

CLERK'S OFFICE

APPROVED

Date:.....1/6/09.....

Submitted by:

Prepared by:
For reading

Chair of the Assembly at
the request of the Mayor
Planning Department
January 6, 2009

Anchorage, Alaska
AR No. 2009-2

1 A RESOLUTION OF THE ANCHORAGE MUNICIPAL ASSEMBLY APPROVING
2 AN ALCOHOLIC BEVERAGES CONDITIONAL USE IN THE B-2B (CENTRAL
3 BUSINESS DISTRICT, INTERMEDIATE) FOR A RESTAURANT BEVERAGE
4 DISPENSARY USE AND LICENSE NUMBER 4846 PER AMC 21.40.160 D.13, FOR
5 WILDFIN LLC, DBA WILDFIN SEA GRILL RESTAURANT, LOCATED AT 517
6 WEST 7TH AVENUE, SUITE 100, BLOCK 70, TRACT 1, ANCHORAGE TOWNSITE
7 PER PLAT 2006-137; GENERALLY LOCATED ON THE NORTH SIDE OF WEST
8 7TH AVENUE BETWEEN "E" AND "F" STREETS.

9
10 (Downtown Community Council) (Case 2009-001)

11
12
13 THE ANCHORAGE ASSEMBLY RESOLVES:

14
15 **Section 1.** This conditional use approval for an Alcoholic Beverages Conditional Use in
16 the B-2B District for a Restaurant Beverage Dispensary Use and license number 4846,
17 per AMC 21.40.160 D.13, for WildFin LLC, dba WildFin SeaGrill Restaurant, 517 West
18 7th Avenue, Suite 100, Block 70, Tract 1, Anchorage Townsite per Plat 2006-137,
19 generally meets the applicable provisions of AMC 21.50.020 and AMC 21.50.160.

20
21 **Section 2.** The conditional use is for an Alcoholic Beverages Conditional Use for a
22 Beverage Dispensary Use is for a restaurant with 85 fixed seats and 216 non-fixed seats
23 (including an outside patio for 32 seats, and banquet rooms with 20 seats).

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

26
27 1. A Notice of Zoning Action shall be filed with the District Recorder's Office within
28 120 days of Assembly approval.

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

32
33 3. This conditional use approval is for an Alcoholic Beverages Conditional Use in the
34 B-2B District for a Beverage Dispensary Use per AMC 21.40.160.D.13, for a restaurant
35 with approximately 11,645 square feet gross area (licensed premises), located on the
36 ground floor (street level) of the Atwood Parking Center, with the main entry off 7th
37 Avenue and a bar entry on "F" Street.

1 4. AO 2004-54 and AO 2005-91 exempted the subject property from site plan review
2 and project landscaping provisions of Title 21. There are no required parking
3 requirements in the B-2B District.
4

5 5. On-premise sale of alcoholic beverages will be seven days a week from 11:30
6 AM to 2:00 AM, as permitted per the Alaska Alcoholic Beverage Control Board
7 requirements. Alcoholic beverage sales will constitute approximately twenty-five (25)
8 percent to the ratio of seventy-five (75) percent food sales.
9

10 6. Upon demand, the applicant shall demonstrate compliance with a "Liquor Server
11 Awareness Training Program," approved by the State of Alaska Alcoholic Beverage
12 Control Board, such as or similar to, the program for "Techniques in Alcohol
13 Management" (T.A.M.).
14

15 7. The use of the property, by any person for the permitted purposes, shall comply
16 with all current and future Federal, State and local laws and regulations, including but not
17 limited to, laws and regulations pertaining to the sale, dispensing, service and
18 consumption of alcoholic beverages, and the storage, preparation, sale, service and
19 consumption of food. The owner of the property, the licensee under the Alcoholic
20 Beverage Control license and their officers, agents and employees, shall not knowingly
21 permit, or negligently fail to prevent the occurrence of illegal activity on the property.
22


23 8. A copy of the conditions imposed by the Assembly in connection with this
24 conditional use approval shall be maintained on the premise.
25

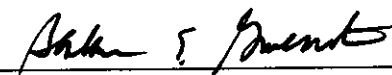
26 **Section 4.** Failure to comply with the conditions of this conditional use permit shall
27 constitute grounds for its modification or revocation.
28

29 **Section 5.** This resolution shall become effective immediately upon passage and
30 approval by the Anchorage Assembly.
31

32 PASSED AND APPROVED by the Anchorage Assembly this 6th day of
33 January 2009.
34

ATTEST:


Chair


Municipal Clerk

(Planning Case Number 2009-001)
(Tax Identification Number 002-114-49)



MUNICIPALITY OF ANCHORAGE ASSEMBLY MEMORANDUM

No. AM 2-2009

Meeting Date: January 6, 2009

From: Mayor

Subject: ALCOHOLIC BEVERAGES CONDITIONAL USE IN THE B-2B (CENTRAL BUSINESS DISTRICT, INTERMEDIATE) FOR A RESTAURANT BEVERAGE DISPENSARY USE AND LICENSE NUMBER 4846, PER AMC 21.40.160 D.13, FOR WILDFIN LLC, DBA WILDFIN SEA GRILL RESTAURANT, LOCATED AT 517 WEST 7TH AVENUE, SUITE 100, BLOCK 70, TRACT 1, ANCHORAGE TOWNSITE PER PLAT 2006-137; GENERALLY LOCATED ON THE NORTH SIDE OF WEST 7TH AVENUE BETWEEN "E" AND "F" STREETS.

1 WildFin LLC has made application for a Restaurant Beverage Dispensary Alcoholic
2 Beverage Conditional Use and License number 4846, dba the WildFin SeaGrill
3 Restaurant in the B-2B District. The restaurant is located in Suite 100, on the ground
4 level of the new 10-story parking garage known as the Atwood Building Parking
5 Center. The street address is 517 West 7th Avenue. The property is located on Block 70,
6 Tract 1, Anchorage Townsite per Plat 2006-137; generally located on the north side of
7 West 7th Avenue between "E" and "F" Streets.

8
9 The restaurant will have 85 fixed seats, and 216 non-fixed seats (including two banquet
10 rooms with 20 seats each, and 32 seats in an outside patio). The licensed premise
11 contains 11,645 square feet gross area.

12
13 This is not a new beverage dispensary license; it is a transfer of location and ownership
14 of existing license number 4745. License number 4745 is being transferred from
15 Anchorage BBQ Inc., dba Anchorage BBQ with a "No Premise" address, to WildFin,
16 LLC. dba WildFin, with license number 4846, located at 517 W. 7th Avenue, Suite 100.
17 The Assembly protested the license at a recent meeting pending a conditional use
18 review and approval by the Assembly. Issuance of the new license number 4846 by the
19 ABC Board is pending Assembly approval of this conditional use.
20

Under the terms of Alaska Statute 04.11.410, a beverage dispensary or package store license may not be issued and the location of an existing license may not be transferred if the licensed premises would be located in a building the public entrance of which is within 200 feet of a school ground, or a church building in which religious services are regularly conducted, measured by the shortest pedestrian route from the outer boundaries of the school ground, or the public entrance of the church building. There are no known churches or schools within 200 feet of the petition site.

There are a total of thirty-eight (38) alcohol licenses within a 1,000 foot radius of the subject property: twenty-two (22) beverage dispensary licenses (including one tourism, and three duplicate licenses, thirteen (13) restaurant licenses, two (2) brewpub licenses, and one (1) package store license. Approving this conditional use would make a total of twenty-three (23) restaurants with a beverage dispensary license within this 1,000-foot radius.

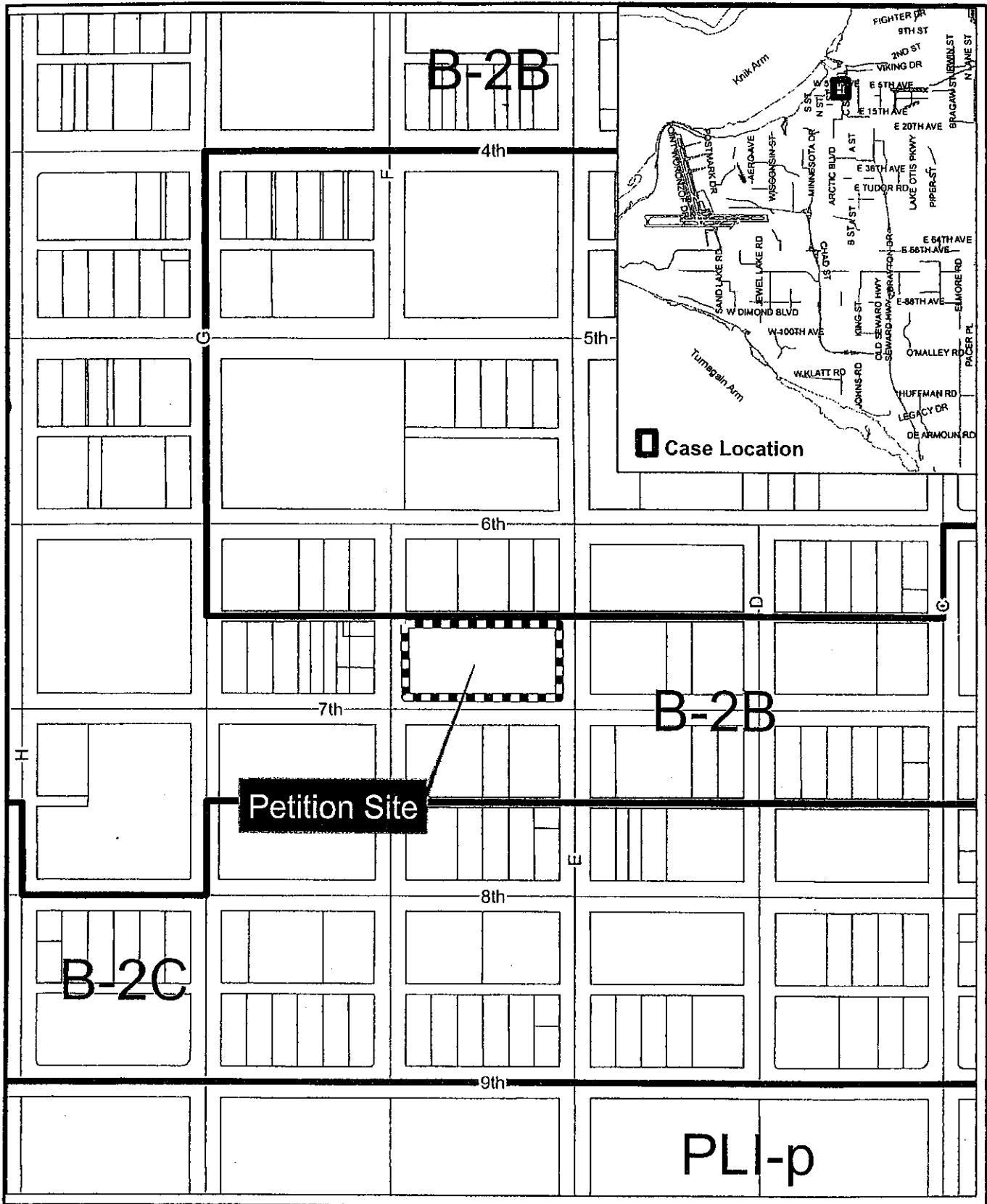
The WildFin SeaGrill Restaurant estimates a ratio of twenty-five (25) percent alcoholic beverage sales and seventy-five (75) percent food sales. The restaurant will operate seven days a week, from 11:30 AM to 2:00 AM. Employees involved in the sale of alcoholic beverages will be trained in accordance with the Alcoholic Beverage Control Board "Liquor Server Alcohol Awareness Training Program," (TAM) and will hold the necessary certifications.

The Anchorage Police Department did not provide comments at the time this report was written. Treasury reports there are no delinquent Personal Property Taxes or Real Property Taxes owed at this time.

THIS CONDITIONAL USE FOR A BEVERAGE DISPENSARY USE AND LICENSE IN A RESTAURANT IN THE B-2B DISTRICT GENERALLY MEETS THE APPLICABLE PROVISIONS OF AMC TITLES 10 AND 21, AND ALASKA STATUTE 04.11.090.

Prepared by: Jerry T. Weaver Jr., Zoning Administrator, Planning Department
Concur: Tom Nelson, Director, Planning Department
Concur: Mary Jane Michael, Executive Director, Office of Economic & Community Development
Concur: James Reeves, Municipal Attorney
Concur: Michael K. Abbott, Municipal Manager
Respectfully submitted: Mark Begich, Mayor

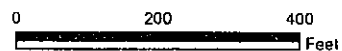
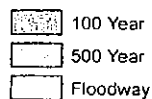
2009-001



Municipality of Anchorage
Planning Department

Date: November 18, 2008

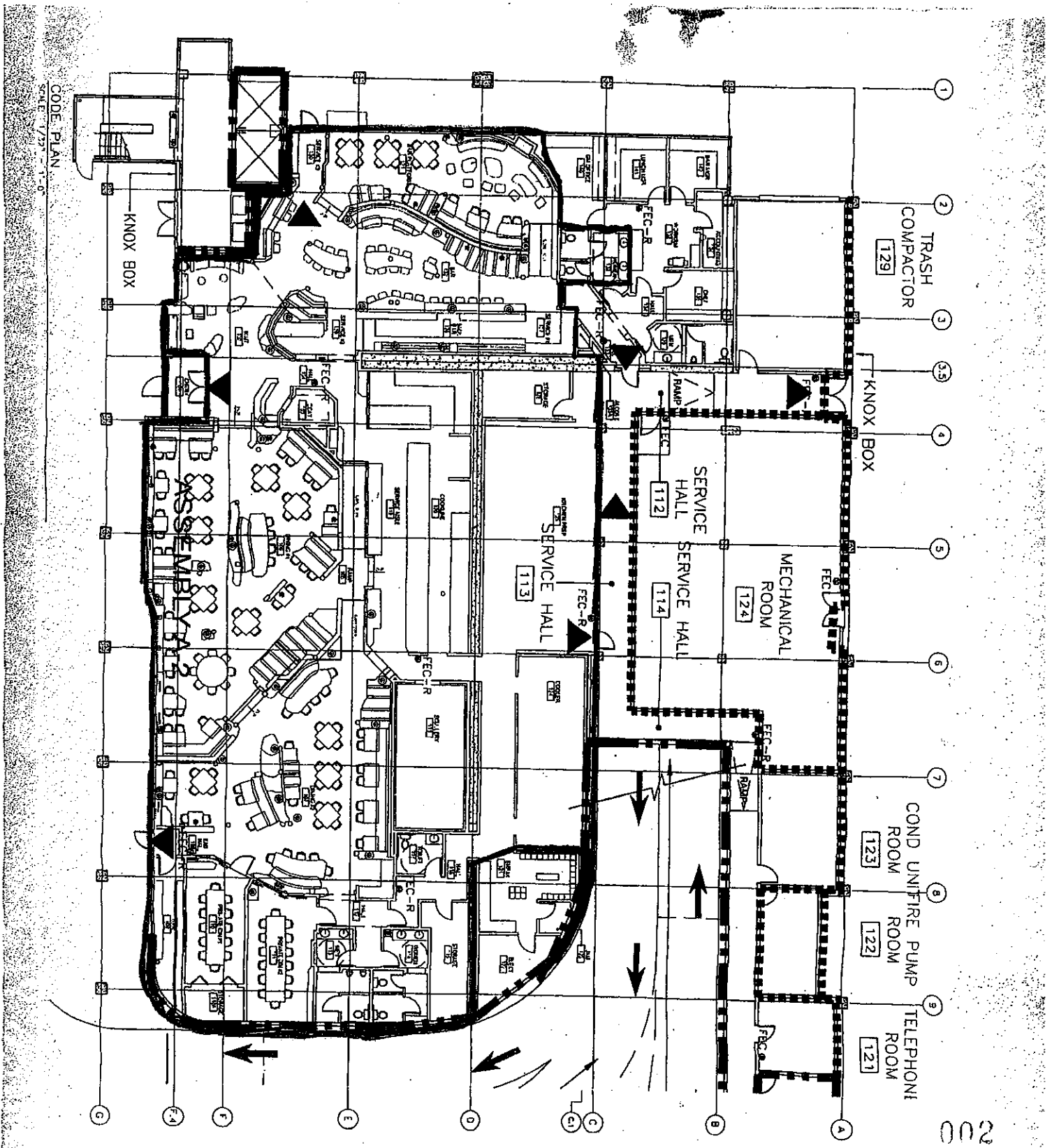
Flood Limits



PREMISES DIAGRAM

WILDFIN, LLC DBA WILDFIN

Location: 517 W. 7th Ave., Suite 100 Anchorage, Alaska 99501



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

DATE: January 6, 2009

CASE NO.: 2009-001

APPLICANT: WildFin, LLC dba WildFin SeaGrill Restaurant

REQUEST: Conditional Use for an Alcoholic Beverages Conditional Use in the B-2B District for a Restaurant Beverage Dispensary Use and License #4846 per AMC 21.40.160.D.13

LOCATION: Tract 1, Block 70, Anchorage Townsite per Plat 2006-137

STREET ADDRESS: 517 West 7th Avenue, Suite 100

COMMUNITY COUNCIL: Downtown

TAX PARCEL: 002-114-49/Grid SW1330

ATTACHMENTS

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

RECOMMENDATION SUMMARY:

Approval with conditions

SITE:

Acres: 42,010 square feet
Vegetation: Planter Boxes
Zoning: B-2B
Topography: Level
Existing Use: 10-Story Parking Garage
Soils: Public Water and Sewer

ANCHORAGE DOWNTOWN COMPREHENSIVE PLAN

Classification: Mixed Use Parking Opportunity Site
Density: N/A

ANCHORAGE 2020 COMPREHENSIVE PLAN

Classification: Major Employment Center
Redevelopment/Mixed-Use Area
Density/ 50-75 employees per acre
Employment

SURROUNDING AREA

	NORTH	EAST	SOUTH	WEST
Zoning:	B-2A	B-2B	B-B	B-B
Land Use:	Commercial	Commercial	Commercial	Commercial

SITE DESCRIPTION AND PROPOSAL:

The WildFin SeaGrill Restaurant is located on the ground level of the new 10-story parking garage known as the Atwood Building Parking Center. The parking garage is located on the north side of West 7th Avenue, between E and F Street. The restaurant is located at the southwest corner of the building with the main entry off 7th avenue and a bar entry off of "F" Street. The parking structure occupies the south half of Block 70, and is platted as Tract 1, Block 70, Anchorage Townsite per Plat 2006-137. The State of Alaska is the owner of the platted Tract. WildFin LLC leases 11,645 square feet of restaurant space from the State.

The petitioner is seeking final approval of a conditional use for an alcoholic beverage dispensary use for a restaurant and license #4745. The principals of WildFin LLC are James C. Anderson and Robert B. Acree.

The restaurant will have 85 fixed seats, and 216 non-fixed seats (including 2 banquet rooms having 20 seats each, plus 32 seats outside patio). No off-street parking is required in the B-2B district. Access is from E Street, a class IC neighborhood collector.

Hours: 11:30 AM to 2:00 AM Monday – Sunday

Ratio of Food Sales to Alcohol Beverage Sales: The petitioner estimates that the sale of alcoholic beverages will be 25%, compared to 75% of food sales.

All employees will be trained in accordance with the Alcoholic Beverage Control Board's Liquor Server Awareness Training Program. Employees are instructed to ask for identification of all persons appearing to be under 30 years of age. A manager will be on premise during all business hours.

PUBLIC COMMENTS:

One-hundred (100) public hearing notices were mailed. At the time this report was written, no responses were received.

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.

The *Anchorage 2020 Comprehensive Plan* does not specifically address the sale of alcoholic beverages in the community. A strategy of the adopted Anchorage 2020 Plan, however, calls for the development of locational standards and criteria for retail sales/service of alcoholic beverages. To date this has not been done.

Several goals of the *Anchorage 2020 Plan* address related issues such as recreational and economic opportunities. The sale of alcoholic beverages is part of the social, recreational and economic environment of the community. Hotel dining, night clubs, bars and restaurants which serves alcohol enhances the hospitality and tourism industry in Anchorage, and provide eating places for local residents and nearby employees. Another of the Plan's stated economic development goals are "Business Support and Development: a quality of life and a financial climate that encourages businesses to start up, expand or relocate in Anchorage (p. 41).

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

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

This standard is met.

The B-2B Central Business District provides for alcoholic beverage sales through the conditional use permit process: AMC 21.40.160.D.13 *Liquor stores, restaurants, tearooms, cafes, private clubs or lodges, and other*

places serving food or beverages involving the retail sale, dispensing or service of alcoholic beverages in accordance with section 21.50.160.

The parcel is a conforming lot of record and meets the minimum area and width requirements. The building complies with height and lot coverage requirements. There are no parking requirements in the B-2B District. AO 2004-54 and AO 2005-91 exempted Block 80 AOT and the south one-half of Block 70 AOT from public facilities site selection, site plan review and project landscaping provisions of Title 21.

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

This standard is met.

The B-2B District is intended to create financial, office and hotel areas surrounding the predominately retail and public institutional core of the central business district. The district also permits secondary retail and residential uses (intended to support other downtown activities).

Restaurants serving no alcohol are a permitted principal use in the B-2B. Restaurants serving hard alcohol are a conditional use in the B-2B and require Assembly approval through the conditional use process in accordance with AMC 21.40.160.D.13 and 21.50.160. A restaurant licensed to sell beer and wine for consumption only on the licensed premises is subject to the administrative site plan review standards in AMC 21.50.500 and exempt from the conditional use requirements of 21.50.160, provided the principal and accessory uses are permitted non-residential uses in accordance with 21.50.160.I.

The surrounding downtown uses include a new convention center, performing arts center, municipal and state offices, public parking garages, transit center, hotels, banks, bars and restaurants, retail stores and general office buildings.

D. *Will not have a permanent negative impact on the items listed below substantially greater than that anticipated from permitted development:*

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

This standard is met.

The petition site is located in the Downtown and is zoned B-2B: the B-2B has no parking requirement. There are two public

parking garages to the west at West 6th and G Street, and the WildFin is located on the ground floor of the new state parking garage. There is an established system of sidewalks on both sides of the streets in the Downtown area. The Public Transit Depot is located at the southwest corner of Sixth and G Street.

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

This standard is met.

The addition of a beverage dispensary license for a restaurant on the petition site will not impact public services. Water and sewer are available on site. Roads and trails are not affected.

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

This standard is met.

The addition of a beverage dispensary license for a restaurant will not cause any environmental pollution.

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

This standard is met.

The zoning, land use and the general area land use will not change as a result of this conditional use permit for a beverage dispensary license for a restaurant.

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.**

AMC 21.50.160.B asks that a list of all alcohol licenses located within a minimum of 1,000 feet of the proposed conditional use be provided. The

following thirty-eight (38) licenses are located within 1,000 feet of this location: twenty-two (22) beverage dispensary licenses (including one tourism and three duplicates), thirteen (13) restaurant licenses, two (2) brewpub licenses, one (1) package store license. Approving this beverage dispensary use and license will add the 23rd beverage dispensary license within this 1,000 foot radius.

Name	Address	License Number	Type of License
Muffin Man Café 817	817 W. 6 th Avenue	4449	Restaurant/Eating Place
Yamaya Restaurant	825 W. 6 th Avenue	3728	Restaurant/Eating Place
CRUSH	343 West 6 th Avenue #1	4780	Restaurant/Eating Place
Cyrano's	413 D Street	2724	Restaurant/Eating Place
Alaska Salmon Chowder House	443 W. 4 th Avenue	3434	Restaurant/Eating Place
Phyllis's Café	436 D Street	3266	Restaurant/Eating Place
Ginger	425 W. 5 th Avenue	2925	Restaurant/Eating Place
Uncle Joe's Pizzeria	428 G Street #D	3847	Restaurant/Eating Place
Downtown Deli	525 W. 4 th Avenue	327	Restaurant/Eating Place
Café Savannah	508 W. 6 th Avenue	4295	Restaurant/Eating Place
Kumagoro	533 W. 4 th Avenue	2276	Restaurant/Eating Place
Marx Brothers Café at the Museum	121 W. 7 th Avenue	4008	Restaurant/Eating Place
Gumbo House	611 W. 9 th Avenue	4275	Restaurant/Eating Place
Anchorage Marriott Hotel	820 W. 7 th Avenue	3945	Beverage Dispensary -Tourism
Solstice Cafe	720 W. 5 th Avenue	847	Beverage Dispensary
Sullivan's	320 W. 5 th Avenue	3412	Beverage Dispensary

Steakhouse	Unit C100		Duplicate
Avenue Bar	338 W. 4 th Avenue	1184	Beverage Dispensary
Panhandle Bar	312 W. 4 th Avenue	825	Beverage Dispensary
Club Paris	417 W. 5 th Avenue	258	Beverage Dispensary
The Anchor	712 W. 4 th Avenue	3607	Beverage Dispensary
Rumrunner's Old Time Towne Bar	415 E Street	4157	Beverage Dispensary
Darwin's Theory	426 G Street	987	Beverage Dispensary
SMG of Alaska Wm. A. Egan Civic Center	621 W. 6 th Avenue	4455	Beverage Dispensary
4 th Avenue Theatre	630 W. 4 th Avenue	3518	Beverage Dispensary
Glacier BrewHouse	737 W. 5 th Avenue #110	3978	Beverage Dispensary
Restaurante' Orso	737 West 5 th Ave	4258	Beverage Dispensary Duplicate
William A. Egan Civic & Convention Center	555 W. 5 th Avenue	3234	Beverage Dispensary Duplicate
515 Club	515 W. 4 th Avenue	398	Beverage Dispensary
F Street Station	325 F Street	762	Beverage Dispensary
Clarion Suites Hotel	325 W. 8 th Avenue	3851	Beverage Dispensary -Tourism
Bernie's Bungalow Lounge	626 D Street	4425	Beverage Dispensary -Duplicate
Bernie's Bungalow Lounge	626 D Street	3781	Beverage Dispensary
McGinleys Alaskan Pub	645 G Street Suite 101	4545	Beverage Dispensary
Humpy's Great Alaskan Alehouse	610 W. 6 th Avenue	3427	Beverage Dispensary
Subzero	612 F Street	4261	Beverage Dispensary

			-Duplicate
Glacier Brew House	737 W. 5 th Avenue #110	3985	Brewpub
Orso Ristorante	737 W. 5 th Avenue #540	4258	Brewpub
Grape Expectations	510 W. 6 th Avenue	4779	Package Store

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

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

- B. Training. If application is made for issue, renewal or transfer of a beverage dispensary license, restaurant or eating place license, or package store license, whether the applicant can demonstrate prospective or continued compliance with a Liquor "Server Awareness Training Program approved by the State of Alaska alcoholic Beverage Control Board, such as or similar to the program for techniques in alcohol management (T.A.M.). Until such plan is approved, training by a licensee's employees in the T.A.M. shall constitute compliance with this ordinance.**

All employees working in the package store will be trained in accordance with the T.A.M. training.

- 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 conditional use application is for a beverage dispensary license and use in a restaurant at this location. This is not a new license: it is a transfer of an existing license, a transfer of ownership and location. License#4745 is being transferred from Anchorage BBQ, Inc dba Anchorage BBQ with a No Premise address/status, to WildFin, LLC dba WildFin, located at 517 W. 7th Avenue Suite 100. The transfer license will be #4846. The Assembly protested the license at a recent meeting pending a conditional use review by the Assembly.

- 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 restaurant and parking lot will be well lighted. A manager will be on the floor at all times of operation. There will be on site security cameras.

At the time this report was prepared no written comment had been received from the Police Department.

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

This standard is met.

There are no delinquent Personal Property Taxes & or Real Property Taxes owing at this time according to the Treasury Division.

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

minors or intoxicated persons, committing serious violations of State law relevant to public health or safety, or other actions within the knowledge and control of the operator which place the public health or safety at risk. In determining if a pattern of practices injurious to public health or safety exists, the Assembly may consider criminal convictions, credible proof of illegal activity even if not prosecuted, police reports, testimony presented before the Assembly, written comments submitted prior to or during the public hearing, or other evidence deemed to be reliable and relevant to the purpose of this subsection.

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 all persons appearing to be under 30 years of age will be asked for identification. Employees will patrol the street frontages of the building, as needed, to ensure the minimization of loitering.

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

This form was not requested of this applicant.

RECOMMENDATION:

This application for a final conditional use for alcoholic beverages in the B-3 District for a package store generally meets the required standards of Title 21 and Title 10, and AMC 21.50.160, and the Department recommends approval.

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.
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-2B District for a Beverage Dispensary Use in a restaurant per AMC 21.40.160 D.13 for approximately 11,645 SF gross area (licensed premises) located on the ground floor (street level) of the Atwood Parking Center, with the main entry off 7th Avenue and a bar entry off of "F" Street.
4. AO 2004-54 and AO 2005-91 exempted the subject property from site plan review and project landscaping provisions of Title 21. There are no required parking requirements in the B-2B District.
5. On-premise sale of alcohol beverages will be seven days a week from 11:30 AM to 2:00 AM, as permitted per the Alaska Alcoholic Beverage Control Board requirements. Alcoholic beverage sales will constitute approximately twenty-five (25) percent to the ratio of seventy-five (75) percent food sales.
6. Upon demand the applicant shall demonstrate compliance with a liquor "Server Awareness Training Program approved by the State of Alaska alcoholic Beverage Control Board, such as or similar to the program for techniques in alcohol management (T.A.M.).
7. The use of the property by any person for the permitted purposes shall comply with all current and future federal, state and local laws and regulations including but not limited to laws and regulations pertaining to the sale, dispensing, service and consumption of alcoholic beverages 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.
8. 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.

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LOCATION MAPS

2009-001



Municipality of Anchorage
Planning Department

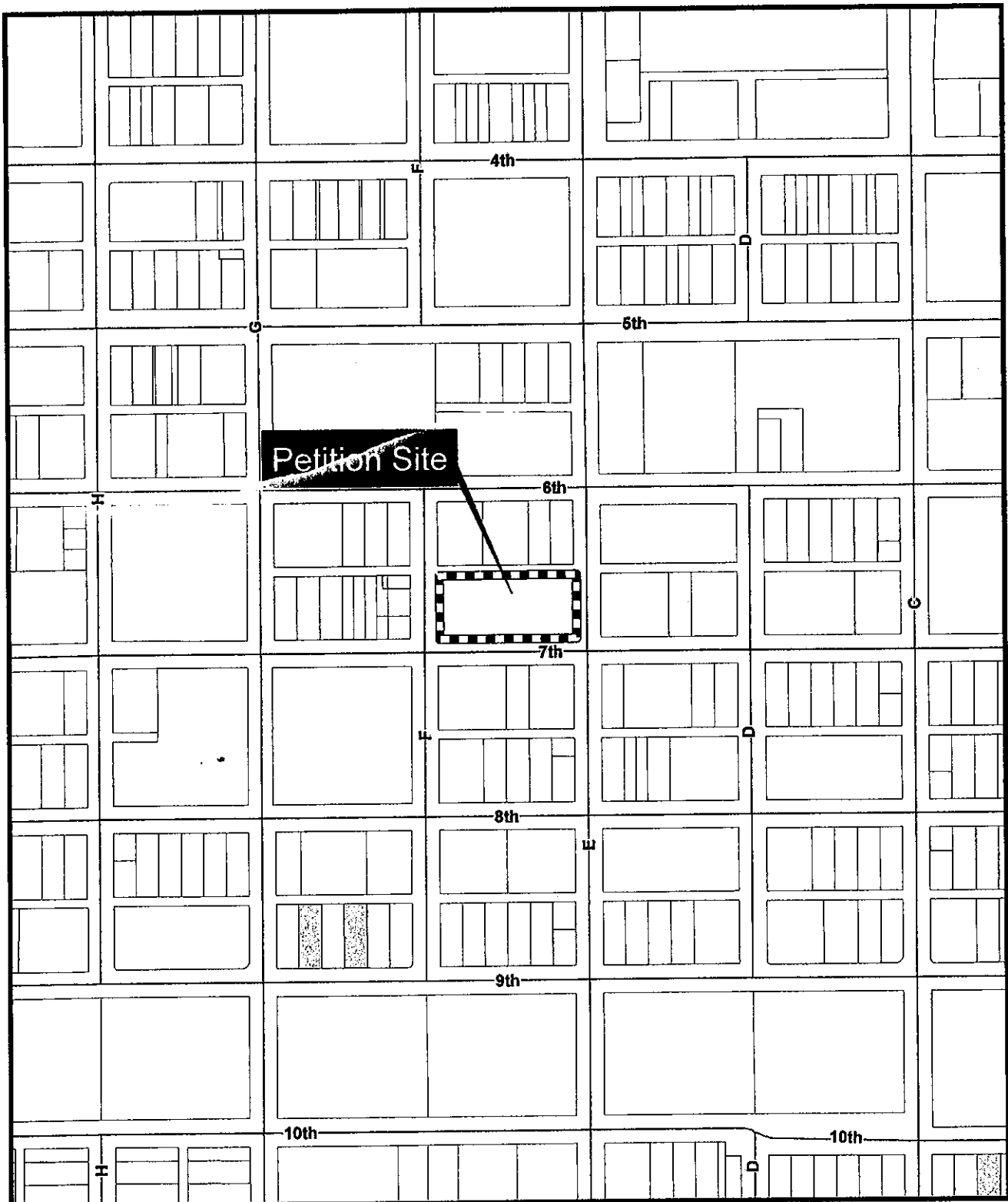
Date: November 17, 2008

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


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2009-001



Municipality of Anchorage
Planning Department
Date: November 17, 2008

 Mobile Home Park
 Multi-Family
 Single Family

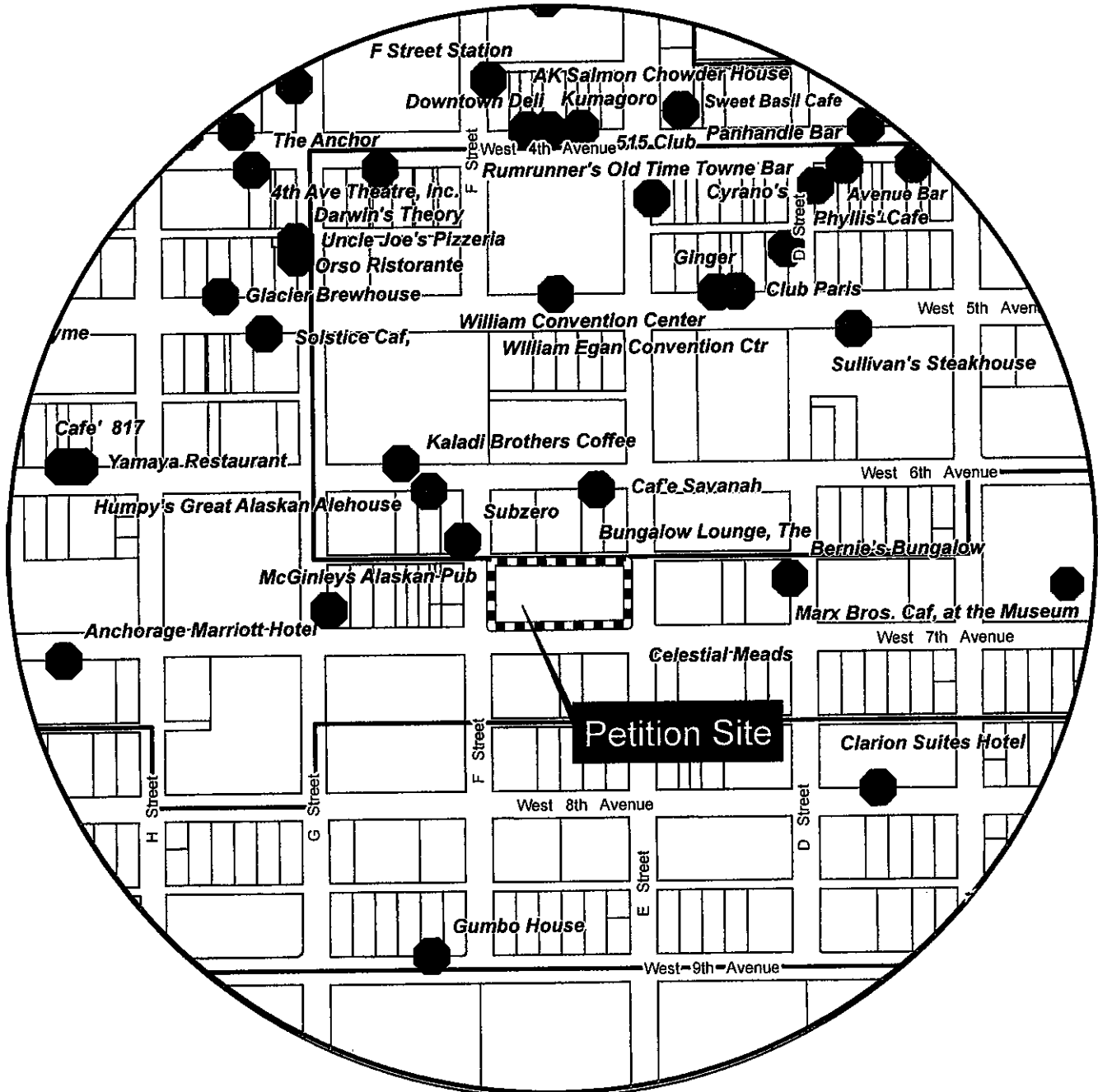
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Feet



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2009-001

● EXISTING LIQUOR LICENSES WITHIN 1000'



Municipality of Anchorage
Planning Department

Date: November 17, 2008

0 150 300 600
Feet



Alcohol Existing License List Report

Case Number: 2009-001 Description: 1000'

Parcel Business Name	Parcel Owner Name Applicant Name	Parcel Owner Address Business Address	City Lic. Number	State Lic. Zone	Zip Lic. Type
00103403000 Cafe' 817	NOVOSAD MARK S Muffin Man & Co., Inc.	817 W 6TH AVE 817 W 6th Ave	ANCHORAGE 4449	AK B2B	99501 Restaurant/Eating Place
00103404000 Yamaya Restaurant	YAMADA MASAHIDE & KAZUKO Yamada, Masahide & Kazuko	4100 NORTH STAR ST 825 W 6th Ave	ANCHORAGE 3728	AK B2B	99504 Restaurant/Eating Place
00105455000 Anchorage Marriott Hotel	COLUMBIA PROPERTIES Columbia Properties Anchorage	740 CENTRE VIEW BLVD 820 W 7th Ave	CRESTVIEW 3945	KY B2B	41017 Beverage Dispensary Tour
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 CRUSH	NORTHWESTERN SIMON INC CRUSH, LLC	PO BOX 6120 343 West 6th Avenue #1	INDIANAPOLIS 4780	IN B2A	46206 Restaurant/Eating Place
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 118	AK B2A	99501 Beverage Dispensary
00210328000 Panhandle Bar	PAPAGIANNIS KONSTANTINOS & BJV, Inc.	KARAPANOU 3-5 312 W 4th Ave	ANCHORAGE 815	AK B2A	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 Cafe	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

<u>Parcel</u> _____ Business Name	<u>Parcel Owner Name</u> _____ Applicant Name	<u>Parcel Owner Address</u> _____ Business Address	<u>City</u> _____ Lic. Number	<u>State</u> _____ Lic. Zone	<u>Zip</u> _____ Lic. Type
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
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
00210528000 The Anchor	GRAHAM PROPERTIES LLC The Anchor LLC	3780 LINCOLN ELLSWORTH CT # 712 W 4th Ave	ANCHORAGE 3607	AK B2B	99517 Beverage Dispensary
00210540000 Rumrunner'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 Uncle Joe's 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 Restaurant' 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

<u>Parcel</u> ---	<u>Parcel Owner Name</u> -	<u>Parcel Owner Address</u>	<u>City</u> ---	<u>State</u> --	<u>Zip</u> ---
Business Name	Applicant Name	Business Address	Lic. Number	Lic. Zone	Lic. Type
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
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 Clarion 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 Humpy's Great Alaskan Alehouse	GORBUSCHA LLC Hook, Line & Sink, Inc.	610 W 6TH AVE 610 W 6th Ave	ANCHORAGE 3427	AK B2A	99501 Beverage Dispensary
00211376000 Subzero	PIONEERS OF ALASKA Hook Line & Sink	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
00211380000 Grape Expectations	VARGAS ALEX 50% & Grape Expectations LLC	PO BOX 111846 510 West 6th Avenue	ANCHORAGE 4779	AK B2A	99511 Package Store

2

COMMENTS

Municipality of Anchorage
Treasury Division
Memorandum

RECEIVED

NOV 19 2008

MUNICIPALITY OF ANCHORAGE
PLATTING DIVISION

Date: November 17, 2008
To: Rich Cartier, Planning Dept.
From: Diana Flavin, Revenue Officer
Subject: Liquor License Conditional Use Comments

Request for conditional use permit 2009-001 for WildFin, LLC., located at
737 W. 5th Ave., Anchorage, AK.

I find no outstanding taxes on this account and have no reason to protest it.

Fire plan review has submitted comments on the following plats:

S11711-1	Sandy Beach Sub	No Objection
2007-077-2	Green Sub.	No Objection
2008-150	Tract A Lancaster Sub	No Objection
2008-151	Tract D Knik View Estates Sub	No Objection
S11592-5	Scenic Park View Sub	No Objection
S11714-1	Timberlane Park # 1	No Objection
S11715-1	Fire Lake Heights Sub	No Objection
S11713-1	Allen Combs Sub	No Objection
2009-001	OT blk 70, 517 W 7th	No Objection

Fire

RECEIVED

NOV 14 2008

**MUNICIPALITY OF ANCHORAGE
PLATTING DIVISION**

3

APPLICATION

Application for Conditional Use Retail Sale Alcoholic Beverages

Municipality of Anchorage
Planning Department
P.O. Box 196650
Anchorage, AK 99519-6650

Please fill in the information asked for below.

PETITIONER*	PETITIONER REPRESENTATIVE (IF ANY)
Name (last name first) <i>WildFin, LLC</i>	Name (last name first) <i>The Law Offices of Ernout & Coffey, P.C.</i>
Mailing Address <i>737 W. 5th Avenue Anchorage, Alaska 99501</i>	Mailing Address <i>3606 Rhone Circle, Suite 110 Anchorage, Alaska 99508</i>
Contact Phone: Day: <i>992-3761</i> Night: <i>same</i>	Contact Phone: Day: <i>274-3385</i> Night: <i>N/A</i>
FAX: <i>792-3740</i>	FAX: <i>274-4258</i>
E-mail: <i>N/A</i>	E-mail: <i>sernout@eclawfirm.net</i>

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

PROPERTY INFORMATION
Property Tax # (000-000-00-000): <i>002-113-70-00010 002-114-49</i>
Site Street Address: <i>517 W. 7th Avenue, Suite 100, Anchorage, Alaska, 99501</i>
Property Owner (if not the Petitioner): <i>State of Alaska Dept. of Administration & Facilities</i>
Current legal description: (use additional sheet in necessary) <i>See attached.</i>
Zoning: <i>B2B</i> Acreage: Grid # <i>SW1330</i>

ALCOHOLIC BEVERAGE CONTROL BOARD LICENSE PROPOSED		
<input checked="" type="checkbox"/> Beverage Dispensary <input type="checkbox"/> Beverage Dispensary-Tourism <input type="checkbox"/> Brew Pub <input type="checkbox"/> Package Store	<input type="checkbox"/> Private Club <input type="checkbox"/> Public Convenience <input type="checkbox"/> Recreational <input type="checkbox"/> Restaurant	<input type="checkbox"/> Restaurant, exempt <input type="checkbox"/> Theater <input type="checkbox"/> Other (Please explain):
Is the proposed license: <input type="checkbox"/> New <input checked="" type="checkbox"/> Transfer of location: ABC license number: Transfer license location: <i>No premise.</i> Transfer licensed premises doing business as: <i>Anchorage BBQ</i>		

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

Date <i>7/14/08</i>	Signature (Agents must provide written proof of authorization) <i>[Signature]</i>
Accepted by: <i>MA</i>	Poster & Affidavit: Fee: <i>\$4000.00</i> Case Number: <i>025</i>

COMPREHENSIVE PLAN INFORMATION

Anchorage 2020 Urban/Rural Services: ☒ Urban ☐ Rural

Anchorage 2020 West Anchorage Planning Area: ☐ Inside ☐ Outside

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

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

DOWNTOWN CENTRAL BUSINESS DIST

Eagle River-Chugiak-Peters Creek Land Use Classification:

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

Girdwood-Turnagain Arm

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

ENVIRONMENTAL INFORMATION (All or portion site affected)

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

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

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

DOCUMENTATION

Required: ☒ 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.

10/9/08

Date

Jean M. My, State of Alaska

Signature

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

FACILITY OPERATIONAL INFORMATION

What is the proposed or existing business name (Provide both if name is changing):

WildFin

What is the gross leaseable floor space in square feet?

11,645

What is the facility occupant capacity?

397

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

85

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

216 (Banquet rooms = 20, outside Patio 32)

What will be the normal business hours of operation?

Monday - Sunday 11:30 a.m. - 2:00 a.m.

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

Same as above

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

25 % Alcoholic beverage sales

75 % Food sales

Type of entertainment proposed: (Mark all that apply)

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

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

DISTANCE FROM CHURCHES, DAY CARE, AND SCHOOLS

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

Name

Address

None.

PACKAGE STORES

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

N/A % less than \$5.00

N/A % \$5.00 to \$10.00

N/A % \$10.00 to \$25.00

N/A % 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 attached narrative.

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

See attached narrative.

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 attached narrative.

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 attached narrative.

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

See attached narrative.

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

See attached narrative.

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

See attached narrative.

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? ☐

Within 1,000 feet of your site are how many active liquor licenses? *Approximately 10*

How would you rate this area's license concentration on a scale of 1 to 5 with 5 = high *3-4*

How many active liquor licenses are within the boundaries of the local community council? *>25*

In your opinion, is this quantity of licenses a negative impact on the local community? *No.*

Training. If application is made for issue, renewal or transfer of a beverage dispensary license, restaurant or eating place license, or package store license, whether the applicant can demonstrate prospective or continued compliance with a Liquor "Server Awareness Training Program approved by the State of Alaska Alcoholic Beverage Control Board, such as or similar to the program for techniques in alcohol management (T.A.M.). Until such plan is approved, training by a licensee's employees in the T.A.M. shall constitute compliance with this ordinance.

How many employees in direct contact with alcohol will be trained in accordance with the Alcoholic Beverage Control Board's Liquor Server Awareness Training Program?

All employees in direct contact with alcohol will be TAM trained.

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

- | | | |
|---|--|---|
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | Happy hours? |
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | Games or contests that include consumption of alcoholic beverages? |
| <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No | Patron access and assistance to public transportation? |
| <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No | Notice of penalties for driving while intoxicated posted or will be posted? |
| <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No | Non-alcoholic drinks available to patrons? |
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | Solicitation or encouragement of alcoholic beverage consumption? |

Public safety. When application is made for the renewal or transfer of location or transfer of ownership of a beverage dispensary license restaurant or eating place license, or package store license, the Assembly shall consider whether the operator can demonstrate the ability to maintain order and prevent unlawful conduct in a licensed premises. In determining the operator's demonstrated ability to maintain order and prevent unlawful conduct, the Assembly may consider police reports, testimony presented before the Assembly, written comments submitted prior to or during the public hearing, or other evidence deemed to be reliable and relevant to the purpose of this subsection. For purposes of this section and Section 10.50.035 "licensed premises" shall include any adjacent area under the control or management of the licensee.

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

See attached narrative.

outside facility:

See attached narrative.

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

LEGAL DESCRIPTION

The North One-Half (N1/2) of Lot 7, the South One-Half (S1/2) of Lot 7, all of Lot 8, the West 25 feet of Lot 9, the East 10 feet of Lot 11, the West 40 feet of Lot 11, the north 90 feet and the South 50 feet of Lot 12, all in Block 70, ORIGINAL TOWNSITE OF ANCHORAGE, together with Lots 9A and 10A, Block 70, ORIGINAL TOWNSITE OF ANCHORAGE SUBDIVISION, according to Plat Number C-254A situated in the Anchorage Recording District, Third Judicial District, State of Alaska.

STANDARDS FOR CONDITIONAL USE APPROVAL
BEVERAGE DISPENSARY LIQUOR LICENSE FOR
WILDFIN, LLC

LOCATION AND DESCRIPTION OF PLANNED USE

WildFin, LLC, dba WildFin is making application for a conditional use permit to allow "on premises" alcohol sales at the downtown Anchorage location of 517 W. 7th Avenue, Suite 100. The location of the proposed licensed premise is located on the ground level of the multi level parking deck utilized for the new Convention Center. The use of this location for the operation of a beverage dispensary liquor license in an upscale restaurant and bar is consistent with the Anchorage 2020 Comprehensive Plan as set out in the policies discussed below.

A. Explain how the proposed conditional use furthers the goals and policies of the Anchorage 2020 Comprehensive Plan and conforms to the Comprehensive Development Plan in the manner required by AMC 21.05.

The proposed conditional use to allow WildFin, LLC to operate a beverage dispensary license at this location is consistent with the goals and policies of the Anchorage 2020 Comprehensive Plan. This location is in the heart of what the Plan calls a major employment center and a redevelopment/mixed use area in downtown Anchorage. This particular area of downtown Anchorage is well defined with compact employment centers as defined by 2020 including retail businesses, many large business office buildings. The 2020 Plan seeks to increase employment in this area in the future. A mix of supportive retail uses such as and upscale restaurant propose here, office buildings, other drinking places, and shopping are important to the development of the major employment centers in Anchorage and is encouraged in the 2020 Plan.

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

The proposed conditional use for WildFin conforms to the standards of Title 21 as well as the Anchorage 2020 Comprehensive Plan in all respects.

The Anchorage 2020 Comprehensive Plan does not specifically address the sale of alcoholic beverages in the community. However, the Municipality does call for the development of location standards and criteria for retail sales/service of alcoholic beverages.

The standards for a conditional use for alcoholic beverage sales and consumption are found in AMC 21.50.160 and in 21.50.020.

The proposed conditional use conforms to all Title 21 standards and is consistent with the Comprehensive Plan. My client is available to meet with the Downtown Community Council to discuss their new business at any time. The operation of an upscale restaurant and professional bar with the service of alcohol is consistent with the code and the Petitioner expects the conditional use to be supported by the local community.

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.

The proposed conditional use to allow WildFin to operate a beverage dispensary liquor license at this location is compatible with the existing and planned land uses. This location is in the middle of a redevelopment/mixed use area in downtown Anchorage. The planned land use for this location includes a mix of supportive retail uses such as restaurants, office buildings, drinking places, and shopping. Medium to high density residential mixed use areas have been designated near the major employment centers to provide opportunities for people to live close to work and be within walking distance to other supportive businesses in the area such as a quality restaurant and bar proposed here.

D. Explain how the proposed conditional use will not have a permanent negative impact on the items listed below substantially greater than that anticipated from permitted development.

1. Pedestrian and Vehicular Traffic Circulation and Safety.

The restaurant and bar is located at 517 W. 7th Avenue, Suite 100 in a convenient location that is more than sufficient in regard to accommodating vehicular and pedestrian traffic circulation and safety. People Mover bus stops are located throughout downtown Anchorage for the convenience of their bus-riding customers. The site plan also provides for adequate on street parking that encompasses all of downtown Anchorage.

2. Demand For and Availability of Public Services and Facilities.

The following public services currently exist at WildFin:

1. Public utilities (sewer and water, waste collection, electricity, natural gas)
2. Police and Fire protection as provided by the Municipality of Anchorage
3. Public bus transportation is available to patrons of the bar and restaurant through People Mover with multiple pick-up locations to choose from in very close proximity.

There are no additional infrastructure requirements for any public services or facilities.

3. Noise, air, water, or other pollution.

WildFin is committed to the operation of its facility in an environmentally responsible way. There will be no pollution other than the normal storage and removal of trash. State of the art equipment, cooking devices, and ventilation will be employed to insure that both visitors and neighbors alike will not be impacted by the restaurant's operations.

4. Maintenance of compatible and efficient development patterns and land use intensities.

The maintenance of compatible and efficient development patterns and land use intensities does not apply to this conditional use permit. Due to the fact that the general land use and zoning will not change as a result of an approval of a minor amendment the conditional use permit.

E. Public Safety

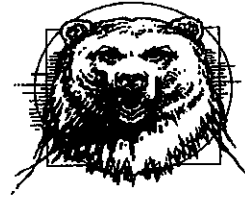
What are the proposed precautions to maintain order and prevent unlawful conduct at the licensed premises?

Inside Facility:

All servers will be TAM certified. WildFin employees will be instructed to ask for the identification of all persons appearing to be under 30 years of age. Employees who violate this policy will be terminated and will be instructed so upon employment. Further, managers and all servers will be trained and reminded to assess the condition of drinkers as enumerated in the TAM training to prevent the service of alcohol to drunken persons.

Outside Facility:

Further, for the protection of patrons, WildFin employees will patrol the street frontages of the building, as needed, to ensure the minimization of loitering. My clients will work with surrounding tenants, neighbors, neighboring community councils and service patrols to combat any problems that arise in or near the facility.



ORSO

Brews Brothers, LLC
737 West 5th Ave.
Anchorage, AK 99501
Phone (907) 792-3761 Fax (907) 792-3740

WildFin SeaGrill

WildFin SeaGrill is an inviting and convivial gathering place. It is comfortable in the present. At the same time it honors rich traditions of the Alaskan past.

As different as the BrewHouse is from ORSO, WildFin will be distinctly set apart from the two.

To most WildFin is familiar and accommodating, yet there is something about it; unique, novel, and singularly distinctive. Maybe it's the combination of the rustic beams and columns or the detailing in the wainscote and other paneling. It could be the comforting glow of onyx and other rich stones in candlelight, or the inviting warmth of the fireplace in the bar. The highly professional yet unassuming and friendly staff engages guests in a charming way. It could be that, or the wine list and today's fresh Seafood that take old and new to a level above. At WildFin it's simply about making people feel good.

Above all WildFin SeaGrill will be Alaska's premier seafood restaurant. Summer months will be filled with the bounty of Alaska: Salmon, Halibut, Shrimp, Oysters, and Crab will dominate the daily menu. During the winter months WildFin will switch to the warmer waters of Hawaii and South America and give Alaskan Residents the tastes of a warm winter dining experience. The menu will also include other proprietary selections from Umpqua Valley Lamb, to Brant Beef; there will be a focus on fresh, wild, and natural in all of our food offerings.

To be the premier Seafood Restaurant in Alaska would not be complete without a large back bar featuring the finest American Whiskeys, single malt Scotch, as well as the finest Vodkas and Gins in the world. These will all be hand mixed by highly trained Bartenders with house made mixers. A large wine list is also a must, 150+ of the world's finest wines, as well as a few fun choices for after dinner relaxation. WildFin will not disappoint the beverage expert.

The expected opening date for WildFin is April 20th, 2008.

Glacier BrewHouse ORSO WildFin SeaGrill
Brews Brothers, LLC
Distinctive Alaskan concepts

WILDFIN SEA GRILL AND MOOSE BAR

FRESH OYSTERS & CRAB

Oyster Sampler.....	EACH	2.25
PLEASE ASK YOUR SERVER ABOUT OUR FRESH OYSTER SELECTION		
Oven Roasted Oysters ...	HALF-DOZEN 12.00.....DOZEN	20.00
Alaskan King Crab Martini		13.50
King Crab Tempura	WITH ASIAN DIPPING SAUCE.....	12.50
Chilled Alaskan King Crab Sections (NO SHELL)		
.....	QTR POUND	11.00
.....	HALF POUND	20.00
.....	WHOLE POUND	40.00

COLD APPETIZERS

House Pickled Salmon or Halibut	10.95
Hawaiian Ahi Poke	WITH RICE CRACKERS..... 7.95
Wild Louisiana Shrimp Cocktail	8.50
Sweet Small Cocktail Shrimp	7.50
Wicked Side Stripes	11.50

COLD SEAFOOD TOWERS

SHRIMP, KING CRAB, OYSTERS, SNOW CRAB, SMOKED
SALMON, PICKLED HALIBUT
Sleeping Lady \$52.50 Denali \$94.75

HOT APPETIZERS

King Crab Dip	12.95
Mini King Crab Cakes	10.95
Wood Roasted Mussel's	WITH ANDOUILLE SAUSAGE..... 11.95
Calms with Garlic Shallot Cream	12.50
Coconut Macadamia Crusted Shrimp	11.50
Fried Calamari	9.95
Not Your Mama's Fish Sticks	8.95

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Baby Romaine Wedge	WITH BUTTERMILK BACON DRESSING..... 6.00
Field Greens Salad	3.50
Caesar Salad	5.00
Spinach with Blue Cheese	6.00
Romaine Hearts	WITH ONIONS, ROASTED TOMATO & MOZZARELLA..... 7.50
Big F's King Crab Chowder	6.00
Fish Chowder	(TOMATO SEAFOOD BROTH)..... 5.00
French Onion	7.00

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Alder Wood Plank Roasted Alaskan Salmon	28.95
Broiled Hawaiian Ahi Tuna	SEARED RARE..... 26.50
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Deep Fried Alaskan Cod	WITH FRIES AND SLAW..... 18.95
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Alaskan Snow Crab	(2 POUNDS)..... 28.95

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CREAMED PEAS	5.00	RICE PILAF.....	5.00
MASHED YUKON GOLDS	5.00	BRAISED VEGETABLES.....	5.00
FRENCH FRIES.....	5.00	BLACK BEAN SALSA	5.00

GIFT CARDS AVAILABLE

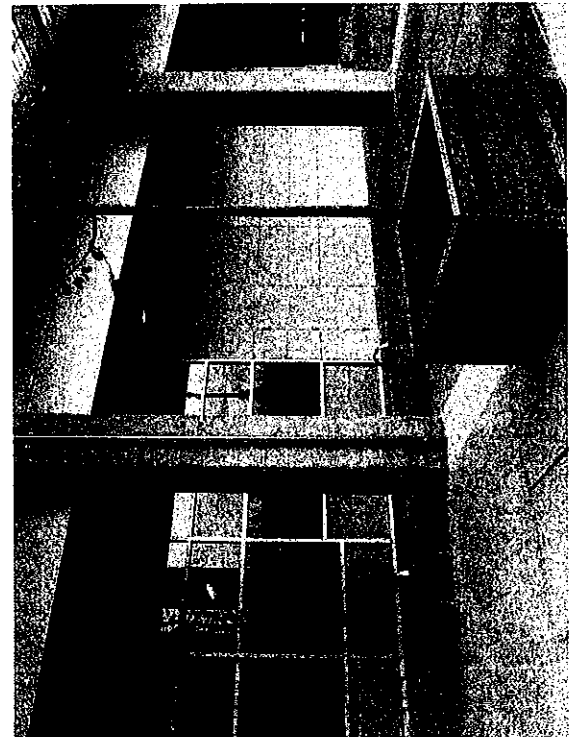
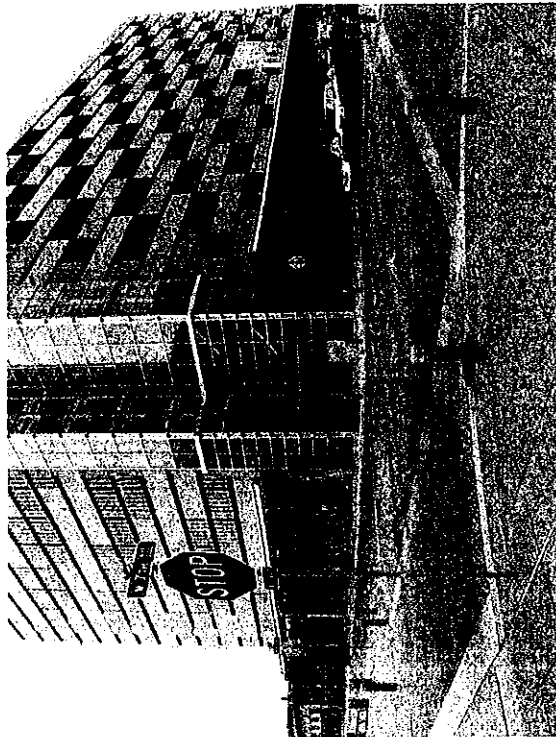
CARRY-OUT AVAILABLE

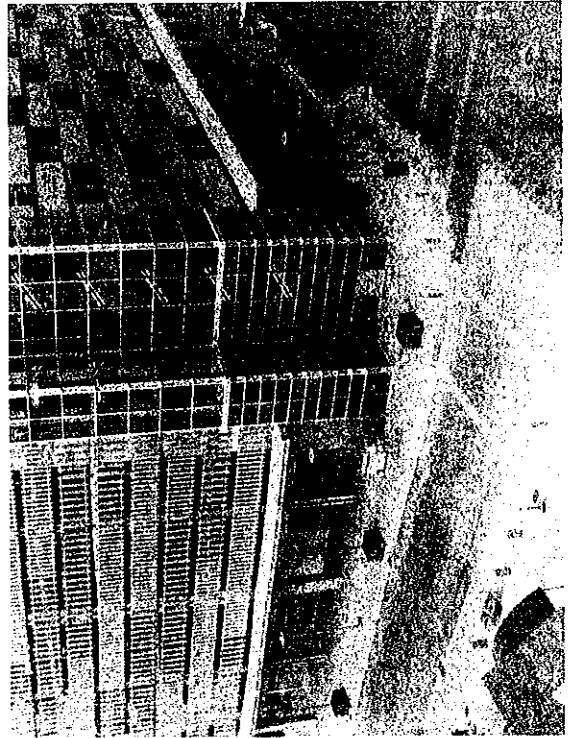
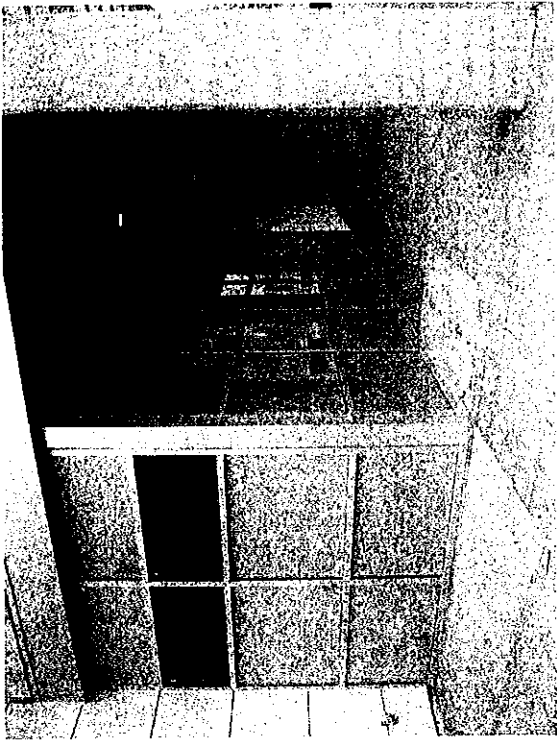
18% GRATUITY ADDED TO PARTIES OF EIGHT OR MORE.

ANCHORAGE, AK

995 01

Please visit our web site: www.wildfinak.com





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

Transfer 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 _____
X Full 2-year period Mo/Day Mo/Day

SECTION A - LICENSE INFORMATION. Must be completed for all types of applications.			FEES	
License Year: 2008/2009	License Type: Beverage Dispensary	Statute Reference	License Fee: \$1,250.00	
		Sec. 04.11.090	Filing Fee: \$ 100.00	
License #: 4745			Fingerprint: N/A (\$59 per person)	
Local Governing Body: (City, Borough or Unorganized)	Community Council Name(s) & Mailing Address:		Total Submitted: \$ 1,350.00	
Municipality of Anchorage	Downtown Community Council Paul Nangle, President 101 Christensen Drive Anchorage, Alaska 99501			
Federal EIN or SSN: 20-8826290				
Name of Applicant (Corp/LLC/LP/LLP/Individual/Partnership):	Doing Business As (Business Name):	Business Telephone Number:		
WildFin, LLC	WildFin	(907) 792-3761		
		Fax Number:		
		(907) 792-3740		
Mailing Address:	Street Address or Location of Premise:		Email Address:	
737 W. 5 th Avenue	517 W. 7 th Avenue Suite 100 Anchorage, Alaska 99501		N/A	
City, State, Zip:				
Anchorage, Alaska 99501				
SECTION B - TRANSFER INFORMATION.				
X Regular Transfer		Name and Mailing Address of Current Licensee:		
<input type="checkbox"/> Transfer with security interest: Any instrument executed under AS 04.11.670 for purposes of applying AS 04.11.360(4)(b) in a later involuntary transfer, must be filed with this Application (15 AAC 104.107). Real or personal property conveyed with this transfer must be described. Provide security interest documents.		Anchorage BBQ, Incorporated 136 E South Temple #1650, Salt Lake City, UT 84111		
<input type="checkbox"/> Involuntary Transfer. Attach documents which evidence default under AS 04.11.670.		Business Name (dba) BEFORE transfer:		
		Anchorage BBQ		
		Street Address or Location BEFORE transfer:		
		No Premise.		
SECTION C - PREMISES TO BE LICENSED. Must be completed for RELOCATION applications.				
Closest school grounds: Avail 9-12 (0.24 miles)	Distance measured under: X 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: All Saints Episcopal Church (0.07)	Distance measured under: X 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:		X Not applicable		
<input type="checkbox"/> Proposed building <input type="checkbox"/> Existing facility X New building		X Plans submitted to Fire Marshall (required for new & proposed buildings) X Diagram of premises attached		
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?				
X Yes <input type="checkbox"/> No If Yes, complete the following. Attach additional sheets if necessary.				
Name	Name of Business	Type of License	Business Street Address	State
Robert Acree	Glacier Brewhouse and Orso	BDL	737 W. 5h Avenue, Suite 110 Anchorage, AK 99501	Alaska
James C. Anderson	Glacier Brewhouse and Orso	BDL	737 W. 5h Avenue, Suite 110 Anchorage, AK 99501	Alaska
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?				
<input type="checkbox"/> Yes X No If Yes, attach written explanation.				

Office use only

Date Approved

Director's Signature

Liquor License

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

Name of Entity (Corporation/LLC/LLP/LP) (or N/A if an Individual ownership): WildFin, LLC		Telephone Number: (907) 792-3761	Fax Number: (907) 792-3740
Corporate Mailing Address: 737 W. 5th Avenue	City: Anchorage	State: Alaska	Zip Code: 99501
Name, Mailing Address and Telephone Number of Registered Agent: James Andersson, 737 W. 5th Avenue, Anchorage, Alaska 99501 (907) 792-3791		Date of Incorporation OR Certification with DCED: April 2, 2007	State of Incorporation: Alaska
Is the Entity in compliance with the reporting requirements of Title 10 of the Alaska Statutes? X 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
James C. Anderson	Member	50%	6644 McGill Way Anchorage, AK 99502 (907) 792-3791	(907) 792-3791	10/20/55
Robert B. Acree	Member	50%	P.O. Box 241826 Anchorage, AK 99524	(907) 792-3799	04/19/51

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

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

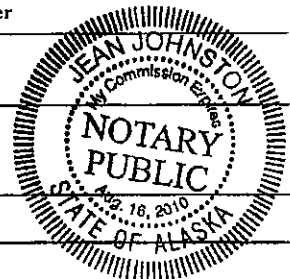
Name: Address:	Applicant <input type="checkbox"/> Affiliate <input type="checkbox"/>	Name: Address:	Applicant <input type="checkbox"/> Affiliate <input type="checkbox"/>
Home Phone: Work Phone:	Date of Birth:	Home Phone: Work Phone:	Date of Birth:
Name: Address:	Applicant <input type="checkbox"/> Affiliate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

Declaration

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

Signature of Licensee(s)	Signature of Transferee(s)
Signature	Signature
Signature	Signature
Name & Title (Please Print) John B. Prince, President/Director	Name & Title (Please Print) James Anderson, Member & Bob Acree, Member
Subscribed and sworn to before me this day of	Subscribed and sworn to before me this 18 th day of September, 2008
Notary Public in and for the State of Utah	Notary Public in and for the State of Alaska
My commission expires:	My commission expires: 8/16/10

Transfer App 11/05



Liquor License

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

Name of Entity (Corporation/LLC/LLP/LP) (or N/A if an Individual ownership): WildFin, LLC		Telephone Number: (907) 792-3761	Fax Number: (907) 792-3740
Corporate Mailing Address: 737 W. 5th Avenue	City: Anchorage	State: Alaska	Zip Code: 99501
Name, Mailing Address and Telephone Number of Registered Agent: James Anderscon, 737 W. 5th Avenue, Anchorage, Alaska 99501 (907) 792-3791		Date of Incorporation OR Certification with DCED: April 2, 2007	State of Incorporation: Alaska
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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
James C. Anderson	Member	50	6644 McGill Way Anchorage, AK 99502 (907) 792-3791	(907) 792-3791	10/20/55
Robert B. Acree	Member	50	P.O. Box 241826 Anchorage, AK 99524	(907) 792-3799	04/19/51
		70			

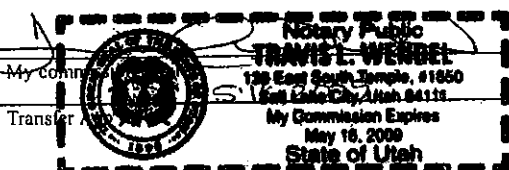
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Name: Address: Home Phone: Work Phone:	Applicant <input type="checkbox"/> Affiliate <input type="checkbox"/> Date of Birth:	Name: Address: Home Phone: Work Phone:	Applicant <input type="checkbox"/> Affiliate <input type="checkbox"/> Date of Birth:
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- I agree to provide all information required by the Alcoholic Beverage Control Board in support of this application.

Signature of Licensee(s) Signature	Signature of Transferee(s) Signature
Signature	Signature
Name & Title (Please Print) John B. Prince, President/Director	Name & Title (Please Print) James Anderson, Member & Bob Acree, Member
Subscribed and sworn to before me this <u>13</u> day of <u>SEPTEMBER</u> , 2008	Subscribed and sworn to before me this day of
Notary Public in and for the State of Utah	Notary Public in and for the State of Alaska
My commission expires May 18, 2009	My commission expires:



STATE OF ALASKA
ALCOHOLIC BEVERAGE CONTROL BOARD
APPLICATION FOR RESTAURANT DESIGNATION PERMIT - AS 04.16.049 & 15 AAC 104.715-794
FEE: \$50.00

The granting of this permit allows access of persons under 21 years of age to designated licensed premises for purposes of dining, and persons under the age of 19 for employment. If for employment, please state in detail, how the person will be employed, duties, etc. (13 AAC 104.745).

This application is for designation of premises where : (please mark appropriate items).

- 1 ☒ Under AS 04.16.010(c) Bona fide restaurant/eating place.
- 2 ☒ Persons between 16 & 21 may dine unaccompanied.
- 3 ☒ Persons under 16 may dine accompanied by a person 21 years or older.
- 4 ☒ Persons between 16 and 19 years may be employed. (See note below).

LICENSEE: WildFin, LLC

D/B/A: WildFin

ADDRESS: 517 W. 7th Avenue, Suite 100, Anchorage, Alaska 99501

1. Hours of Operation: 11:30a.m. to 2:00a.m. Telephone # (907) 792-3761
2. Have police ever been called to your premises by you or anyone else for any reason: ☐ Yes ☒ No
If yes, date(s) and explanation(s).

3. Duties of employment: Wait staff, kitchen staff, janitorial, host(ess)

4. Are video games available to the public on your premises? No.

5. Do you provide entertainment: ☒ Yes ☐ No If yes, describe. Recorded music.

6. How is food served? ☒ Table Service ☐ Buffet Service ☐ Counter Service ☐ Other*

7. Is the owner, manager, or assistant manager always present during business hours? ☒ Yes ☐ No

*** A MENU AND A DETAILED LICENSED PREMISES DIAGRAM MUST ACCOMPANY THIS APPLICATION ***

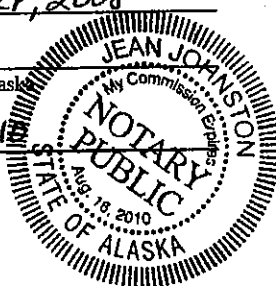
This permit remains in effect until the liquor license is transferred OR at the discretion of the Alcoholic Beverage Control Board.
(13 AAC 104.795)

I certify that I have read AS 04.16.049, AS 04.16.060, 13 AAC 104.715-795 and have instructed my employees about provisions contained therein.

[Signature]
Applicant(s) signature

Subscribed and sworn to before me this
18th day of September, 2008

[Signature]
Notary Public in and for Alaska
My Commission expires 8/16/10



[Signature]
Application approved (13 AAC 104.725(e))
Governing Body Official

Date: _____

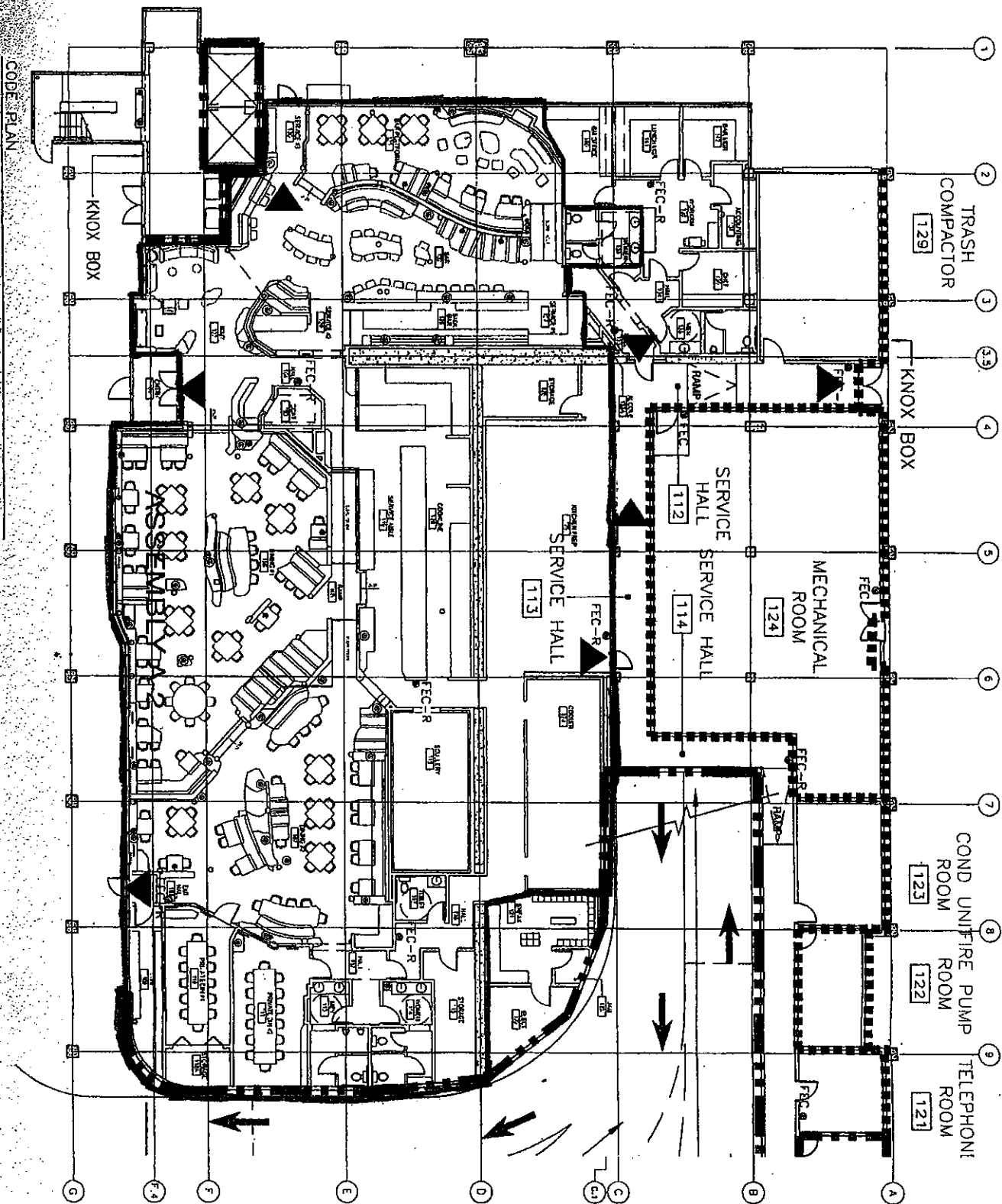
Director, ABC Board

Date: _____

NOTE: AS 04.16.049(c) requires that written parental consent and an exemption by the Department of Labor must be provided to the licensee by the employee who is under 19 years of age. Persons 19 and 20 years of age are not required to have the consent or exemption.

* Describe how food is served on back of form.

PREMISES DIAGRAM
 FOR RESTAURANT DESIGNATION
 WILDFIN, LLC DBA WILDFIN
 Location: 517 W. 7th Ave., Suite 100, Anchorage, AK 99501



WILDFIN SEA GRILL AND MOOSE BAR

FRESH OYSTERS & CRAB

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PLEASE ASK YOUR SERVER ABOUT OUR FRESH OYSTER SELECTION		
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CARRY-OUT AVAILABLE

18% GRATUITY ADDED TO PARTIES OF EIGHT OR MORE.

ANCHORAGE, AK

99501

Please visit our web site: www.wildfinak.com

**STATE OF ALASKA
ALCOHOLIC BEVERAGE CONTROL BOARD**

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

POSTING AFFIDAVIT

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

1. b. Posting of application for transfer of a Beverage Dispensary liquor license
currently issued to Anchorage BBQ, Incorporated whose business name (d/b/a)
is Anchorage BBQ located at a No Premise.

OR

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

September 19th, 2008 to September 28th, 2008.

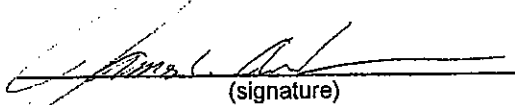
Prior to the filing of said application, a true copy of the application was posted at the following described locations: (name and address of location)

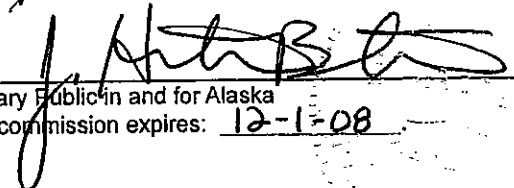
2. a. Location of premises to be licensed 517 W. 7th Avenue, Suite 100, Anchorage, Alaska 99501.
b. Other conspicuous location in the area US Post office 333 W. 4th Ave. Anchorage, AK 99501

*** 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.
3. c. ☐ does not apply (application filed under AS 04.11.400(d)(e)(g) or transfer of license holder or location within an incorporated city or unified municipality or organized borough).
d. ☐ established village.

SUBSCRIBED and SWORN to me this 29th day of September, 2008.


(signature)


Notary Public in and for Alaska

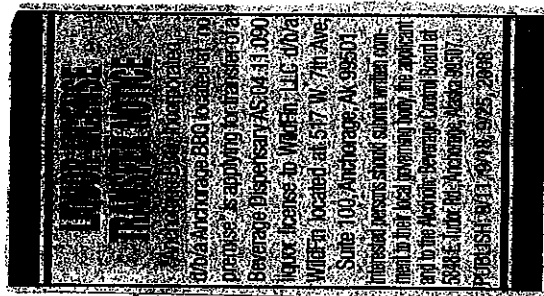
My commission expires: 12-1-08

ANCHORAGE PUBLISHING, CO.

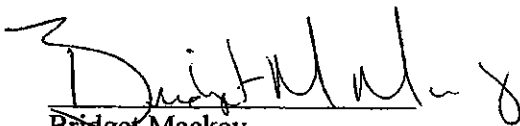
540 E. Fifth Avenue

Anchorage, Alaska 99501

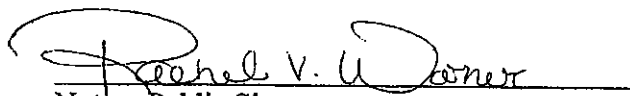
Phone: 561-7737 Fax: 561-7777



I, Bridget Mackey, advertising representative for Anchorage Publishing, Co., verify that the liquor license transfer notice for Anchorage BBQ appeared in the September 11, September 18, and September 25, 2008 Issues of the Anchorage Press Newspaper.


Bridget Mackey

Subscribed and sworn to me in the Municipality of Anchorage, in the state Alaska, on this 30th day of September, 2008


Notary Public Signature

November 2nd 2011
Commission Expires



State of Alaska
Department of Commerce, Community, and
Economic Development
Division of Banking, Securities and Corporations

CERTIFICATE
OF
AMENDMENT
Name Change

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

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

WildFin, LLC
Formerly,
AF and G, LLC

and attaches hereto the original copy of the Articles of Amendment.



IN TESTIMONY WHEREOF, I execute this certificate and
affix the Great Seal of the State of Alaska on June 19, 2008

Emil Notti

Emil Notti
Commissioner



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

Date Filed: 05/12/2008 12:00 AM
State of Alaska
Department of Commerce

ARTICLES OF AMENDMENT (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 amendment.

1. Name of the Company (as it is currently stated on the Certificate of Organization): **AF and G, LLC** Alaska Entity #: **107611**

2. Amended Name of Company (if changing the name of the company):
WildFin, LLC

3. Date of Organization:
04/02/2007

4. Amendments to the Articles of Organization are as follows:

Name change only.

Attach an additional 8½" x 11" page for continuation of previous article and/or additional articles. Please indicate which article you are continuing.

5. Date the amendment(s) to the Articles of Organization were adopted:

01/01/2008

Signature of Manager, Member or Attorney-in-Fact	Printed Name	Title	Date
	Bob Acree	Member	05/29/2008

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 the Articles of Amendment and the \$25.00 filing fee (in U.S. dollars) to:

State of Alaska
Corporations Section
PO Box 110808
Juneau AK 99801

For additional information or forms please visit our web

State of Alaska
Filing Changes 1 Page(s)



T0817244034

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

AF and G, 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 April 2, 2007.

Emil Notti

Emil Notti
Commissioner



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

Date Filed: 04/02/2007 11:50 AM
Effective Date: 04/03/2007 12:00 AM
State of Alaska
Department of Commerce

ARTICLES OF ORGANIZATION
Online Filing
(Domestic Limited Liability Company)

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

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

AF and G, LLC

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

Full Service Restaurant

Article 3. Registered Agent Name and Address:

Name:	James Anderson
Mailing Address:	737 W 5th Avenue Anchorage, AK 99501
Physical Address if Mailing Address is a Post Office Box:	

Article 4. Duration:

Check this box if the duration is perpetual: ☒

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

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

Article 6. Optional Provisions:

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

Name of Organizer

Online Signature of Organizer

James Anderson

James Anderson

Date Submitted Online

April 2, 2007

POSTING AFFIDAVIT

RECEIVED

DEC 03 2008

PLANNING DEPARTMENT



AFFIDAVIT OF POSTING

CASE NUMBER: 2009-001

I, Jean Johnston 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 1/6/09. The notice was posted on 12/3/08 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 3rd day of December, 2008

Signature

LEGAL DESCRIPTION

Tract ~~1~~ 1

Block 70

Subdivision ANCHORAGE TOWNSITE

5

HISTORICAL INFORMATION



Municipality of Anchorage

Building Safety Division



ZONING COMMENTS

Reviewed by: **CALHOUN, SONNET L.**

Phone: 343-8379

Fax: 249-7489

Permit #: **06 6172**

Changeorder #: 0

Date:

Lot:

Block: 70

Tract: 1

Subdivision: ORIGINAL TOWNSITE

Project: ATWOOD BUILDING PARKING CENTER

Contact:	Name:	Phone:	Fax:
OWNER	ALASKA HOUSING FINANCE CORP		
ARCHITECT/DESIGNER	KOONCE PFEFFER	() 274-7443	() 274-7443
CONTACT PERSON	JON BUSH	(907)562-2336	
GENERAL CONTRACTOR	DAVIS CONSTRUCTORS & ENGINEERS, INC. *R	(907)562-2336	(907)562-3620

Plan Review Comments:

1. COMMENTS 11/30/06 MK STATUS: RESOLVE CORRECTIONS

08/03/07 Conformed drawings approved by Deb Agler on 05/31/07 -mgm

2. REQUIRES PUBLIC WORKS, STORM WATER, RIGHT OF WAY AND TRAFFIC ENGINEERING REVIEW. storm water approved 12/12/06 approved public works & storm water; traffic ok to shell only MK 2/22/07

3. APPROVED BY ORDINANCE WHICH EXEMPTS THE CONDITIONAL USE AND URBAN DESIGN COMMITTEE REVIEW REQUIREMENTS. MK

AO 2025-91

PARCEL INFORMATION

APPRAISAL INFORMATION

Legal ORIGINAL
BLK 70 TR 1

Parcel 002-114-49-000
Owner ALASKA HOUSING FINANCE CORP

01

Descr PARKING GARAGE/DECK
Site Addr 517 W 7TH AVE

% PTP MANAGEMENT INC
550 W 7TH AVE STE 130
ANCHORAGE AK 99501 3552

RELATED CAMA PARCELS

Related Parcel(s)	XRef Type	Leased Parcels
00211355000	C	
00211356000	C	

Cross Reference (XRef) Type Legend

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

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

REZONE

2009-001

Case Number 2009-001 # of Parcels 1 Hearing Date 11/06/2008
Case Type Assembly conditional use for an alcoholic beverage dispensary use
Legal A conditional use for an alcohol beverage dispensary use for WildFin SeaGrill Restaurant & Bar. Original Townsite, Block 70, Tract 1. Generally located north of W. 7th Avenue, east of F Street, west of E Street and south of W. 6th Avenue.

PLAT

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

PERMITS

06-6172
07-5921
07-5939
08-5074

Permit Number 06 6172
Project ATWOOD BUILDING PARKING CENTER
Work Desc new construction of 10 story parking structure
Use COMBINED

BZAP

Action No.
Action Date
Resolution Status
Type

ALCOHOL LICENSE

Business Address Applicants Name
License Type Conditions
Status

PARCEL INFORMATION

OWNER
 ALASKA HOUSING FINANCE CORP
 % PTP MANAGEMENT INC
 550 W 7TH AVE STE 130
 ANCHORAGE AK 99501 3552
 Deed 2006 0023405
 CHANGES: Deed Date Apr 13, 2006
 Name Date Oct 20, 2006
 Address Date Jan 19, 2007

PARCEL
 Parcel ID 002-114-49-000
 Status
 Renumbr ID 000-000-00-00000
 Site Addr 517 W 7TH AVE
 Comm Concl DOWNTOWN
 Comments REF 002-113-55 THRU 64 NOW 002-114-49 (06-137)
 # 01

TAX INFO
 2008 Tax 0.00 Balance 0.00 District 001

LEGAL
 ORIGINAL
 BLK 70 TR 1
 Unit SQFT 42,010
 Plat 060137
 Zone B2B Grid SW1330

HISTORY

	Year	Building	Land	Total
Assmt Final	2006	0	0	0
Assmt Final	2007	30,500	1,890,500	1,921,000
Assmt Final	2008	12,730,700	2,310,600	15,041,300
Exemptions	STATE			15,041,300
State Credit				0
Tax Final				0

PROPERTY INFO

#	Type	Land Use
01	COMMERCIAL	PARKING GARAGE/DECK

SALES DATA

Mon	Year	Price	Source	Type

LAND & COMMON PARCEL INFORMATION

APPRAISAL INFORMATION

Legal ORIGINAL
BLK 70 TR 1

Parcel 002-114-49-000 # 01 of 01

Owner ALASKA HOUSING FINANCE CORP

% PTP MANAGEMENT INC
550 W 7TH AVE STE 130
ANCHORAGE AK 99501

Site Addr 517 W 7TH AVE

LAND INFORMATION

Land Use PARKING GARAGE/DECK
Class COMMERCIAL
Living Units 000
Community Council 006 DOWNTOWN
Entry: Year/Quality 11 2006 LAND ONLY
08 2002 EXTERIOR
Access Quality GOOD
Access Type
Leasehold (Y=Leasehold)
Drainage GOOD
Front Traffic MEDIUM
Street PAVED CURB & GUTTER
Topography EVEN LEVEL
Utilities PUBLIC WATER PUBLIC SEWER
Wellsite N
Wet Land

CONDOMINIUM INFORMATION

Common Area 0
Undivided Interest 0.00

COMMERCIAL INVENTORY

APPRAISAL INFORMATION

Legal ORIGINAL
BLK 70 TR 1

Parcel 002-114-49-000 # 01 of 01

01

Owner ALASKA HOUSING FINANCE CORP

Site Addr 517 W 7TH AVE

% PTP MANAGEMENT INC
550 W 7TH AVE STE 130
ANCHORAGE AK 99501

Prop Info # PARKING GARAGE/DECK

BUILDING INFORMATION

Structure Type PARKING GARAGE

Property Information # 01

Building SQFT 17,987

Building Number 01

Year Built 2008

Effective Year Built 2008

Identical Units 01

Grade A

Number of Units 836

INTERIOR DATA

Floor	Level	Partitions	Heat System	Air Conditioner	Plumbing	Physical Condition	Functional
01	01	NORMAL	NONE	NONE	ADEQUATE	NORMAL	NORMAL
01	01	NORMAL	HOT AIR	CENTRAL	ADEQUATE	NORMAL	NORMAL
01	01	NORMAL	HOT AIR	CENTRAL	ADEQUATE	NORMAL	NORMAL
01	01	NORMAL	HOT AIR	CENTRAL	ADEQUATE	NORMAL	NORMAL
02	02	NORMAL	NONE	NONE	ADEQUATE	NORMAL	NORMAL
03	09	NORMAL	NONE	NONE	ADEQUATE	NORMAL	NORMAL
10	10	NORMAL	NONE	NONE	ADEQUATE	NORMAL	NORMAL

EXTERIOR DATA

Floor	Level	Size	Perim	Use Type	Hgt	Wall Type	Const Type
01	01	14,942	477	PARKING GARAGE	14	NONE	FIREPROOF
01	01	3,192	147	MULTI-USE SALES	14	GLASS & STEEL	FIREPROOF
01	01	9,510	311	MULTI-USE SALES	14	GLASS & STEEL	FIREPROOF
01	01	5,285	287	MULTI-USE SALES	14	GLASS & STEEL	FIREPROOF
02	02	24,535	851	PARKING GARAGE	12	NONE	FIREPROOF
03	09	35,400	861	PARKING GARAGE	10	NONE	FIREPROOF
10	10	35,400	861	PARKING UPPER DECK	00	NONE	FIREPROOF

BUILDING OTHER FEATURES - ATTACHED IMPROVEMENTS

Type	Qty	Size1	Size2
SPRINKLER DRY	01	28,710	1

OTHER BUILDINGS AND YARD IMPROVEMENTS

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

BUILDING PERMIT INFORMATION

APPRAISAL INFORMATION

Legal ORIGINAL
BLK 70 TR 1

Parcel 002-114-49-000

01 of 01

01

#

Owner ALASKA HOUSING FINANCE CORP

Prop Info # PARKING GARAGE/DECK
Site Addr 517 W 7TH AVE

% PTP MANAGEMENT INC
550 W 7TH AVE STE 130
ANCHORAGE AK 99501

BUILDING PERMITS

Permit # 06 6172

07 5921

07 5939

Class Type C

Class Use COMBINED

Date Nov 20, 2006

Address 517 W 7TH AVE.

Cond Occ/Occ 20080930 | 20080930

Certification

Contract Type OWNER

Name ALASKA HOUSING FINANCE CORP

E-mail

Phone () -

Fax () -

Address 4300 BONIFACE PARKWAY

City/State/Zip ANCHORAGE AK 99504-0000

Project ATWOOD BUILDING PARKING CENTER

Sewer / Water

Work Type COMBINED

Work new construction of 10 story parking structure

Description

CASES

2009-001

Case Number 2009-001

of Parcels 1

Hearing Date Thursday, November 06, 2008

PERMIT COMMENT

OWNER HISTORY

APPRAISAL INFORMATION

Legal ORIGINAL
BLK 70 TR 1

Parcel 002-114-49-000

01 of 01

01

#

Property Info # Descr PARKING GARAGE/DECK

Site Address 517 W 7TH AVE

Current 04/13/06

ALASKA HOUSING FINANCE CORP

% PTP MANAGEMENT INC

550 W 7TH AVE STE 130

ANCHORAGE

AK 99501 3552

3rd

2952 0000 07/19/96

RENN COMPANY INC

% RAINIER PROPERTIES #5208

3161 ELLIOTT DRIVE

SEATTLE

WA 98121

Prev

2006 0016 03/16/06

ANCHORAGE COMMUNITY DEV
AUTHORITY

700 W 6TH AVENUE #206

ANCHORAGE

AK 99501

4th

2230 0000 01/15/92

ANCHORAGE DOWNTOWN INC

1100 5TH AVENUE S

UNIT 201

NAPLES

FL 33940

2nd

2005 0063 09/07/05

MCKINLEY PROPERTIES INC

3161 ELLIOTT AVENUE #200

SEATTLE

WA 98121

5th

1539 0000 02/24/87

SNOWVIEW INC

C/O GUESS & RUDD

SUITE 700

510 L STREET

ANCHORAGE

AK 99501

Content ID: 007184**Type:** AR_AllOther - All Other Resolutions

A RESOLUTION OF THE ANCHORAGE MUNICIPAL ASSEMBLY APPROVING AN ALCOHOLIC BEVERAGES CONDITIONAL USE IN THE B-2B (CENTRAL BUSINESS DISTRICT, INTERMEDIATE) FOR A RESTAURANT BEVERAGE DISPENSARY USE AND LICENSE NUMBER 4846 PER AMC 21.40.160 D.13,

Title: FOR WILDFIN LLC, DBA WILDFIN SEA GRILL RESTAURANT, LOCATED AT 517 WEST 7TH AVENUE, SUITE 100, BLOCK 70, TRACT 1, ANCHORAGE TOWNSITE PER PLAT 2006-137; GENERALLY LOCATED ON THE NORTH SIDE OF WEST 7TH AVENUE BETWEEN "E" AND "F" STREETS.
(Downtown Community Council) (Case 2009-001)

Author: weaverjt

Initiating Dept: Planning

Description: A RESOLUTION OF THE ANCHORAGE MUNICIPAL ASSEMBLY APPROVING AN ALCOHOLIC BEVERAGES CONDITIONAL USE IN THE B-2B (CENTRAL BUSINESS DISTRICT, INTERMEDIATE) FOR A RESTAURANT BEVERAGE DISPENSARY USE

Date Prepared: 12/4/08 9:14 AM

Director Name: Tom Nelson

Addnl Dept Review ?: No

Assembly Meeting Date: 1/6/09

Public Hearing Date: 1/6/09

Workflow Name	Action Date	Action	User	Security Group	Content ID
Clerk_Admin_SubWorkflow	12/5/08 10:00 AM	Exit	Heather Handyside	Public	007184
MuniMgrCoord_SubWorkflow	12/5/08 10:00 AM	Approve	Heather Handyside	Public	007184
MuniManager_SubWorkflow	12/5/08 10:00 AM	Approve	Heather Handyside	Public	007184
ECD_SubWorkflow	12/4/08 10:18 AM	Approve	Tawny Klebesadel	Public	007184
Planning_SubWorkflow	12/4/08 9:57 AM	Approve	Tom Nelson	Public	007184
AllOtherARWorkflow	12/4/08 9:18 AM	Checkin	Jerry Weaver Jr.	Public	007184