAGE 4367	AK B2B	99501 Beverage Dispensary
00210419000 Alaska Salmon Chowder House	BUZZ ROHLFING INC Song, Wae	315 E STREET 443 W 4th Ave	ANCHORAGE 3434	AK B2B	99501 Restaurant/Eating Place
00210419000 Sweet Basil Café	BUZZ ROHLFING INC Buba Corporation	315 E STREET 1021 W Northern Lights	ANCHORAGE 3897	AK B2B	99501 Restaurant/Eating Place
00210501000 Phyllis's Cafe	TSAKRES JOHN/TRUST Letourneau, Richard & Phyllis	101 W 36TH AVENUE #419 436 D St	ANCHORAGE 3266	AK B2A	99503 Restaurant/Eating Place
00210504000 Club Paris	MOMA SHEILA D & H & T, Inc.	417 W 5TH AVENUE 417 W 5th Ave	ANCHORAGE 258	AK B2A	99501 Beverage Dispensary
00210506000 Ginger	LUPINE COMMERCIAL COMPANY & Ginger LLC	1403 P STREET 425 W 5th Ave	ANCHORAGE 2925	AK B2A	99501 Restaurant/Eating Place
00210509000 William Convention Center	MOA SMG of Alaska, Inc.	PO BOX 196650 555 W 5th Ave	ANCHORAGE 4455	AK B2A	99519 Beverage Dispensary

Report Date: 04/03/2008

Page 1

Parcel Business Name	Parcel Owner Name Applicant Name	Parcel Owner Address Business Address	City Lic. Number	State Lic. Zone	Zip Lic. Type
00210509000 William Egan Convention Ctr	MOA SMG of Alaska Inc.	PO BOX 196650 555 W 5th Ave	ANCHORAGE 3234	AK B2A	99519 Beverage Dispensary
00210519000 Glacier Brewhouse	ACREE ROBERT B Brews Brothers, The LLC	903 W NORTHERN LIGHTS #210 737 W 5th Ave	ANCHORAGE 3985	AK B2B	99503 Brewpub
00210526000 The Anchor	GRAHAM PROPERTIES LLC The Anchor LLC	3780 LINCOLN ELLSWORTH CT # 712 W 4th Ave	ANCHORAGE 3607	AK B2B	99517 Beverage Dispensary
00210540000 Runrunner's Old Time Towne Bar	NEUMANN ROBERT G & CAROLYN F Grizzly's, Inc	1433 W 13TH AVENUE 415 E St	ANCHORAGE 4157	AK B2A	99501 Beverage Dispensary
00210550000 Darwin's Theory	BIWER DARWIN A JR Darwins Theory, Inc.	426 G STREET 426 G St	ANCHORAGE 987	AK B2B	99501 Beverage Dispensary
00210552000 Uncle Joe's Pizzeria	ACREE ROBERT B U.J. Alaska, Inc.	903 W NORTHERN LIGHTS #210 428 G St #D	ANCHORAGE 3847	AK B2B	99503 Restaurant/Eating Place
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	903 W NORTHERN LTS BLVD #21 737 W 5th Ave #110	ANCHORAGE 3978	AK B2B	99503 Beverage Dispensary
00210563000 Orso Ristorante	737 WEST FIFTH AVENUE LLC Brews Brothers LLC	903 W NORTHERN LTS BLVD #21 737 W 5th Ave	ANCHORAGE 4258	AK B2B	99503 Brewpub
00210563000 Restaurante' Orso	737 WEST FIFTH AVENUE LLC The Brews Brothers, LLC	903 W NORTHERN LTS BLVD #21 737 W 5th Ave	ANCHORAGE 4012	AK B2B	99503 Beverage Dispensary Dup
00210603000 515 Club	DOWNTOWN INVESTMENTS CO LLP Clark & Eddy, Inc.	1146 S STREET 515 W 4th Ave	ANCHORAGE 398	AK B2B	99501 Beverage Dispensary
00210605000 Downtown Deli	DOWNTOWN INVESTMENTS CO LLP Downtown Delicatessen, Inc.	1146 S STREET 525 W 4th Ave	ANCHORAGE 327	AK B2B	99501 Restaurant/Eating Place
00210607000 Kumagoro	TAMAKI ITSURO Tamaki, Inc.	2900 PELICAN DR 533 W 4th Ave	ANCHORAGE 2276	AK B2B	99515 Restaurant/Eating Place
00210609000 F Street Station	CROSSROADS LTD PARTNERSHIP Station, Inc.	1041 W 25TH AVE 325 F St	ANCHORAGE 762	AK B2B	99503 Beverage Dispensary

Parcel Business Name	Parcel Owner Name Applicant Name	Parcel Owner Address Business Address	City Lic. Number	State Lic. Zone	Zip Lic. Type
00210625000 Bootleggers Cove	CP ANCHORAGE HOTEL 2 LLC CP Anchorage Hotel 2, LLC	207 GRANDVIEW DR 500 W 3rd Ave	FORT MITCHEL 152	KY B2B	41017 Package Store Tourist
00210625000 Bruins	CP ANCHORAGE HOTEL 2 LLC CP Anchorage Hotel 2, LLC	207 GRANDVIEW DR 500 W 3rd Ave	FORT MITCHEL 1043	KY B2B	41017 Beverage Dispensary
00210625000 Chartroom, The	CP ANCHORAGE HOTEL 2 LLC CP Anchorage Hotel 2, LLC	207 GRANDVIEW DR 500 W 3rd Ave	FORT MITCHEL 1414	KY B2B	41017 Beverage Dispensary Dup
00210625000 Top Of The World	CP ANCHORAGE HOTEL 2 LLC CP Anchorage Hotel 2, LLC	207 GRANDVIEW DR 500 W 3rd Ave	FORT MITCHEL 1157	KY B2B	41017 Beverage Dispensary Dup
00211165000 Marx Bros. Café at the Museum	MOA Gourmet Asso., LLC	PO BOX 196650 121 W 7th Ave	ANCHORAGE 4008	AK B2B	99519 Restaurant/Eating Place
00211268000 Claron Suites Hotel	CHENEGA LODGING LLC Chenega Hotel Management, LLC	3000 C ST STE 301 325 W 8th Ave	ANCHORAGE 3851	AK B2C	99503 Beverage Dispensary Tour
00211272000 Bernie's Bungalow Lounge	SOUPHANAVONG BERNARD Bernard Souphanavong	626 D ST 626 D St	ANCHORAGE 4425	AK B2B	99501 Beverage Dispensary Dup
00211272000 Bungalow Lounge, The	SOUPHANAVONG BERNARD Souphanavong, Bernard I.	626 D ST 626 D St	ANCHORAGE 3781	AK B2B	99501 Beverage Dispensary
00211309000 Gumbo House	PORTER N CLAIRBORNE JR & Roberto Del Real	1834 STANFORD DR 611 W 9th Ave	ANCHORAGE 4275	AK B2C	99508 Restaurant/Eating Place
00211373000 McGinleys Alaskan Pub	RIM INVESTMENTS LLC Highwater LLC	645 G ST 645 G St Suite 101	ANCHORAGE 4545	AK B2B	99501 Beverage Dispensary
00211375000 Humpty's Great Alaskan Alehouse	PASSERINE L A & Hook, Line & Sinker, Inc.	406 W 10TH AVE 610 W 6th Ave	ANCHORAGE 3427	AK B2A	99501 Beverage Dispensary
00211376000 Subzero	PIONEERS OF ALASKA Hook Line & Sinker	PO BOX 101041 612 F St	ANCHORAGE 4261	AK B2A	99510 Beverage Dispensary Dup
00211380000 Cafe Savanah	VARGAS ALEX 50% & Cafe' Savanah LLC	PO BOX 111846 508 W 6th Ave	ANCHORAGE 4295	AK B2A	99511 Restaurant/Eating Place

# Alcohol Church and School List Report

Case Number: 2008-078 Description: 200'

Parcel	Parcel Owner Name	Parcel Site Address	Description
00211387000	COVENANT HOUSE ALASKA	609 F ST	CHARITABLE

**Parcels--Basic Layers**

Wed May 14, 14:06:47, 2008

Map: Parcels--Basic Layers



Scale 1:3000

**Legend:**

Txt



STREET\_NAME

PARCELS



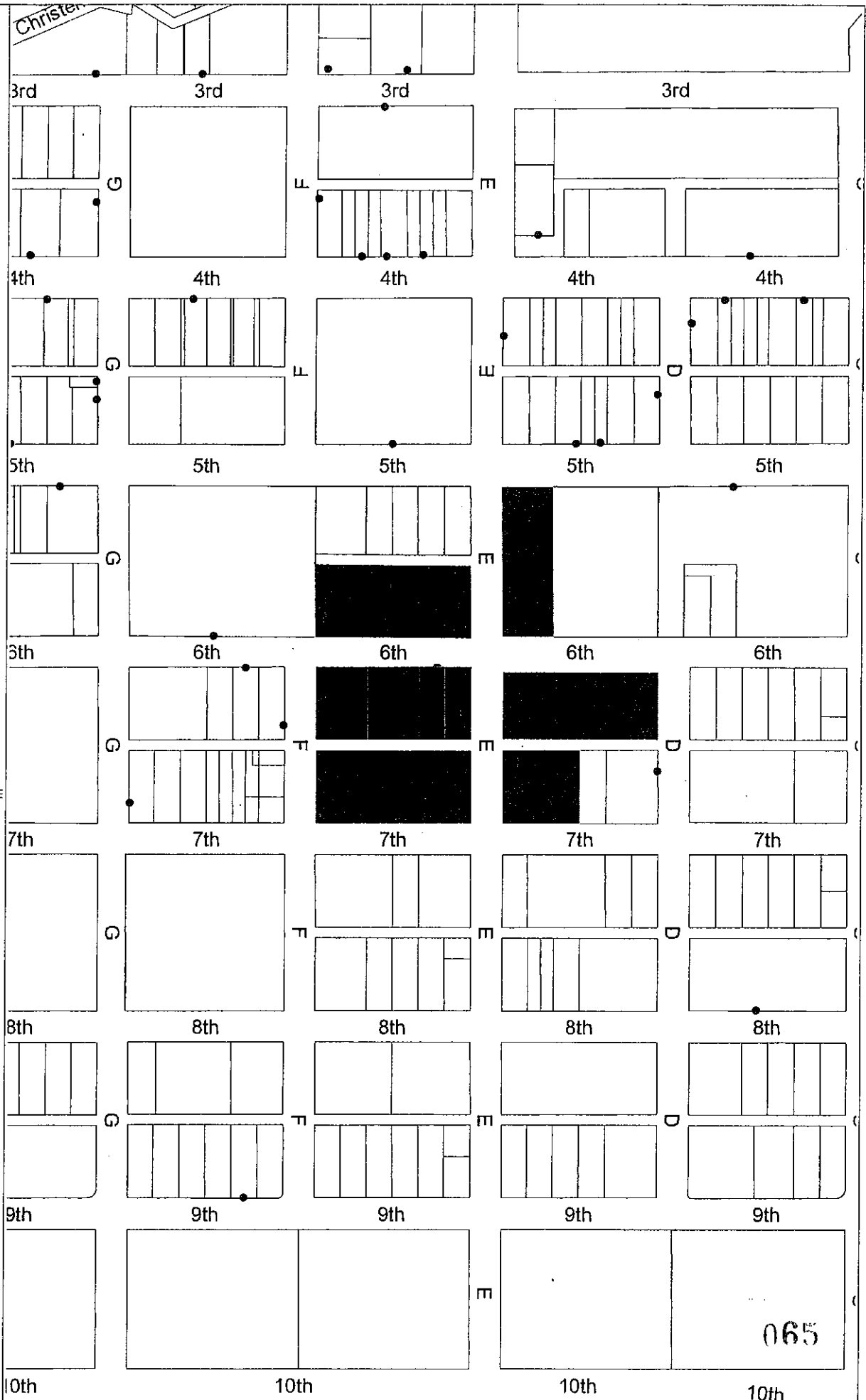
ALCOHOL

Distance  
200 ft

2008-078

CityView™

Municipal Software Corporation



# Alcohol Church and School List Report

Case Number: 2008-078

Description: 1000'

Parcel	Parcel Owner Name	Parcel Site Address	Description
00103472000	CORP OF HOLY FAMILY CATHEDRAL ARCHDIOCESE OF ANCHORAGE	811 W 6TH AVE	RELIGION
00210141000	COVENANT HOUSE ALASKA INC	750 W 5TH AVE	CHARITABLE
00211332000	ALL SAINTS EPISCOPAL CHURCH	545 W 8TH AVE	RELIGION
00211383000	ALL SAINTS EPISCOPAL CHURCH		RELIGION
00211387000	COVENANT HOUSE ALASKA	609 F ST	CHARITABLE
00211411000	FIRST UNITED METHODIST CHURCH	722 W 8TH AVE	RELIGION
00211412000	FIRST UNITED METHODIST CHURCH	710 W 8TH AVE	RELIGION
00211413000	FIRST UNITED METHODIST CHURCH	804 G ST	RELIGION
00211446000	FIRST UNITED METHODIST CHURCH HERMAN ROBINSON BOARD TRUSTEES	725 W 9TH AVE	RELIGION

# PARCEL INFORMATION

## APPRAISAL INFORMATION

Legal ORIGINAL  
BLK 70 LT 2B

Parcel 002-113-80-000  
Owner VARGAS ALEX 50% &  
GALLO ABRAHAM &  
ASNAOLA-GALLO MARIA AMELIA 50%  
PO BOX 111846  
ANCHORAGE AK 99511 1846

# 01

# Descr RETAIL - MULTI OCC  
Site Addr 508 W 6TH AVE

## 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  
Renumbr 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

2008-078  
2003-114  
2003-032

Case Number 2008-078 # of Parcels 1 Hearing Date 04/03/2008  
Case Type Assembly conditional use for the sales, dispensing, or service of alcoholic beverage  
Legal An alcoholic beverage conditional use for a package store, Grape Expectations. Original Townsite, Block 70, Lot 2B. Located at 510 W. 6th Avenue.

## PLAT

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

## PERMITS

99 5785

Permit Number 99 5785  
Project  
Work Desc Reroof, remove existing roofing and wgt insulation and replace to match existing/gjs  
Use OFFICE

## BZAP

004390  
009984

Action No. 886-5340  
Action Date 01/01/1986  
Resolution  
Status OPN Case Open  
Type BP Building Permits

## ALCOHOL LICENSE

4295

Business Cafe Savanah  
Address 508 W 6th Ave  
Anchorage, AK 99501  
Applicants Name Cafe' Savanah LLC  
Conditions  
License Type Restaurant/Eating Place  
Status Valid/Active



# PARCEL INFORMATION

## OWNER

VARGAS ALEX 50% &  
 GALLO ABRAHAM &  
 ASNAOLA-GALLO MARIA AMELIA 50%  
 PO BOX 111846  
 ANCHORAGE AK 99511 1846  
 Deed 2008 0015195  
 CHANGES: Deed Date Mar 20, 2008  
 Name Date Apr 28, 2008  
 Address Date Apr 28, 2008

## PARCEL

Parcel ID 002-113-80-000  
 Status  
 Renumbr ID 000-000-00-00000  
 Site Addr 508 W 6TH AVE  
 Comm Concl DOWNTOWN  
 Comments

# 01

## TAX INFO

2008 Tax 13,557.34 Balance 25,800.46 District 001

## LEGAL

ORIGINAL  
 BLK 70 LT 2B

Unit SQFT 6,998  
 Plat 650136  
 Zone B2A Grid SW1330

## HISTORY

	Year	Building	Land	Total
Assmt Final	2006	514,400	251,900	766,300
Assmt Final	2007	487,000	314,900	801,900
Assmt Final	2008	525,600	384,900	910,500
Exemptions				0
State Credit				0
Tax Final				910,500

## PROPERTY INFO

#	Type	Land Use
01	COMMERCIAL	RETAIL - MULTI OCC

## SALES DATA

Mon	Year	Price	Source	Type
12	2005	1,500,000	OTHER	LAND & BLDG
07	1993	220,000	BUYER	LAND & BLDG

## LAND & COMMON PARCEL INFORMATION

### APPRAISAL INFORMATION

Legal ORIGINAL  
BLK 70 LT 2B

Parcel 002-113-80-000

# 01 of 01

Owner VARGAS ALEX 50% &  
GALLO ABRAHAM &  
ASNAOLA-GALLO MARIA AMELIA 50%  
PO BOX 111846  
ANCHORAGE AK 99511

Site Addr 508 W 6TH AVE

### LAND INFORMATION

Land Use RETAIL - MULTI OCC  
Class COMMERCIAL  
Living Units 000  
Community Council 006 DOWNTOWN  
Entry: Year/Quality 01 1980 0  
06 2004 INTERIOR  
Access Quality GOOD  
Access Type  
Leasehold (Y=Leasehold)  
Drainage GOOD  
Front Traffic HIGH  
Street PAVED CURB & GUTTER  
Topography EVEN LEVEL  
Utilities PUBLIC WATER PUBLIC SEWER  
Wellsite N  
Wet Land

### CONDOMINIUM INFORMATION

Common Area 0  
Undivided Interest 0.00

# RESIDENTIAL INVENTORY

## APPRAISAL INFORMATION

Legal ORIGINAL  
 Site Addr 508 W 6TH AVE  
 Property Info # Descr RETAIL - MULTI OCC

Parcel 002-113-80-000

# 01 of 01

# 01

Owner VARGAS ALEX 50% &

## RESIDENTIAL STRUCTURE INFORMATION

Style	Story Height
Exterior Walls	Total Rooms
Year Built	Bed Rooms
Remodeled	Recreation Rooms
Effective Year Built	Full Baths
Heat Type	Half Baths
Heat System	Additional Fixtures
Fuel Heat Type	Fireplace Stacks
Extra Value	Openings
Grade	Free Standing
Cost&Design Factor	E-Z Set Fireplace
Condition	

## 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 ORIGINAL  
BLK 70 LT 2B

Parcel 002-113-80-000

# 01 of 01

# 01

Owner VARGAS ALEX 50% &  
GALLO ABRAHAM &  
ASNAOLA-GALLO MARIA AMELIA 50%  
PO BOX 111846  
ANCHORAGE AK 99511

Site Addr 508 W 6TH AVE

Prop Info # RETAIL - MULTI OCC

## BUILDING INFORMATION

Structure Type RETAIL SINGLE OCCY

Property Information # 01

Building SQFT 12,170

Building Number 01

Year Built 1966

Effective Year Built 1975

Identical Units 01

Grade C

Number of Units 000

## INTERIOR DATA

Floor	Level	Partitions	Heat System	Air Conditioner	Plumbing	Physical Condition	Functional
01	01	NORMAL	HOT AIR	NONE	ADEQUATE	NORMAL	NORMAL
02	02	NORMAL	HOT AIR	NONE	ADEQUATE	NORMAL	NORMAL

## EXTERIOR DATA

Floor	Level	Size	Perim	Use Type	Hgt	Wall Type	Const Type
01	01	6,320	386	RESTAURANT	11	CONC. BLOCK	FIRE RESISTANT
02	02	5,850	350	OFFICES	11	CONC. BLOCK	FIRE RESISTANT

## BUILDING OTHER FEATURES - ATTACHED IMPROVEMENTS

Type	Qty	Size1	Size2
OPEN AREA BANK/OFF	01	140	1
VENTILATION -OFFICE/	01	12,170	1

## OTHER BUILDINGS AND YARD IMPROVEMENTS

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

# BUILDING PERMIT INFORMATION

## APPRAISAL INFORMATION

Legal ORIGINAL  
BLK 70 LT 2B

Parcel 002-113-80-000

# 01 of 01

#

01

Owner VARGAS ALEX 50% &  
GALLO ABRAHAM &  
ASNAOLA-GALLO MARIA AMELIA 50%  
PO BOX 111846  
ANCHORAGE AK 99511

Prop Info # RETAIL - MULTI OCC  
Site Addr 508 W 6TH AVE

## BUILDING PERMITS

Permit # 99 5785

Class Type C

Class Use OFFICE

Date Aug 24, 1999

Address 508 W 6TH AVE

Cond Occ/Occ 00000000 20020828

Certification

Contract Type OWNER

Name MACDONALD CHARLES L & KAREN

E-mail

Phone ( ) -

Fax ( ) -

Address PO BOX 211902

City/State/Zip ANCHORAGE

AK 99521-1902

Project

Sewer / Water PUBLIC PUBLIC

Work Type RE-ROOF

Work Reroof, remove existing roofing and wgt insulation and

Description replace to match existing/gjs

## CASES

2008-078

2003-114

2003-032

Case Number 2008-078

# of Parcels 1

Hearing Date Thursday, April 03, 2008

## PERMIT COMMENT

# OWNER HISTORY

APPRAISAL INFORMATION		Parcel 002-113-80-000	# 01 of 01	# 01
Legal ORIGINAL BLK 70 LT 2B				
Property Info # Descr RETAIL - MULTI OCC		Site Address 508 W 6TH AVE		
<b>Current</b> 03/20/08 VARGAS ALEX 50% & GALLO ABRAHAM & ASNAOLA-GALLO MARIA AMELIA 50% PO BOX 111846 ANCHORAGE AK 99511 1846		<b>3rd</b> 2458 0000 07/16/93 SEATTLE-FIRST NATIONAL BANK ATTN: MR DAVID HOY PO BOX 34401 SEATTLE WA 98124		
<b>Prev</b> 2005 0087 12/06/05 VARGAS ALEX 50% & GALLO ABRAHAM & GALLO-ASNAOLA MARIA AMELIA 50% PO BOX 111846 ANCHORAGE AK 99511		<b>4th</b> 2056 0000 07/24/90 SECURITY PACIFIC BANK ALASKA NA PO BOX 107007 ANCHORAGE AK 99510		
<b>2nd</b> 2458 0000 07/16/93 MACDONALD CHARLES L & KAREN PO BOX 16502 GALVESTON TX 77552		<b>5th</b> 0000 0000 00/00/00 SISK HENRY J & GENEVA M BOX 208 ANCHORAGE AK 99510		

## ON-SITE WATER \ WASTE WATER

### APPRAISAL INFORMATION

Legal ORIGINAL

BLK 70 LT 2B

Parcel 002-113-80-000

# 01 of 01

01

#

Owner VARGAS ALEX 50% &  
GALLO ABRAHAM &  
ASNAOLA-GALLO MARIA AMELIA 50%  
PO BOX 111846  
ANCHORAGE

AK 99511

Site Addr 508 W 6TH AVE

Land Use RETAIL - MULTI OCC

### 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 ORIGINAL  
BLK 70 LT 2B

Parcel 002-113-80-000 # 01 of 01

Owner VARGAS ALEX 50% &  
GALLO ABRAHAM &  
ASNAOLA-GALLO MARIA AMELIA 50%  
PO BOX 111846  
ANCHORAGE AK 99511

Site Addr 508 W 6TH AVE  
Prop Info # RETAIL - MULTI OCC

### ASSESSMENT

Assessment 01  
03  
06

Description SEWER LATERAL  
Assessment Area 6,998  
Original Assessment 0.00  
Original Principal 0.00  
Annual Payment 0.00  
YTD Payment 0.00  
Delinquent Payment 0.00  
Unbilled Payment 0.00

### RESOLUTION

Resolution C92517  
C92517  
C77W75

PLAT  
650136

Status HISTORY  
Total Area 6,998

### LAST PAYMENT INFORMATION

Date Monday, October 03, 1994  
Principal 0.00  
Payment 0.00  
Delinquent Interest 0.00  
Penalty 0.00  
Bond Interest 0.00  
Cost 0.00



**Content ID:** 006404**Type:** AR\_AllOther - All Other ResolutionsALCOHOLIC BEVERAGES CONDITIONAL USE IN THE B-2A  
(CENTRAL BUSINESS DISTRICT CORE) FOR A PACKAGE STORE**Title:** USE AND LICENSE PER AMC 21.40.150 D.12 FOR GRAPE  
EXPECTATIONS, LLC; LOCATED AT 510 WEST 6TH AVENUE,  
WITHIN AOT, BLOCK 70, LOT 2B.**Author:** weaverjt**Initiating Dept:** PlanningALCOHOLIC BEVERAGES CONDITIONAL USE IN THE B-2A  
(CENTRAL BUSINESS DISTRICT CORE) FOR A PACKAGE STORE**Description:** USE AND LICENSE PER AMC 21.40.150 D.12 FOR GRAPE  
EXPECTATIONS, LLC; LOCATED AT 510 WEST 6TH AVENUE,  
WITHIN AOT, BLOCK 70, LOT 2B.**Date Prepared:** 5/15/08 4:13 PM**Director Name:** Tom Nelson**Assembly Meeting** 6/10/08**Date:****Public Hearing Date:** 6/10/08

<b>Workflow Name</b>	<b>Action Date</b>	<b>Action</b>	<b>User</b>	<b>Security Group</b>	<b>Content ID</b>
Clerk_Admin_SubWorkflow	5/30/08 10:49 AM	Exit	Heather Handyside	Public	006404
MuniMgrCoord_SubWorkflow	5/30/08 10:49 AM	Approve	Heather Handyside	Public	006404
MuniManager_SubWorkflow	5/29/08 4:38 PM	Approve	Michael Abbott	Public	006404
ECD_SubWorkflow	5/15/08 4:22 PM	Approve	Lisa Villareal	Public	006404
Planning_SubWorkflow	5/15/08 4:19 PM	Approve	Jerry Weaver Jr.	Public	006404
AllOtherARWorkflow	5/15/08 4:15 PM	Checkin	Jerry Weaver Jr.	Public	006404

2008 JUN -3 PM 3:12  
 108  
 108