

CLERK'S OFFICE
AMENDED AND APPROVED
Date: 6-14-11
Submitted by: Chair of the Assembly at the
Request of the Mayor
Prepared by: Community Development
Department
For reading June 14, 2011

Anchorage, Alaska
AR 2011-156 As Amended

**A RESOLUTION OF THE ANCHORAGE MUNICIPAL ASSEMBLY
APPROVING AN ALCOHOLIC BEVERAGES CONDITIONAL USE FOR A
PACKAGE STORE USE AND LICENSE NUMBER 5054 IN THE B-3
(GENERAL BUSINESS) DISTRICT, FOR NW ALASKA PROPERTIES LLC.,
DBA UNWINED; LOCATED AT 751 EAST 36TH AVENUE, SUITE 113, ON
SLM SUBDIVISION, BLOCK 5 LOT 7; GENERALLY LOCATED WEST OF
OLD SEWARD HIGHWAY AND NORTH OF EAST 36TH AVENUE.**

(Midtown Community Council) (Case 2011-051)

THE ANCHORAGE ASSEMBLY RESOLVES:

Section 1. A conditional use permit for an Alcoholic Beverages Conditional Use for a new Package Store Use and License Number 5054 in the B-3 (General Business) district for NW Alaska Properties LLC., dba Unwined; located at 751 East 36th Avenue Suite 113, on SLM Subdivision, Block 5 Lot 7; generally located west of Old Seward Highway and north of East 36th Avenue, generally meets the applicable provisions of AMC 21.15.030, AMC 21.40.180D.8 and AMC 21.50.160.

Section 2. This conditional use is approved subject to the following conditions:

1. A Notice of Zoning Action shall be filed with the District Recorder's Office within 120 days of the Assembly's approval for this new package store use and license in the B-3 District.
2. All uses shall conform to the plans and narrative submitted with this conditional use application.
3. This alcoholic beverages conditional use approval is for a Package Store Use and License #5045 in the B-3 (General Business) district per AMC 21.15.030, AMC 21.40.180D.8 and AMC 21.50.160 for approximately 1,005 square feet of gross leasable area located in the 15,932 square foot building at 751 E 36th Avenue, Suite 113, on SLM Subdivision, Lot 7, Block 5 per Plat 84-441.

1 4. On-premise sale of alcohol beverages will be seven days a week as
2 permitted per the Alaska Alcoholic Beverage Control Board requirements.

3
4 5. All employees will be trained in accordance with the Alcoholic Beverage
5 Control Board's "Liquor Server Awareness Training Program." Upon demand,
6 the applicant shall demonstrate compliance with a liquor "Server Awareness
7 Training Program" approved by the State of Alaska Alcoholic Beverage Control
8 Board, such as or similar to, the program for "Techniques in Alcohol
9 Management (T.A.M.)."

10
11 **6. Requires 100% I.D. check at time of purchase of alcohol.**

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


21
22 **8.[7]** A copy of the conditions imposed by the Assembly in connection with this
23 conditional use approval shall be maintained on the premise at a location
24 visible to the public.

25
26 **Section 3.** Failure to comply with the conditions of this conditional use permit
27 shall constitute grounds for its modification or revocation.

28
29 **Section 4.** This resolution shall become effective immediately upon passage
30 and approval by the Anchorage Assembly.

31
32 PASSED AND APPROVED by the Anchorage Assembly this 14th day of
33 June, 2011.

34
35
ATTEST:


Vice Chair


Municipal Clerk

(Case 2011-051)
(Tax Parcel ID# 009-052-71)



**MUNICIPALITY OF ANCHORAGE
ASSEMBLY MEMORANDUM**

No. AM 327-2011

Meeting Date: June 14, 2011

From: MAYOR

Subject: ALCOHOLIC BEVERAGES CONDITIONAL USE FOR A PACKAGE STORE USE AND LICENSE NUMBER 5054 IN THE B-3 (GENERAL BUSINESS) DISTRICT, FOR NW ALASKA PROPERTIES LLC., DBA UNWINED; LOCATED AT 751 EAST 36TH AVENUE, SUITE 113, ON SLM SUBDIVISION, BLOCK 5 LOT 7; GENERALLY LOCATED WEST OF OLD SEWARD HIGHWAY AND NORTH OF EAST 36TH AVENUE.

1 NW Alaska Properties LLC, dba Unwined, has made application for an alcoholic
2 beverages conditional use for a Package Store Use and license #5045 in the B-3
3 district, located at 751 East 36th Avenue, Suite 113.

4
5 The petition property is a 55,247 square foot commercial lot generally located west
6 of Old Seward Highway and north of East 36th Avenue. It contains eleven retail
7 spaces in a 15,932 square foot commercial retail building (circa 2007) and a
8 parking lot.

9
10 The new package store will occupy 1,005 square feet of lease space. Hours of
11 operation are proposed to be Monday – Saturday 12:00 p.m. – 8:00 p.m.; Sunday
12 12:00 p.m. to 7:00 p.m but may operate as allowed by Municipal ordinance and
13 the Alaska Alcoholic Beverage Control Board. All employees will be trained in
14 accordance with the Alcoholic Beverage Control Board's Liquor Server Awareness
15 Training Program. A security camera will be mounted on the exterior of the shop
16 to monitor activity on the sidewalk and in the parking lot.

17
18 Within 1,000 feet of this application, there are seven (7) restaurant/eating place
19 alcoholic beverages licenses, one (1) package store license, one (1) beverage
20 dispensary license, and one (1) beverage dispensary- tourism license. There are
21 no schools or churches within 200-feet of the petition site.
22

1 There are no delinquent Personal Property Taxes or Real Property Taxes owing at
2 this time. No comments were received from the Anchorage Police Department or
3 Department of Health & Human Services at the time this report was written.
4

5 One public comment was received opposing this conditional use. The Midtown
6 Community Council did not provide comments on the conditional use at the time
7 the report was written.
8

9 **THIS ALCOHOLIC BEVERAGES CONDITIONAL USE FOR A PACKAGE**
10 **STORE USE AND LICENSE NUMBER 5045, IN THE B-3 DISTRICT**
11 **GENERALLY MEETS THE REQUIRED STANDARDS OF AMC TITLE 10 AND**
12 **TITLE 21, AND ALASKA STATUTE 04.11.150.**
13

14 Prepared by: Angela C. Chambers, AICP, Current Planning Section
15 Supervisor, Planning Division

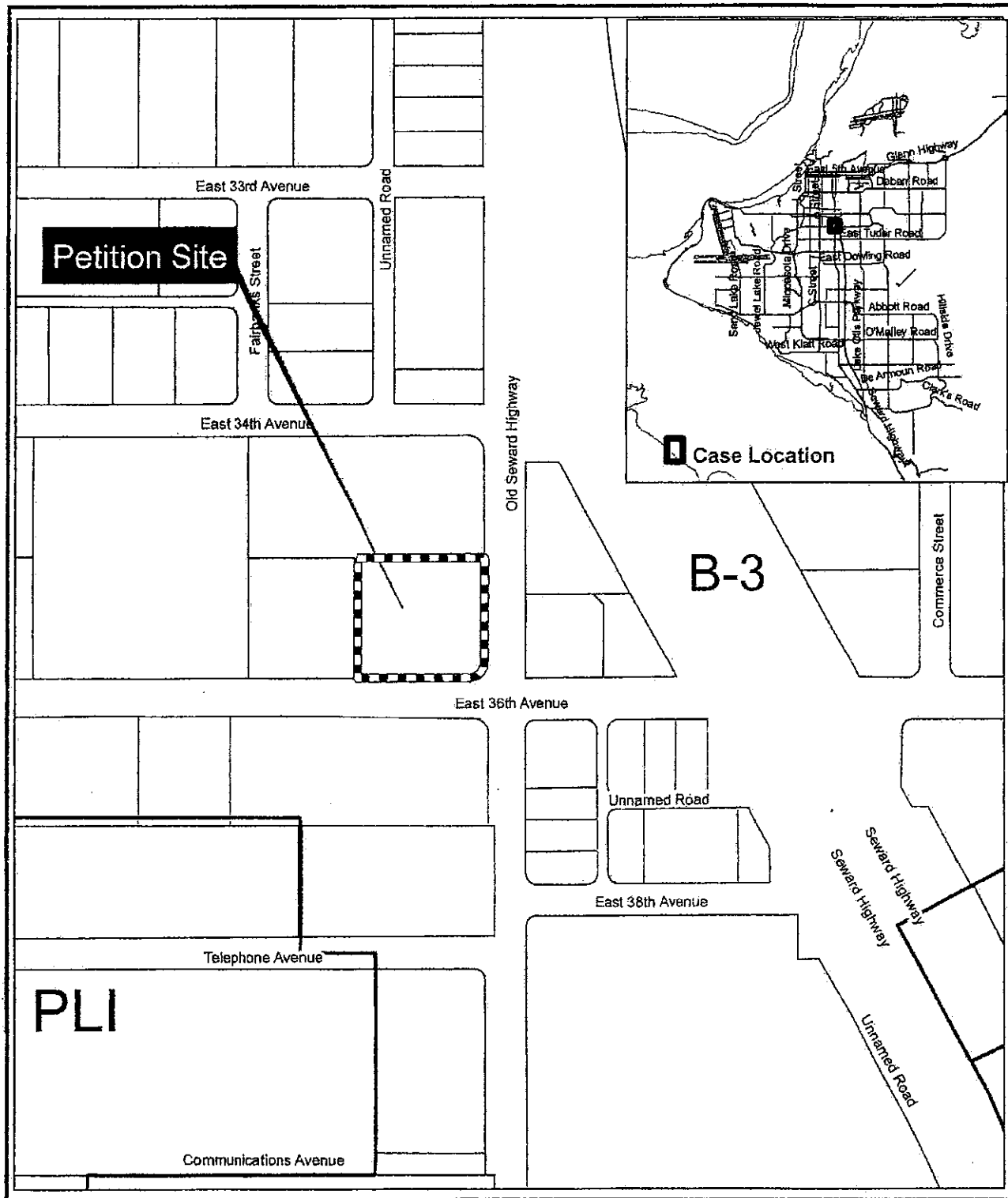
16 Approved by: Jerry T. Weaver, Jr, Director
17 Community Development Department

18 Concur: Dennis A. Wheeler, Municipal Attorney

19 Concur: George J. Vakalis, Municipal Manager

20 Respectfully submitted: Daniel A. Sullivan, Mayor

2011-051



Municipality of Anchorage
Planning Department

Date: April 07, 2011

Flood Limits
 100 Year
 500 Year
 Floodway

0 145 290 580 Feet



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

DATE: June 14, 2011

CASE NO.: 2011-051

APPLICANT: NW Alaska Properties LLC
dba Unwined

REPRESENTATIVE: Jack Nims, Owner

REQUEST: A Conditional Use for Alcoholic Beverages in the B-3
(General Business District) District for a Package Store
Use and License #5045, per AMC 21.40.180 D.8.

LOCATION: SLM Subdivision, Block 5, Lot 7, generally located west
of Old Seward Highway and north of East 36th Avenue.

STREET ADDRESS: 751 E. 36th Avenue, Suite 113

**COMMUNITY
COUNCIL:** Midtown

TAX PARCEL: 009-052-71/ Grid SW 1631

ATTACHMENTS

1. Location Map
2. Department and Public Comments
3. Application
4. Posting Affidavit

RECOMMENDATION SUMMARY:

This conditional use generally meets the required standards of AMC Title 10 and Title 21, and State Statute 04.11.150.

SITE:

Acres: 55,247 SF
Vegetation: Street landscaping
Zoning: B-3 (General Business District)
Topography: Level
Existing Use: Commercial Retail Mall

Soils: Public Sewer & Water

COMPREHENSIVE PLAN – Anchorage 2020 Plan

Classification: Major Employment Center
Redevelopment/ Mixed Use Area
Density: N/A

SURROUNDING AREA

	NORTH	EAST	SOUTH	WEST
Zoning:	B-3	B-3	B-3	B-3
Land Use:	Hotel	Banking	Vacant	Restaurant
	Extended Stay	Northrim Bank		McDonalds
	Deluxe	Business Ctr		

SITE DESCRIPTION AND PROPOSAL:

The petitioner made application to the Alcoholic Beverage Control Board for a new package store license #5045 (*NW Alaska Properties, LLC dba Unwined*), and is seeking final alcoholic beverages conditional use approval in the B-3 District for a new alcoholic beverages package store per AMC 21.40.180 D.8. The use will be a specialty wine shop.

The petitioner leases 1,005 square feet within a 15,932 square foot commercial strip mall known as the North Star Center located at 751 E. 36th Avenue. Within the mall are the following businesses: Denali Physical Therapy, Leslie Morris DC, Modern Dwellers, Johnny Chicago's, Gen-X Cleaners, Alaska Fireplace, Alaska Tobacco, Cellular Plus, Xpressions of U, and Visionary Skincare. The building/mall was constructed in 2007. The property is zoned B-3.

Hours of operation are proposed to be Monday – Saturday 12:00 p.m. – 8:00 p.m.; Sunday 12:00 p.m. to 7:00 p.m but may operate as allowed by Municipal ordinance and the Alaska Alcoholic Beverage Control Board. All employees will be trained in accordance with the Alcoholic Beverage Control Board's Liquor Server Awareness Training Program. A security camera will be mounted on the exterior of the shop to monitor activity on the sidewalk and in the parking lot.

Within 1,000 feet of this application, there are seven restaurant licenses, one package store licenses, one club license, one beverage dispensary- tourism license, and one beverage dispensary licenses. The Alcohol Existing License List reports eight restaurant licenses, but one restaurant, Café Croissant, is not located within the 1,000 foot radius. There are no schools or churches within 200 feet of this site.

PUBLIC COMMENTS:

Forty (40) public hearing notices (PHNs) were mailed on May 24, 2011. At the time this report was written one PHN was returned opposing the conditional use. No comment was received from the Midtown community council.

FINDINGS

A. Furthers 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 standard is met.

The subject property is located within an area designated as a Redevelopment/ Mixed Use Area on the Land Use Policy Map of the *Anchorage 2020 Comprehensive Plan*. According to the *Anchorage 2020 Plan*, "Redevelopment/mixed use areas are distinct sections of the Bowl where redevelopment of underutilized parcels and infill development of vacant parcels will concentrate on pedestrian-orientated residential and mixed-use development that support and connect to major employment centers...To create viable residential communities next to employment centers, additional retail and support services may be needed."

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 serve alcohol enhances the hospitality and tourism industry in Anchorage, and provides eating places for local residents and downtown employees. Another of the Plan's stated economic development goals are "Business Support and Development: a quality of life and a financial climate that encourages businesses to start up, expand or relocate in Anchorage (p. 41).

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

This standard is met.

The B-3 Business District zoning regulations allow alcoholic beverage sales through the conditional use permit process: AMC 21.40.180 D.8. Liquor stores, restaurants, tearooms, cafes, private clubs or lodges, and other places serving food or beverages involving the retail sale, dispensing or service of alcoholic beverages in accordance with section 21.50.160.

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

This standard is met.

The B-3 District is intended for general commercial uses, including retail sales of alcoholic beverages, such as package store, bars/lounges and restaurants. A package store is a compatible use with the B-3 and existing uses in area.

AMC 21.50.160.B asks that a list of all alcohol licenses located within a minimum of 1,000 feet of the proposed conditional use be provided. There are seven (7) restaurant/eating place licenses, one (1) package store licenses, one (1) club license, one (1) beverage dispensary- tourism license and one (1) beverage dispensary licenses within a 1,000-foot radius of the petition site. The Alcohol Existing License List reports eight restaurant licenses, but one restaurant, Café Croissant, is not located within the 1,000 foot radius. Approving this package store license will add a second package store license within a 1,000-foot radius of the petition site.

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

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

1. Pedestrian and vehicular traffic circulation and safety.

This standard is met.

The B-3 District provides that all required parking be provided on site. According to Municipal records the mall was constructed in 2007 and has had a variety of retail uses over the years, including restaurants. Based on the current health service, office, retail and restaurant uses on the lot a total of 59 parking spaces are required. The site has 60 spaces. There are adequate entrances and exits for vehicles to and from adjacent streets and roadways. Ingress and egress is currently off of Old Seward Highway and through thru the McDonalds site to the west. There are three bus routes (routes 2, 36, and 102) along 36th Street.

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

This standard is met.

The addition of a package store at this location will not impact public services. Electrical, water and sewer, natural gas are available on site. Road infrastructure and public transit is already in place. The petition site is within ARDSA, Police and Fire service areas.

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

This standard is met.

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

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

This standard is met.

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

In the exercise of its powers and under AS 04.11.480 and 13 AAC 104.145 to protest issue, renewal and transfer or alcoholic beverage licenses within the Municipality of Anchorage, the Assembly shall consider whether the proposed license meets each and every factor and standard set forth below.

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

Approval of this conditional use will add a second package store liquor license within 1,000-feet. Below is a complete list of alcohol licenses within 1,000 feet:

La Bodega	3801 Old Seward Hwy Suite 2	License #996	Package Store
Yen King	3501 Old Seward Highway	License #2930	Restaurant
Nino's Italian Eatery	831 E 36 th Ave	License #4576	Restaurant
Resident's Inn by Marriott	1025 E 35 th Ave	License #3934	Restaurant
Chiang Mai Ultimate Thai	3637 Old Seward Hwy	License #4459	Restaurant
Kinleys	3220 Seward Hwy	License #4664	Restaurant
Sushi & Sushi	3337 Fairbanks St	License #1866	Restaurant
Yamatoya	3700 Old Seward Hwy	License #1617	Restaurant
AMVETS Post #2	855 E 38 th Ave	License #2943	Club
The Lion's Den	1000 E 36 th Ave	License #658	Beverage Dispensary Tour
Mooses Tooth Pub	3300 Old Seward Hwy	License #3971	Beverage Dispensary

- B. Training. If application is made for issue, renewal or transfer of a beverage dispensary license, restaurant or eating place license, or package store license, whether the applicant can demonstrate prospective or continued compliance with a Liquor "Server Awareness Training Program approved by the State of Alaska Alcoholic Beverage Control Board, such as or similar to the program for techniques in alcohol management (T.A.M.). Until such plan is**

approved, training by a licensee's employees in the T.A.M. shall constitute compliance with this ordinance.

This standard is met.

The applicant states that all employees involved in the dispensing of alcoholic beverages will be trained in accordance with the T.A.M. training and hold the appropriate certificates.

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

This standard is met.

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

- 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 is met.

According to the application the petitioner states that order will be maintained by properly trained and TAM certified staff and management.

A security camera will be mounted on the exterior of the shop to monitor activity on the sidewalk and in the parking lot.

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

This standard is met.

There are no outstanding Business Personal Property taxes owing, according to the Treasury Division.

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

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

- G. Municipality of Anchorage Alcoholic Beverage Licensee Compliance Form.** In order to determine whether applicants seeking issue, renewal or transfer of alcoholic beverage licenses have complied

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

This form was not requested of this applicant.

RECOMMENDATION:

This application for a conditional use for alcoholic beverages in the B-3 District to allow a package store use and license per AMC 21.40.180 D.8 for 751 E. 36th Avenue, generally meets the required standards of AMC Title 10 and Title 21.

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

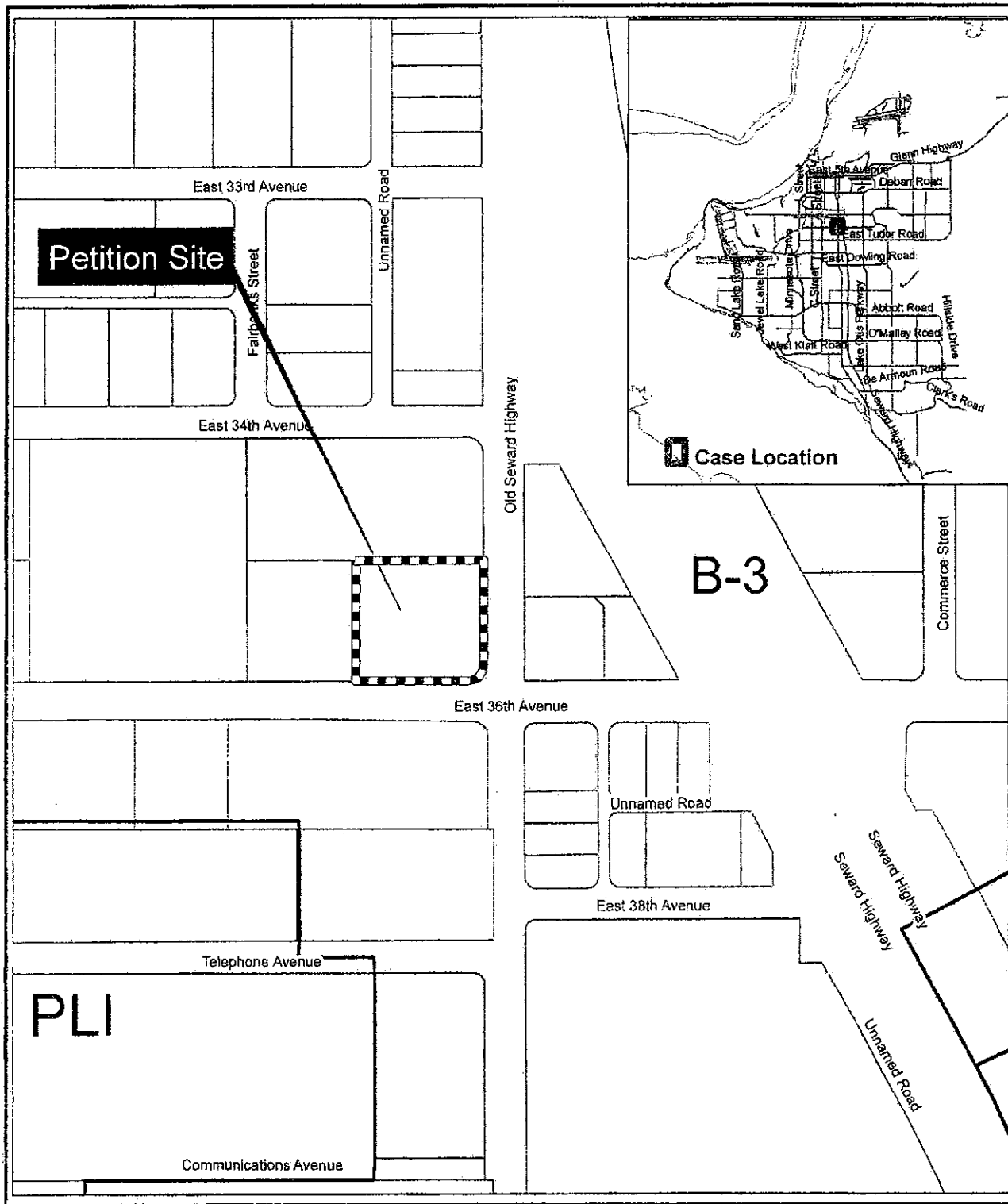
1. A Notice of Zoning Action shall be filed with the District Recorder's Office within 120 days of the Assembly's approval for this new Package Store use and license in the B-3 District.
2. All uses shall conform to the plans and narrative submitted with this conditional use application.
3. This alcoholic beverages conditional use approval is for a Package Store Use and License #5045 in the B-3 (General Business) district per AMC21.15.030, AMC 21.40.180 D.8 and AMC 21.50.160 for approximately 1,005 square feet of gross leasable area located in the 15,932 square foot building at 751 E 36th Avenue, Suite 113, on SLM Subdivision, Lot 7, Block 5 per Plat 84-441.
4. On-premise sale of alcohol beverages will be seven days a week as permitted per the Alaska Alcoholic Beverage Control Board requirements.
5. All employees will be trained in accordance with the Alcoholic Beverage Control Board's "Liquor Server Awareness Training Program." Upon demand, the applicant shall demonstrate compliance with a liquor "Server Awareness Training Program approved by the State of Alaska

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

6. The use of the property by any person for the permitted purposes shall comply with all current and future Federal, State and local laws and regulations including but not limited to laws and regulations pertaining to the sale, dispensing, service and consumption of alcoholic beverages and the storage, preparation, sale, service and consumption of food. The owner of the property, the licensee under the Alcoholic Beverage Control license and their officers, agents and employees shall not knowingly permit or negligently fail to prevent the occurrence of illegal activity on the property.
7. A copy of the conditions imposed by the Assembly in connection with this conditional use approval shall be maintained on the premise at a location visible to the public.

LOCATION MAPS

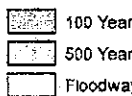
2011-051



Municipality of Anchorage
Planning Department

Date: April 07, 2011

Flood Limits



13

2011-051



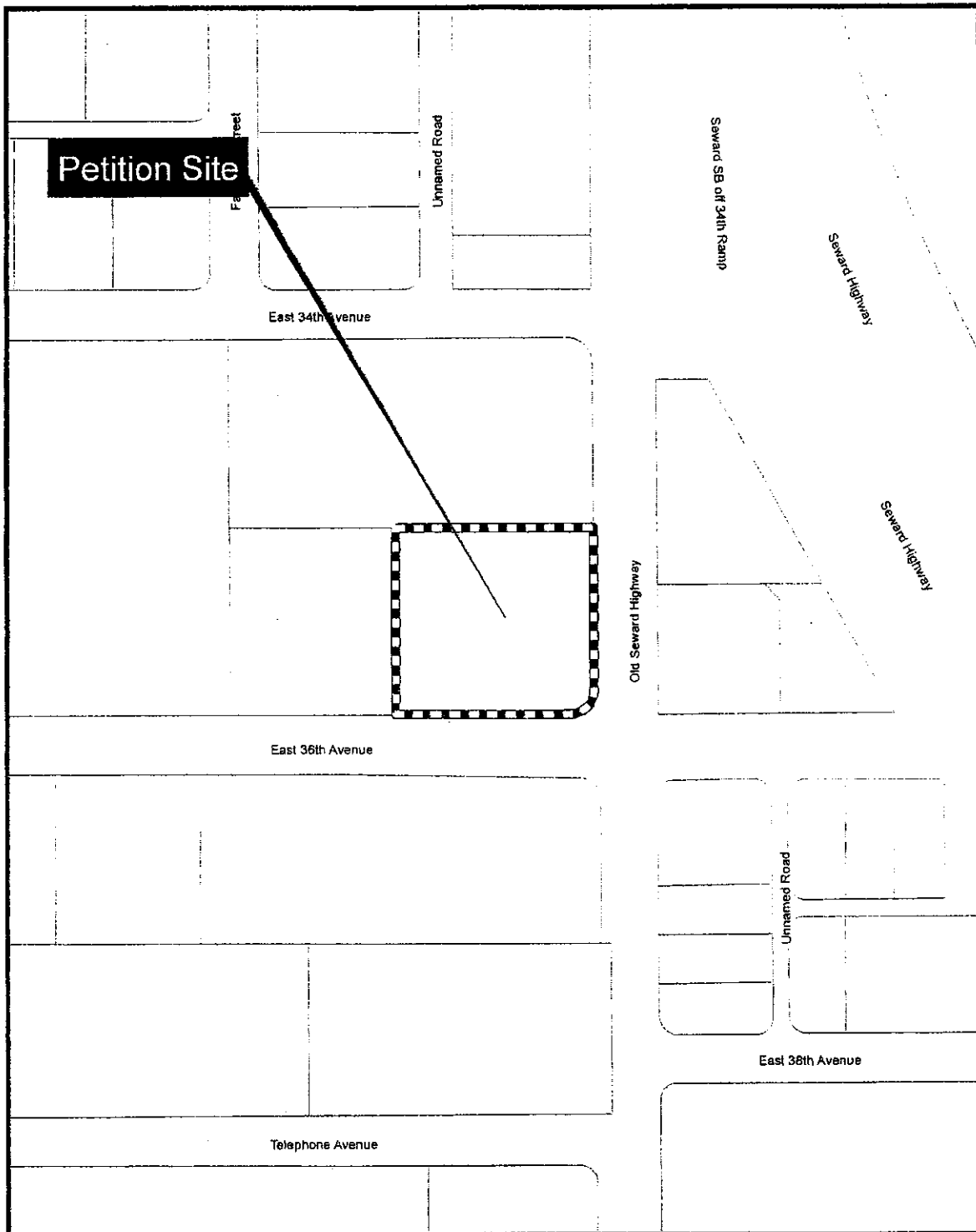
Municipality of Anchorage
Planning Department
Date: April 07, 2011

0 265 530
Feet

ORTHOPHOTO 2007 USGS 1FT






2011-051



Municipality of Anchorage
Planning Department

Date: April 07, 2011

-  Mobile Home Park
-  Multi-Family
-  Single Family

0 55 110 220 Feet



**DEPARTMENT AND
PUBLIC
COMMENTS**



MUNICIPALITY OF ANCHORAGE
Traffic Department



MEMORANDUM

DATE: May 17, 2011

TO: Angela Chambers, Acting Division Manager Zoning and Platting
Division

RECEIVED

THRU: Leland R Coop, Traffic Engineer Associate

MAY 18 2011

FROM: Dwayne Ferguson, Assistant Traffic Engineer

**MUNICIPALITY OF ANCHORAGE
PLATTING DIVISION**

SUBJECT: Traffic Engineering Comments for Municipal Assembly Public Hearing
for June 14, 2011

2011-051 Request for conceptual or final approval of a conditional use to
permit an alcoholic beverage package store in a B-3 General
business district.

Traffic Engineering has no objections.

MUNICIPALITY OF ANCHORAGE



Community Development Department
Development Services Division

Private Development Section

Mayor Dan Sullivan

RECEIVED

MAY 16 2011

MEMORANDUM

Comments to Anchorage Assembly Applications/Petitions

MUNICIPALITY OF ANCHORAGE
PLATTING DIVISION

DATE: May 16, 2011

TO: Angela Chambers, Current Planning Section Supervisor

FROM: Pam Ronning, Private Development

SUBJECT: Comments for Anchorage Assembly Case No. 2011-051,
Public Hearing date June 14, 2011

Case No. 2011-051 An application for conditional use, retail sales of alcoholic beverages (beer and wine) for UnWined, 751 E. 36th Avenue

No changes are proposed to the site/drainage patterns. Private Development has no objection to this application for conditional use, retail sale of Alcoholic Beverages (beer and wine).

Municipality Of Anchorage
ANCHORAGE WATER & WASTEWATER UTILITY

RECEIVED

MEMORANDUM

MAY 11 2011

MUNICIPALITY OF ANCHORAGE
PLATTING DIVISION

DATE: May 10, 2011
TO: Angela Chambers, Supervisor, Planning Section, Planning Division
FROM: Paul Hatcher, Engineering Tech III, AWWU *PH*
SUBJECT: Zoning Case Comments
Planning & Zoning Commission Hearing June 14, 2011
Agency Comments due May 17, 2011

AWWU has reviewed the materials and has the following comments.

11-051 SLM BLK 5 LT 7, A request concept/final approval of a conditional use to permit: an alcoholic beverage package store, Grid SW1631

1. AWWU water and sanitary sewer are available to this parcel.
2. AWWU has no objection to this variance.

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

Stewart, Gloria I.

From: Hill, Cleo C.
Sent: Friday, May 06, 2011 2:45 PM
To: Pierce, Eileen A; Stewart, Gloria I.; Kimmel, Corfiss A.
Subject: S10625-11, S11496-5, S11866-1, S11868-1, S11869-1, S11870-1/ S11867-1, S11872-1/ case 2011-054, 2011-055, 2011-051, 2011-056 and others, including zoning.

S10625-11 Eagle Crossing Subdivision: no objection
S11496-5 Eagle Crossing Subdivision: no objection
S11866-1 Angela Heights Subdivision: no objection – resolve access and bldg. issues with fire plan review thru the permitting process.
S11868-1 Huffman Business Park: no objection
S11869-1 Midnight Sun Subdivision: no objection
S11870-1 Sundi Lake Subdivision: no objection

S11867-1 Solara at WestPark: no objection to 3 tracts-fire code access issues shall be resolved prior to any construction of bldgs.
S11872-1 Covenant Cove Subdivision: no objection

Case 2011-054: No objection, resolve access issues during fire plan review/permitting process.
Case 2011-055: No objection, resolve access issues during fire plan review/permitting process.

Case 2011-051: Conditional Use Alcohol: UnWined: no objection. Submit to Bldg. Safety plans for permitting of space.
Case 2011-056: Rest. With/ beer & wine Bangkok Café: no objection: Requires fire inspection for entire facility.

Case 2010-109: No objection to fill. Provide access key to AFD Station 11 for proposed gates across access roads.
Case 2011-053: No objection: Submit plans for building permit and review.
Case 2011-057: No objection: Resolve fire access issues with Fire Plan Review and Fire Marshall.
Case 2011-058: No objection.
Case 2011-059: No objection.
Case 2011-060: No objection.
Case 2011-061: No objection. Resolve hydrant and fire access issues with Fire Plan Review, during permitting process.

S11775-1: West Dowling Road Phase 1: no plans provided

S11874-1: Calais Subdivision: no objection
S11680-4: Creekview Sub. No objection to phasing development.
S11821-2: Henning Subdivision. OBJECTION-appears that flag lot configuration will not meet fire turn around access requirements.
S11871-1: Peters Gate Subdivision. No objection.
S11873-1: Powder Ridge Subdivision. XXXXXXXXXXXXXXXX
S11875-1: Waldec Addition 2. No objection.
S11876-1: Campbell Lake Heights Add. 8 No objection

RECEIVED

MAY 06 2011

**MUNICIPALITY OF ANCHORAGE
PLATTING DIVISION**

Cleo Hill

Fire Inspector,
Anchorage Fire Department
Fire Prevention Division
267-4931 ofc
249-7877 fax

Municipality of Anchorage
Treasury Division
Memorandum

RECEIVED

APR 29 2011

MUNICIPALITY OF ANCHORAGE
PLATTING DIVISION

Date: April 28, 2011
To: Angela Chambers
Patty Long
Planning Dept.
From: Diana Flavin, Revenue Officer
Subject: Liquor License Conditional Use Comments

Request for conditional use permit 2011-051 for NW Alaska Properties dba Unwined, located at 751 E 36th Ave, Anchorage, AK

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

MUNICIPALITY OF ANCHORAGE



Planning & Development Services Dept.
Development Services Division

RECEIVED

Building Safety

APR 26 2011

MEMORANDUM

MUNICIPALITY OF ANCHORAGE
PLATTING DIVISION

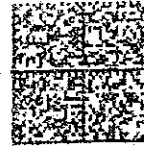
Comments to Miscellaneous Planning and Zoning Applications

DATE: April 26, 2011
TO: Angela Chambers, Manager, Zoning and Platting
FROM: Ron Wilde, P.E.,
Building Safety
SUBJECT: Comments for Case 2011-051

No Comment

Municipality of Anchorage
P. O. Box 196650
Anchorage, Alaska 99519-6650
(907) 343-7942

PRESORTED
FIRST CLASS



02 FIRST CLASS MAIL 414
0004290506 MAY 18 2011
MAILED FROM ZIP CODE 99501

009-052-51-000
EAGLE DEVELOPMENT LLC
3330 EAGLE STREET
ANCHORAGE, AK 99503

RECEIVED

MAY 23 2011

MUNICIPALITY OF ANCHORAGE
PLATTING DIVISION

**ASSEMBLY
NOTICE OF PUBLIC HEARING - - Tuesday, June 14, 2011**

Planning Dept Case Number: **2011-051**

The Assembly of the Municipality of Anchorage will hold a public hearing on a petition proposing a conditional use at its regular meeting of Tuesday, June 14, 2011. The meeting begins at 6:00 p.m. in the Assembly Chambers of the Z. J. Loussac Library, 3600 Denali Street. The petition is for the following:

CASE: 2011-051
PETITIONER: NW Alaska Properties LLC dba Unwined
REQUEST: Assembly conditional use for an alcoholic beverage package store
TOTAL AREA: 1.270 acres
SITE ADDRESS: 751 E 36TH AVE
CURRENT ZONE: B-3 General business district
COM COUNCIL(S): 1--Midtown

LEGAL/DETAILS: An Alcoholic Beverage Conditional Use for a Package Store License for NW Alaska Properties, LLC dba Unwined. SLM Subdivision, Block 5 Lot 7. Generally located west of Old Seward Highway and north of East 36th Avenue.

The Zoning Ordinance requires that you be sent notice because your property is within the vicinity of the petition area. This will be the on the hearing and you are invited to attend and present testimony, if you so desire.

If you would like to comment on the petition this form may be used for your convenience. Mailing Address: Municipality of Anchorage, Community Development, Planning Division, P.O. Box 196650, Anchorage, Alaska 99519-6650. For more information call: 343-7942; FAX 343-7927. Case information may be viewed at www.muni.org by selecting Departments / Community Development / Planning / Current Planning and then clicking on the hyperlink "View active cases and maps".

Name: Rick Abbott, owner EAGLE DEVELOPMENT, LLC
Address: 3330 EAGLE ST. ANCHORAGE, AK 99503
Legal Description: SLM LOT 3
Comments: THERE ARE ALREADY WAY TOO MANY BUSINESS SELLING LIQUOR IN THIS IMMEDIATE AREA. PLEASE SEE MAP ON REVERSE SIDE, I HAVE DRAWN IN MOST I CAN THINK OF.
- HOMEWOOD SUITES - THAI CUISINE - ITALIAN RACE 36TH / NEW SEWARD
- MCKINLEY'S - VEM
- MOSES TOOTH - BODEGA
- VAMATOYA - LIONS HOTEL BAR

23

APPLICATION

Application for Conditional Use Retail Sale Alcoholic Beverages

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

Please fill in the information asked for below.

PETITIONER*		PETITIONER REPRESENTATIVE (IF ANY)	
Name (last name first) VW ALASKA PROPERTIES LLC dba UNWINE		Name (last name first) NIMS JACK	
Mailing Address 13851 SHADOW LAKE		Mailing Address 24723 TEAL LOOP	
ANCHORAGE ALASKA 99516		CHUGIAK ALASKA 99567	
Contact Phone: Day: 907-229-3246 Night: SAME		Contact Phone: Day: 907-229-3246 Night: 907-229-3246	
FAX:		FAX:	
E-mail: JACKNIMS@GCI.NET		E-mail: JACKNIMS@GCI.NET	

*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): 009-052-71-000		
Site Street Address: 751 E 36TH AVE. ANCHORAGE AK		
Property Owner (if not the Petitioner): NORTH STAR CENTER LLC		
Current legal description: (use additional sheet in necessary) LEGAL ADDRESS: SLM L7 B5 #113		
Zoning: B3	Acreage: 1.29	Grid # SW 1631

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

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

Date: **4/4/2011** Signature: *[Signature]*

Accepted by: *Francis* Poster & Affidavit: **2 posters & affidavit** Fee: **\$2,507.50** Case Number: **2011-051**

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

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

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

Eagle River-Chugiak-Peters Creek Land Use Classification:

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

Girdwood-Turnagain Arm

☐ Commercial ☐ Industrial ☐ Parks/open space ☐ Public Land Institutions☐ Marginal land ☐ Alpine/Slope Affected ☐ Special Study☐ Residential at _____ dwelling units per acre**ENVIRONMENTAL INFORMATION** (All or portion site affected)Wetland Classification: ☒ None ☐ "C" ☐ "B" ☐ "A"Avalanche Zone: ☒ None ☐ Blue Zone ☐ Red ZoneFloodplain: ☒ None ☐ 100 year ☐ 500 yearSeismic Zone (Harding/Lawson): ☐ "1" ☐ "2" ☒ "3" ☐ "4" ☐ "5"**RECENT REGULATORY INFORMATION** (Events that have occurred in last 5 years for all or portion site)☐ Rezoning - Case Number:☐ Preliminary Plat ☒ Final Plat - Case Number(s): 840441☐ 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:
- ☐ Original signed application
 - ☐ Copy of Building Permit application for new construction or change of use, if applicable
 - ☐ Copy of approved parking and landscape plan from Land Use Review
 - ☐ 12 copies of site plan to scale depicting: building footprints; parking areas; vehicle and pedestrian circulation; lighting; landscaping; signage; and licensed premises location.
 - ☐ 12 copies of building plans to scale depicting: floor plans indicating the location of sales and service areas; building elevations (photographs are acceptable).
 - ☐ 12 copies of photographs of premises from each street frontage that include and show relationship to adjacent structures and the premises visible street address number.
 - ☐ 12 copies of narrative: explaining the project; construction, operation schedule, and open for business target date.
 - ☐ 12 copies of a zoning map showing the proposed location.
 - ☐ 12 copies of completed Alcoholic Beverage Control Board liquor license application form including all drawings and attachments, if filed with ABC Board.
- Optional:
- ☐ Traffic impact analysis
 - ☐ Economic impact analysis
 - ☐ Noise impact analysis

PROPERTY OWNER AUTHORIZATION* (if petitioner is not property owner)

(I)(WE) hereby grant permission to and acknowledge that person shown as the petitioner on this application is applying for a conditional use permit for the retail sales of alcoholic beverages on a property under (MY)(OUR) ownership and that as part of the conditional use permit process the Assembly may apply conditions which will be (MY)(OUR) responsibility to satisfy.

Date 4/5/11 Signature North Star Center, LLC

*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):

CINQUINO

What is the gross leaseable floor space in square feet?

1005

What is the facility occupant capacity?

33

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

0

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

3

What will be the normal business hours of operation?

MON - SAT 12 NOON - 8:00 PM SUN 12 NOON - 7:00 PM

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?

90 % Alcoholic beverage sales

10 % Food sales

Type of entertainment proposed: (Mark all that apply)

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

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

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

DISTANCE FROM CHURCHES, DAY CARE, AND SCHOOLS

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

Name	Address
<u>NONE</u>	

PACKAGE STORES

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

0	%	less than \$5.00
5	%	\$5.00 to \$10.00
80	%	\$10.00 to \$25.00
15	%	greater than \$25.00

CONDITIONAL USE STANDARDS

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

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

THE COMPREHENSIVE DEVELOPMENT PLAN SUPPORTS BUSINESS AND OPPORTUNITY FOR ENTERPRISE WITHIN THE COMMUNITY. OUR WINE SHOP WILL PROVIDE A NEW BUSINESS IN THE COMMUNITY AND AN OPPORTUNITY FOR COMPETITION AND CHOICE.
(MORE ON ATTACHED SHEET)

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

THERE ARE NO SPECIFIC CONDITIONAL USE STANDARDS FOR A PACKAGE STORE, HOWEVER OUR OPERATING STANDARD WILL BE A STRICT COMPLIANCE WITH TITLE 4 OF THE ALASKA STATUTES

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.

OUR LOCATION IS ZONED B3 GENERAL BUSINESS AND OUR BUILDING HAS A MODERN UPSCALE LOOK (BUILT IN 2006). ALL THE PROPERTIES ADJOINING OUR PROPERTY ARE ALSO ZONED B3 AND THE BUILDING SIGNAGE IS CODE COMPLIANT (NEAREST PRIVATE RESIDENCE IS OVER 1800 FT.) (MORE ON ATTACHED SHEET)

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.
ALL SIDEWALKS AND PARKING IS PRIVATE AND OFF STREET, ALL ENTRANCES AND EXITS HAVE BEEN APPROVED AND ARE PROBLEM FREE PARKING LOT IS PAVED AND WELL LIT
(SEE ATTACHED SITE AND LANDSCAPE PLAN)
2. The demand for and availability of public services and facilities.
ALL UTILITIES ARE ALREADY IN PLACE AND PROPERTY IS LOCATED WITHIN POLICE AND FIRE SERVICE AREAS
3. Noise, air, water or other forms of environmental pollution.
THERE WILL BE NO POLLUTION OF ANY KIND PARKING LOT IS PAVED SO NO DUST, AND NO ENTERTAINMENT (NOISE)
4. The maintenance of compatible and efficient development patterns and land use intensities.
ALL THE PROPERTIES IN THE AREA ARE ZONED B3 SO LAND USE IN THE AREA SHOULD NOT CHANGE, AND SINCE WE ARE REPLACING A DRUG STORE SHOULD NOT BE MUCH CHANGE IN TRAFFIC

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? 0

Within 1,000 feet of your site are how many active liquor licenses? 5

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

How many active liquor licenses are within the boundaries of the local community council? 52

In your opinion, is this quantity of licenses a negative impact on the local community? NOT AT ALL, WE ARE EXCITED TO BE LOCATED AROUND GREAT NEIGHBORS LIKE NINO'S, MOOSES TOOTH PIZZA, AND KINLEY'S TO NAME A FEW WE ARE LOOKING FORWARD TO OFFERING A COMFORTABLE SHOPPING EXPERIENCE TO ALL OUR NEIGHBORS (THERE ARE NO OTHER PACKAGE STORES WITHIN 1000 FT. OF OUR LOCATION)

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?

WE WILL HAVE THREE EMPLOYEES AND ALL THREE WILL BE TRAINED AND T.A.M. CERTIFIED

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

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

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

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

inside facility: NO LOITERING WILL BE PERMITTED

outside facility: WE WILL HAVE A SECURITY CAMERA MOUNTED ON THE EXTERIOR OF OUR SHOP TO MONITOR ANY ACTIVITY IN THE PARKING LOT AND SIDEWALK

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

CONDITIONAL USE STANDARDS

Much of AMC 21.05 has to do with land use in buildings, roads and pedestrian transit since our building was built within the last six years it has a modern look with modern signage so it has positive visual appeal. All the landscaping is in place and complete and since our building has 100 % off street parking and private sidewalks it does not require city maintenance.

Our look is based on the California Boutique wine shop model, some of our services will include:

1. wine clubs
2. Custom gift baskets pairing wine with meats and cheeses
3. Unique gifts
4. A wall for local artists to display art for sale

Based on our business neighbors we will blend well with all the businesses in our area and complement each other, we are very excited to move ahead with our dreams and goals thank you for considering our application.

A handwritten signature in black ink, appearing to read "Joel Nini". The signature is fluid and cursive, with a large initial "J" and a stylized "N".

NARRATIVE

Our project will start with removal of a partition wall and all carpet, the addition of a new partition wall and installation of a steel door in the new storage room. Next will be the electrical, running new circuits for the increased lighting and installing the security system complete with four cameras. After the electrical is finished the next thing will be to finish the dry wall. Now it's time for paint, after the paint is done we will be staining the concrete floor. Next will be to install the merchandising bins and P.O.S., while all this work is being done Broadway Signs will be adding our signage to the main sign (southeast corner of lot) and mounting our main sign to the front of our unit. The other thing that will be happening will be working with local wholesale distributors to make sure that we have our starting inventory on the way. After a final inspection by the fire inspector we will schedule a soft opening for all our neighbors and friends that have helped us along the way.

Some of our policies will be

1. Everyone gets carded
2. We will always have complimentary bottled water and coffee
3. We will not allow loitering in front of our shop
4. Everyone working in the shop will be T.A.M. certified
5. To make sure that the shop is secure there will be a lock-up sheet that will be filled out and signed each night (last person out)
6. Stocking will be done in the morning not at night

Wikipedia defines boutique as "a small store that sells elite or fashionable items" in our case those items are wines, and likewise a boutique winery is a winery that produces superior wines in small case lots, we are excited to introduce Alaska and Midtown to those kinds of wines.

Our targeted opening date is July 1 2011

MISSION STATEMENT

Our mission is to develop into the best location in Anchorage to buy wine.

Our goals are:

1. Create a wine club that surpasses any wine club currently operating in Anchorage
2. Attract talented and motivated staff
3. Be a responsible participant in the community through fund raising and donations to local non-profits
4. Bring into the Anchorage market wines sourced from small boutique wineries
5. Be a strong supporter of made in Alaska Products

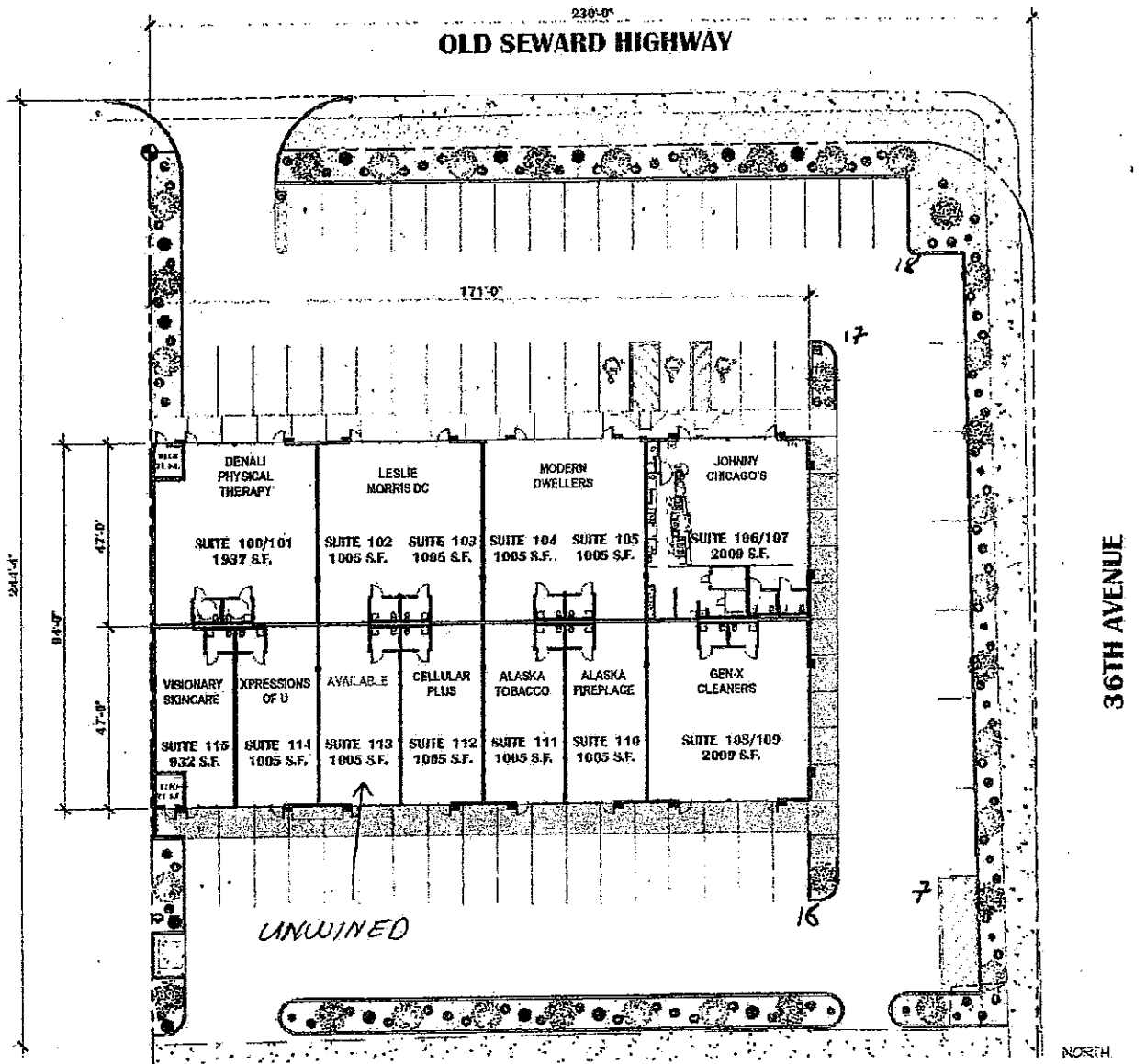
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total adult population 147,018

total daytime work population 131,847

median age adult population 39

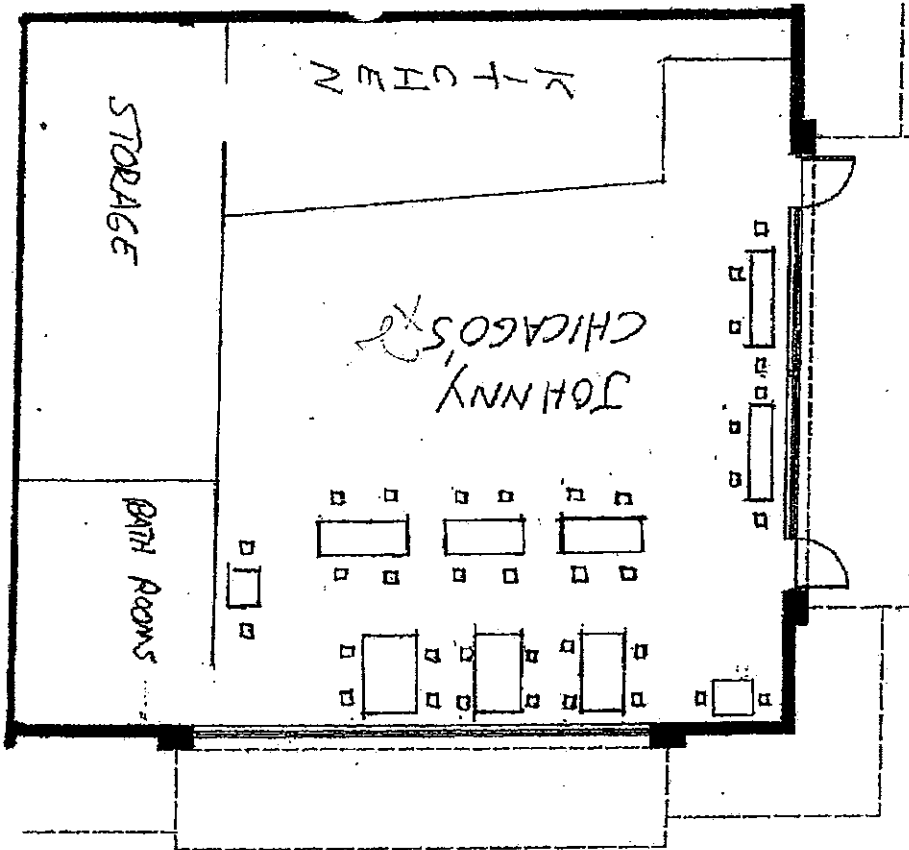
(there has never been a citation or enforcement action against the building or its owner)



1 PLAN, SITE AND LANDSCAPE PLAN

SCALE: 1" = 30'-0"

60 spaces



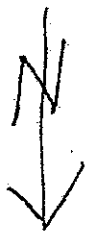
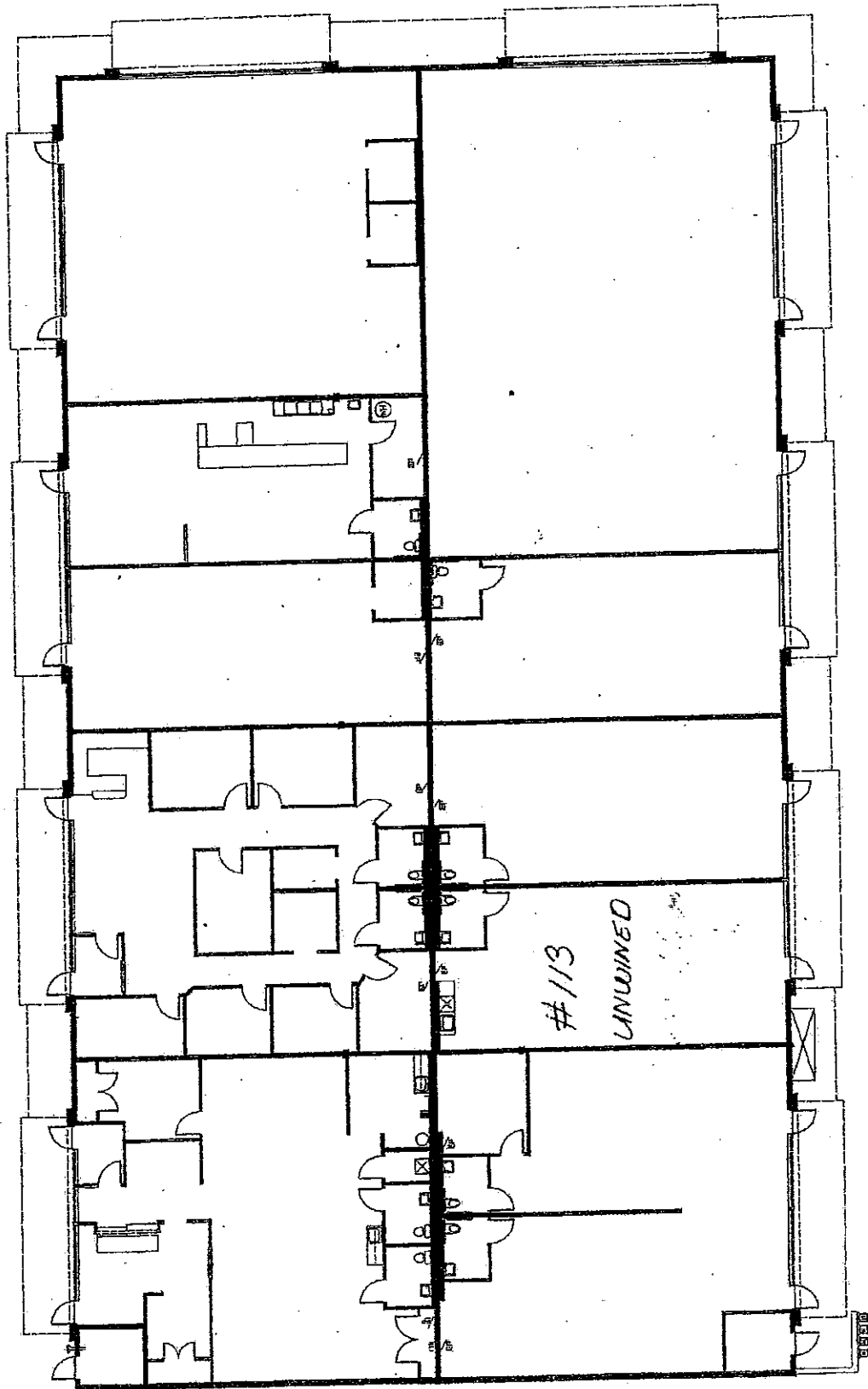
751 E. 36TH AVE

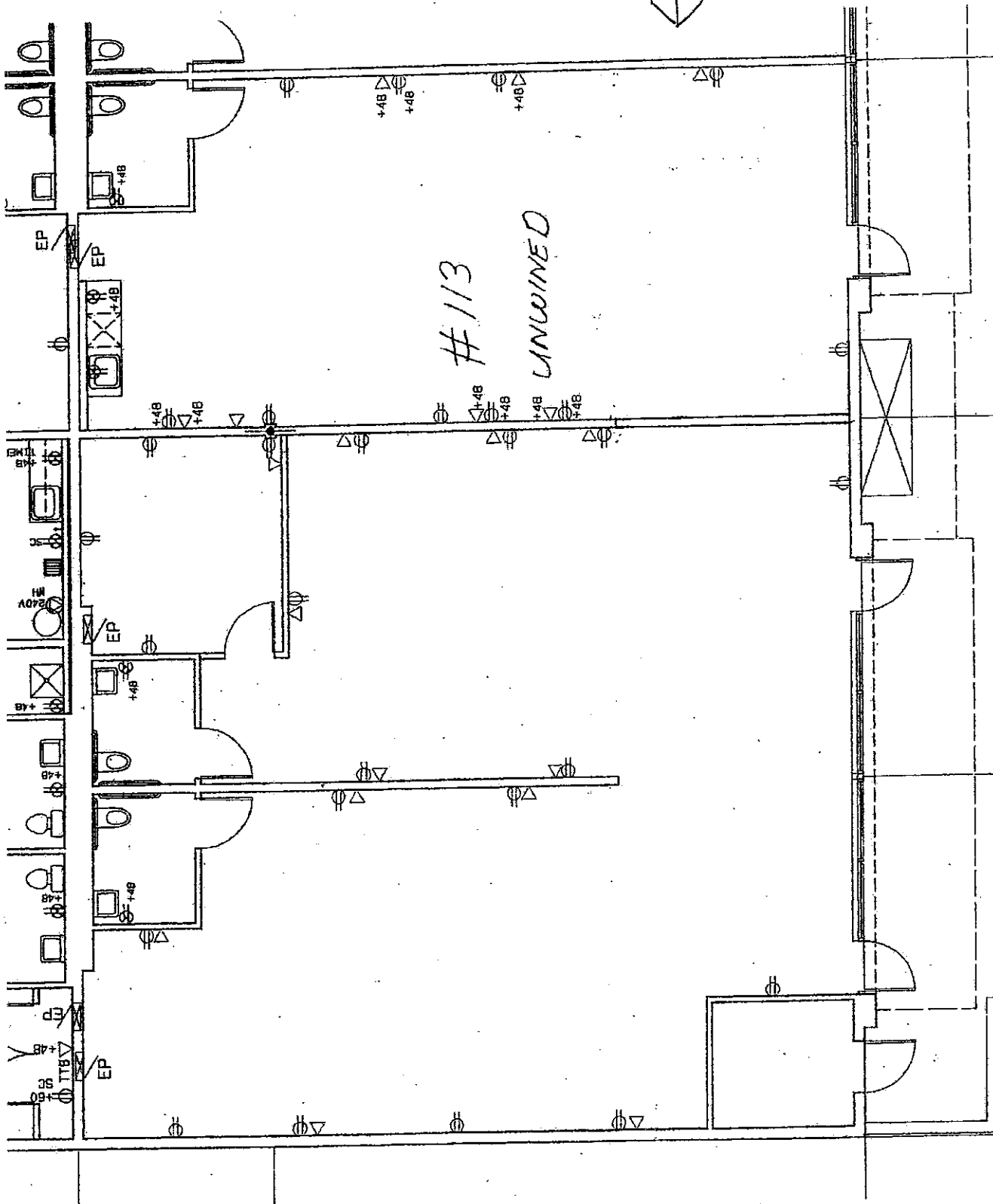
JOHNNY CHICAGO'S

SUITE

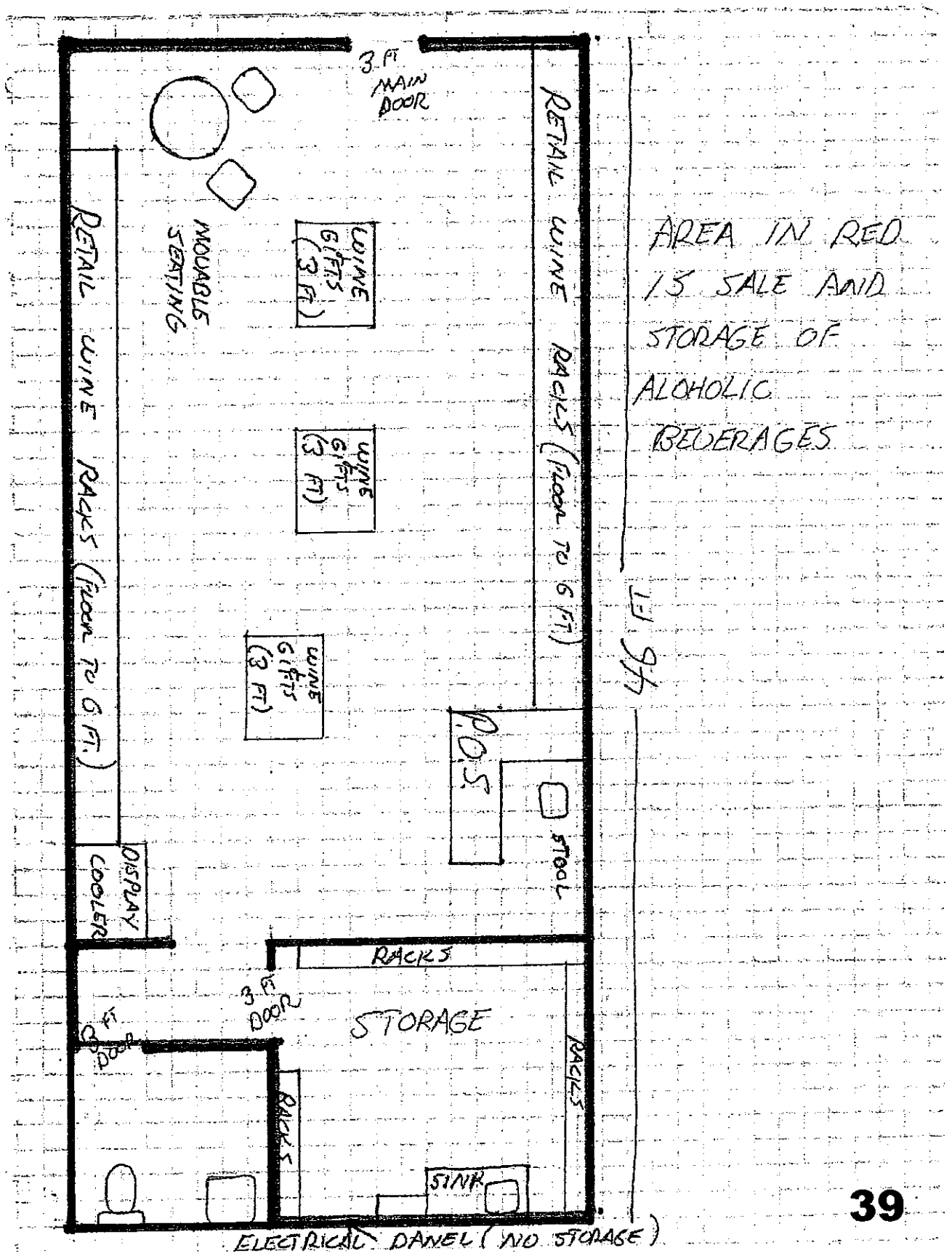
106/107

2009 S.F.





UNWINE D
751 E. 36TH AVE. ANG. DRAGE ALK SUITE # 11
1 SQUARE = 1 FT
20.5 FT.



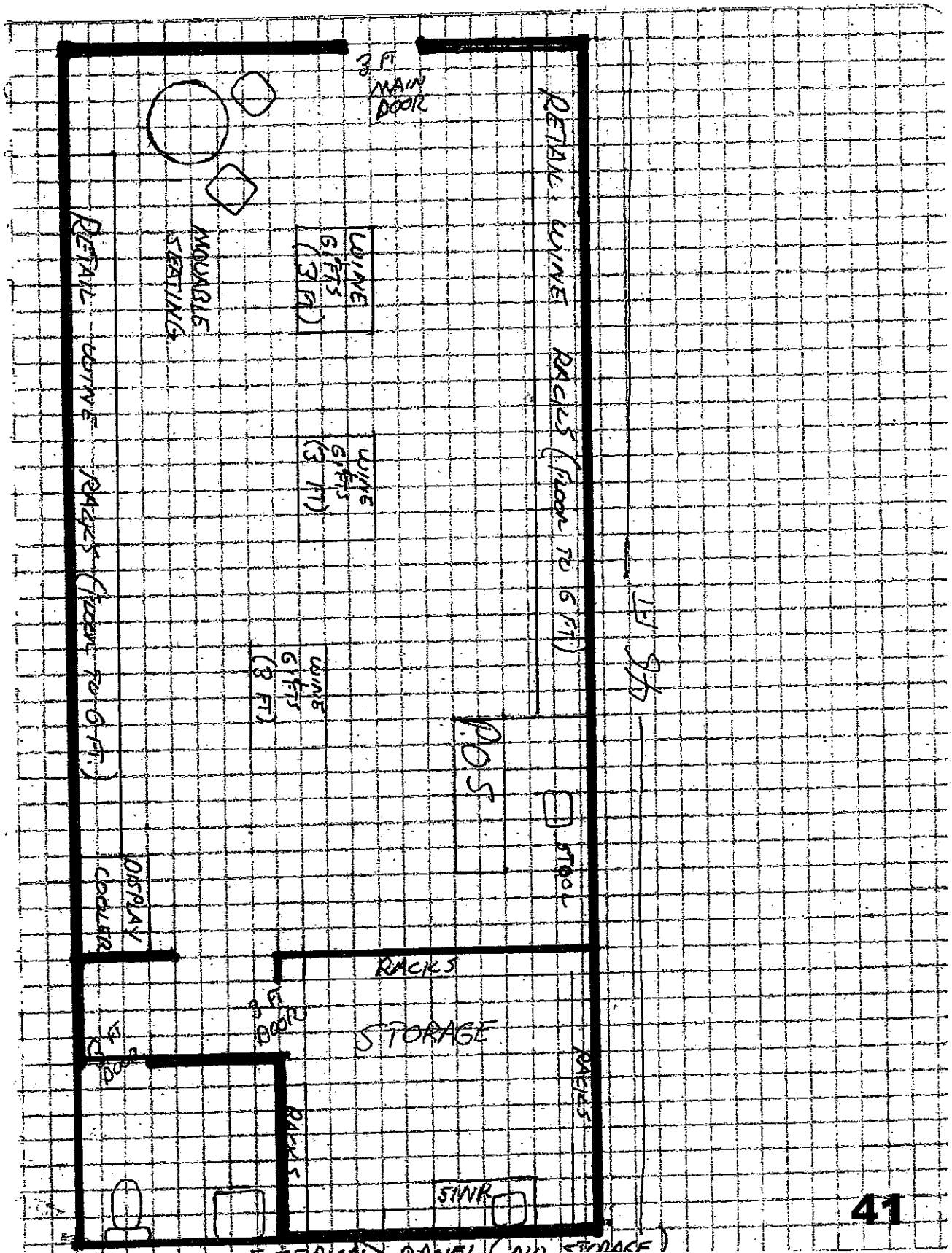
The floor plan is rectangular, measuring 35x20.5 ft. It features several key areas:

- Main Entrance:** A 3 FT MAIN DOOR at the top center.
- Retail Wine Racks:** Labeled "RETAIL WINE RACKS (FROM TO 6 FT.)" along the right wall.
- Wine Gift Displays:** Three displays labeled "WINE GIFTS (3 FT)" are positioned in the upper left area.
- Movable Seating:** Indicated by circles and diamonds in the upper left corner.
- P.O.S. Station:** Located near the bottom center, with a stool nearby.
- Storage Room:** Measuring 11x12.5 ft, located at the bottom right. It contains a SINK and two 4-foot fluorescent fixtures.
- Back Door:** A 3 FT DOOR leading outside from the storage area.
- Display Cooler:** Located in the bottom left corner.

Additional notes and specifications include:

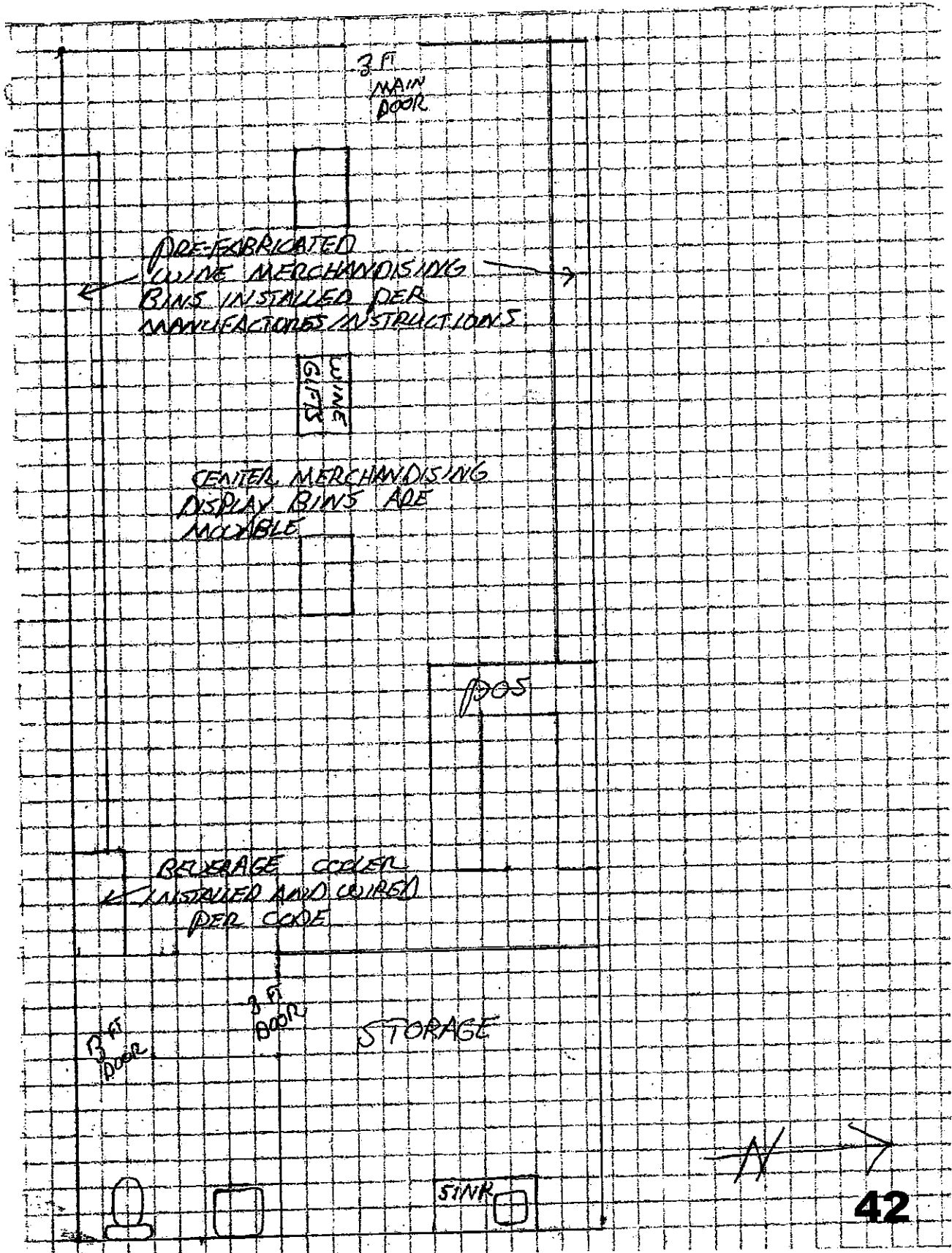
- "PREFABRICATED WINE MERCHANDISING BINS INSTALLED PER MANUFACTURERS INSTRUCTIONS"
- "CENTER GIFT AND WINE DISPLAYS ARE MOVABLE"
- "TRACK LIGHTING TO BE INSTALLED DOWN NORTH WALL SOUTH WALL AND DOWN CENTER"
- "FOUR SECURITY CAMERAS TO BE MOUNTED":
 - OVER P.O.S.
 - STORAGE ROOM
 - OVER MAIN DOOR
 - OUTSIDE FRONT OF UNIT
- "CAMERA TO BE MOUNTED AT P.O.S. STATION."
- A north arrow pointing towards the top right.
- The number "40" is written in the bottom right corner.

UNWINEO
751 E. 36TH AVE. ANCHORAGE AK SUITE # 113
1 SQUARE = 1 FT
20.5 FT.

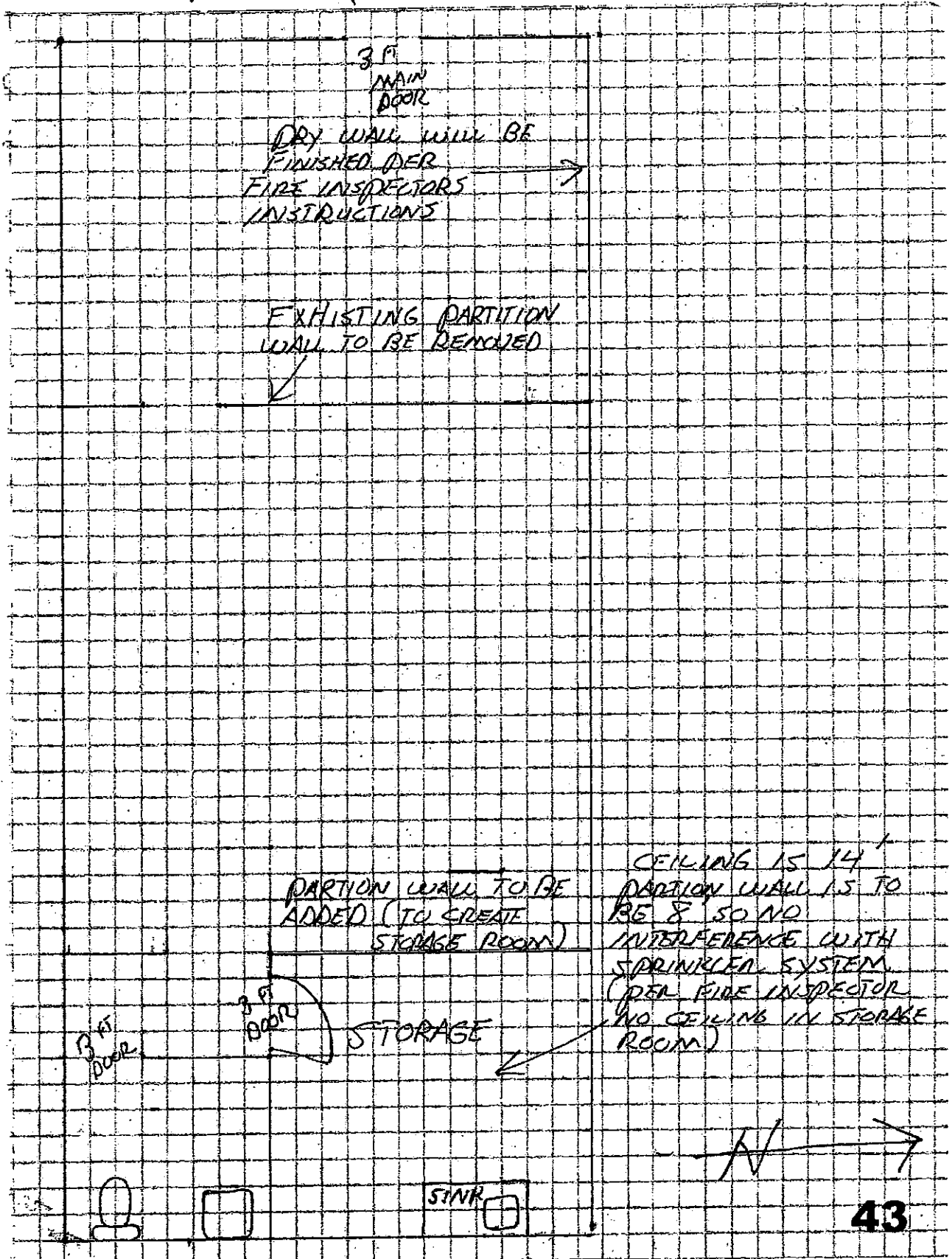


UNWINE D
751 E 36TH AVE. ANCHORAGE AK SUITE #113

/ SQUARE = / FT



PARTITION WALL REMOVAL AND
ADDITIONAL PARTITION WALL ADDITION
UNWINDED (WALL CONSTRUCTION)



MIDTOWN LIQUOR LICENSE BREAKDOWN

BEVERAGE DISPENSARY:	20
CLUB:	2
RESTAURANT/EATING PLACE:	21
WHOLESALE/GENERAL:	3
PACKAGE STORE:	6
 TOTAL MIDTOWN:	 52
TOTAL M.O.A.	437

Of the six package stores that are in midtown, there are non that fit the description of a boutique wine shop. It is our stratadgy that some or all of our exclusive wines will find their way into the local restaurants

NARRATIVE

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total daytime work population 131,847

median age adult population 39

(there has never been a citation or enforcement action against the building or its owner)

Liquor License Report

[Print This Report](#)

Selected by: Council=Midtown... License Years=10-11...

Sorted by: LicenseNumber

Lic Num	Council	DBA Name	DBA Street	DBA City	DBA Zip	Lic Type	Lic Yr	Action Type	Conditions
227	Midtown	China Garden	204 E Fireweed Ln	Anchorage	99503	Restaurant/Eating Place	10-11	Renewal	AM 558-76 AM 558-76
750	Midtown	Loyal Order of Moose #1534	4211 Arctic Blvd	Anchorage	99503	Club	10-11	Renewal	
977	Midtown	Romano's Trattoria	2415 C St	Anchorage	99503	Beverage Dispensary	10-11	Renewal	
996	Midtown	La Bodega	3801 Old Seward Hwy Suite 2	Anchorage	99503	Package Store	10-11	Renewal	
1461	Midtown	Brown Jug - Warehouse	4140 Old Seward Hwy	Anchorage	99503	Package Store	10-11	Renewal	AM 739-79
1566	Midtown	Steve's Sports Bar & Grill	602 E Fireweed Ln	Anchorage	99503	Beverage Dispensary	10-11	Renewal	AM 870-80
1691	Midtown	Peking Palace	500 E Benson Blvd	Anchorage	99503	Restaurant/Eating Place	10-11	Renewal	AM 650-82
1866	Midtown	Sushi & Sushi	3337 Fairbanks St	Anchorage	99503	Restaurant/Eating Place	10-11	Transfer	AM 339-83 AR 281-2001
2636	Midtown	Guido's Pizza	549 W International Airport Rd	Anchorage	99503	Restaurant/Eating Place	10-11	Renewal	(+ME 74-105) (+ME 74-105)
2930	Midtown	Yen Kling	3501 Old Seward Hwy	Anchorage	99503	Restaurant/Eating Place	10-11	Renewal	
3077	Midtown	Panda Restaurant	605 E Northern Lights Blvd	Anchorage	99503	Restaurant/Eating Place	10-11	Renewal	
3549	Midtown	Specialty Imports	4119 Ingra St	Anchorage	99503	Wholesale/General	10-11	Renewal	
3599	Midtown	Sea Galley/Peppermill Rest.	4101 Credit Union Dr	Anchorage	99503	Beverage Dispensary Dup	10-11	Renewal	
3712	Midtown	Pizza Hut #2	100 E. Benson Blvd	Anchorage	99503	Restaurant/Eating Place	10-11	Renewal	AR 97-39
3971	Midtown	Moose's Tooth Pub & Pizzeria	3300 Old Seward Hwy	Anchorage	99503	Beverage Dispensary	10-11	Renewal	AR 99-167
4063	Midtown	Tokyo Garden	550 W Tudor Rd	Anchorage	99503	Restaurant/Eating Place	10-11	Renewal	
4180	Midtown	Boston Pizza	2830 C St	Anchorage	99503	Beverage Dispensary	10-11	Renewal	AR 2002-60
4236	Midtown	Hilton Garden Inn	100 W Tudor Rd	Anchorage	99503	Beverage Dispensary Tour	10-11	Renewal	AR 2002-318 AR 2002-318
4459	Midtown	Chiang Mai Ultimate Thai Rest	3637 Old Seward Hwy	Anchorage	99503	Restaurant/Eating Place	10-11	Renewal	AR 2005-5
4576	Midtown	Nino's Italian Eatery	831 E 38th Ave	Anchorage	99503	Restaurant/Eating Place	10-11	Renewal	AR 2006-113

4664	Midtown	Kinley's Restaurant & Bar	3220 Seward Hwy	Anchorage	99503	Restaurant/Eating Place	10-11	Renewal	AR 2006-237
4746	Midtown	Applebee's Neighborhood Grill	4331 Credit Union Drive	Anchorage	99503	Beverage Dispensary	10-11	Renewal	
4750	Midtown	Anchorage Billiard Palace	3400 C St	Anchorage	99503	Beverage Dispensary	10-11	Renewal	
4774	Midtown	Embassy Suites: Anchorage AK	600 East Benson Blvd.	Anchorage	99503	Beverage Dispensary Tour	10-11	Transfer	AM 111-2008
4835	Midtown	Heart Hawaii Inc.	411 West 4th Avenue Ste 200	Anchorage	99501	Beverage Dispensary	10-11	Transfer	AR 2008-128
4947	Midtown	Alaska Team Imports	814 W Northern Lights #B-1	Anchorage	99503	Package Store	10-11	New	

Liquor License Report

Print This Report

Selected by: Council=Midtown... License Years=09-10...

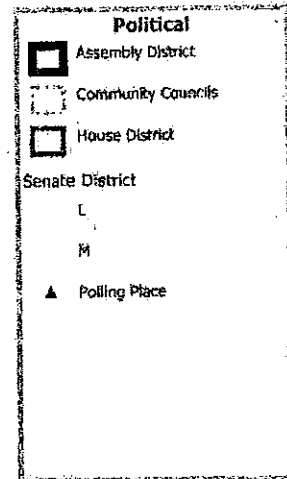
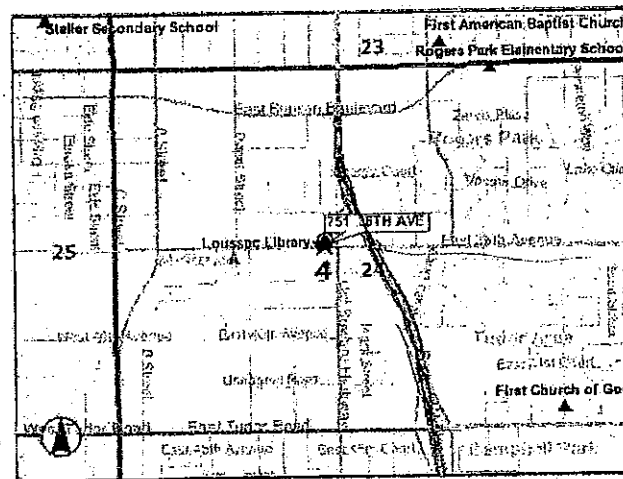
Sorted by: LicenseNumber

Lic Num	Council	DBA Name	DBA Street	DBA City	DBA Zip	Lic Type	Lic Yr	Action Type	Conditions
156	Midtown	In and Out Liquor #1	3601 Arctic Blvd	Anchorage	99503	Package Store	09-10	Renewal	
795	Midtown	Oaken Keg Spirit Shop #1806	600 E Northern Lights Blvd	Anchorage	99503	Package Store	09-10	Renewal	AR 2001-10
806	Midtown	Office Lounge	545 E Northern Lights Blvd	Anchorage	99503	Beverage Dispensary	09-10	Renewal	
1064	Midtown	Sorrento's	610 E Fireweed Ln	Anchorage	99503	Restaurant/Eating Place	09-10	Renewal	
1090	Midtown	Cattle Company Steakhouse	300 W Tudor Rd	Anchorage	99503	Beverage Dispensary	09-10	Transfer	
1140	Midtown	Time Out Lounge	4600 Old Seward Hwy	Anchorage	99503	Beverage Dispensary	09-10	Transfer	AR 99-121
1568	Midtown	2 Go Mart #62	5121 Arctic Blvd	Anchorage	99503	Package Store	09-10	Renewal	AM 682-80 AM 682-80
2190	Midtown	Cattle Company Steakhouse	300 Tudor Road	Anchorage	99503	Beverage Dispensary	09-10	Transfer	
2845	Midtown	Golden Pond, The	300 W 36th Ave Ste #3	Anchorage	99503	Restaurant/Eating Place	09-10	Renewal	AM 112-80
2943	Midtown	AMVETS Post #2	855 E 38th Ave	Anchorage	99503	Club	09-10	Renewal	
3219	Midtown	Mom & Pops Grocery & Liquor	601 W 36th Ave #3	Anchorage	99503	Package Store	09-10	Transfer	AR 97-79(S)
3251	Midtown	Greek Corner, The	302 W Fireweed Ln	Anchorage	99503	Restaurant/Eating Place	09-10	Transfer	2009-119 AM 127-82
3494	Midtown	Lone Star Steakhouse & Saloon	4810 C St	Anchorage	99503	Beverage Dispensary	09-10	Transfer	
3545	Midtown	Campobello	601 W 36th Ave #10	Anchorage	99503	Restaurant/Eating Place	09-10	Renewal	
3753	Midtown	Outback Steakhouse	101 W 34th Ave	Anchorage	99503	Beverage Dispensary	09-10	Renewal	AR 97-182
4158	Midtown	Bombay Deluxe	555 W Northern Lights Blvd	Anchorage	99507	Restaurant/Eating Place	09-10	Renewal	AR 2001-309
4279	Midtown	T.G.I. Fridays	190 E Tudor Rd	Anchorage	99503	Beverage Dispensary	09-10	Renewal	AR 2003-101
4291	Midtown	Clair d' Loon	3210 Denall St #8	Anchorage	99503	Restaurant/Eating Place	09-10	Renewal	AM 943-2001 AR 2001-343 AR 2001-343
4414	Midtown	Turnagain Vines	511 W 41st Ave Unit E	Anchorage	99503	Wholesale/MBW	09-10	Renewal	
4685	Midtown	Dish	639 W International Airport Rd	Anchorage	99518	Restaurant/Eating Place	09-10	Transfer	

4844	Midtown	Crowne Plaza Midtown Anchorage	109 West International Airport Road	Anchorage	99503	Beverage Dispensary Tour	09-10	New	2009-021
4869	Midtown	Crowne Plaza Midtown Anchorage	109 West International Airport Road	Anchorage	99503	Beverage Dispensary Tour	09-10	New	AR 2009-29
4893	Midtown	Serrano's Mexican Grill	640 W. 36th Ave	Anchorage	99503	Beverage Dispensary	09-10	New	2009-081
4909	Midtown	Taco Del Mar	110 W. Tudor Rd #A	Anchorage	99503	Restaurant/Eating Place	09-10	New	
4930	Midtown	El Tango	4300 Old Seward Highway #D1	Anchorage	99503	Restaurant/Eating Place	09-10	New	2009-118
4942	Midtown	Ernesto & Ricardo's Grill LLC	5121 Arctic Blvd #A	Anchorage	99503	Restaurant/Eating Place	09-10	New	2009-147

www.muni.org

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[Recreation](#)
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[About My Neighborhood](#)



Political results for 751 E 36TH AVE, Anchorage, AK 99503

Assembly:
 Section: 4
 Seat 1: F
 Incumbent 1: DICK TRAINI
 Seat 2: G
 Incumbent 2: ELVI GRAY-JACKSON

Community Council:
 Midtown
 Originating Resolution: AO 2004-27
 Demographic Profile

Federation of Community Councils

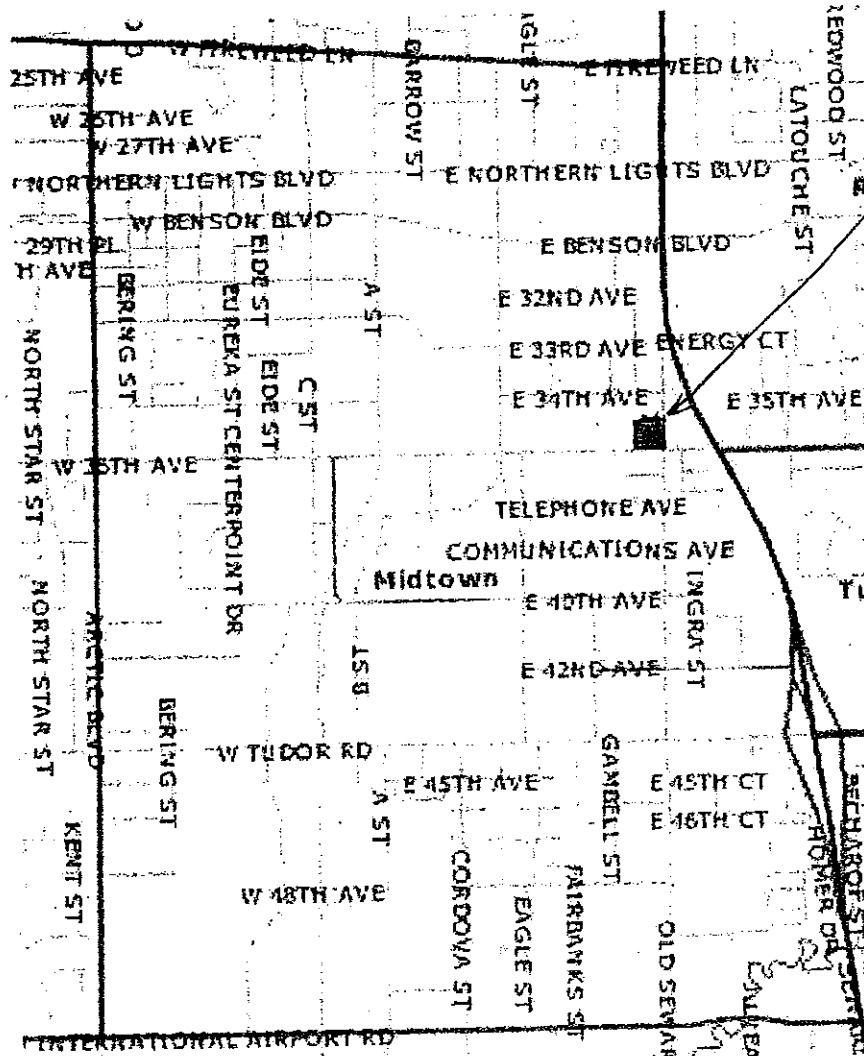
House District:
 District: 24
 Representative: Berta Gardner

Senate District:
 District: L
 Senator: Johnny Ellis

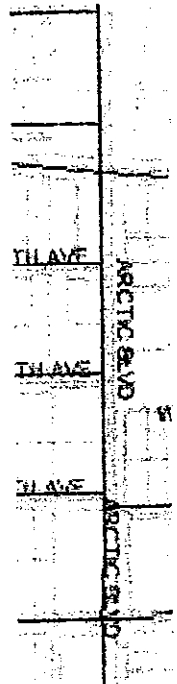
Voting Precinct:
 Precinct: 555
 District: 24
 Polling Location: Loussac Library
 Address: 3600 Denali St

4700 Elmore Road Anchorage, Alaska 99507
 Disclaimer | Privacy Statement | Help | (c)2005 MOA | Feedback

Midtown Community Council



OUR LOCATION





ANCHORAGE FIRE DEPARTMENT
Municipality of Anchorage
FIRE INSPECTION NOTICE



FIN: 11-0259-CT
751 e 36th #113

Date of Inspection: 3/29/2014
Re-Inspection Date: 8/15/2014

Building Information

Occ: M
Area: 1000-1999 SF
Sprinkler: Yes

Inspector name and Phone:
Craig Torrey 267-4969
Inspection Fee: \$60.00

Bldg type
Insp. Type II
Units

Inspect. time:

Bldg name: North Star Center
Busi name: Unwined
Site Address: 751e36th113

Contact Phone:

Business Owner
Unwined
751 E. 36th Ave., #113
Anchorage, Ak 99503

Inspection status:

Subject to AMC 23.46 and 10.75, you are hereby ordered to comply with the following fire inspection comments upon receipt of this notice. An inspection to determine whether the said conditions were abated will be conducted on or after the re-inspection date and if corrections are not made escalating fees and enforcement options will apply. You have the right to appeal these requirements to the Fire Marshal. Do not pay from this inspection. You will be billed separately by Medical Support Services.

Fire Inspection Comments: Clear Commer

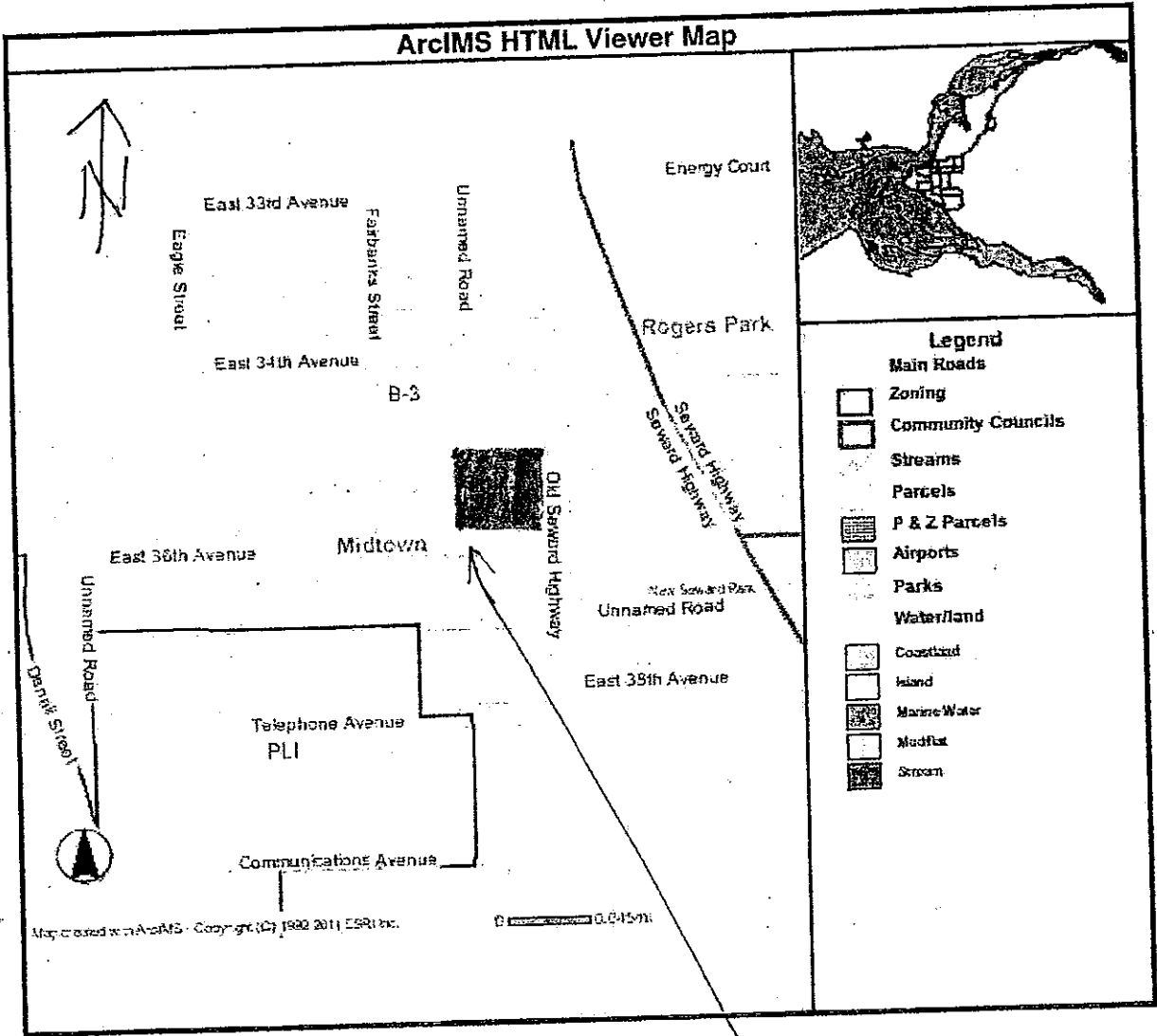
Service the fire extinguisher & remount at less than 5' to the top in a conspicuous location-IFC 107.1/ Nfpa 10

+Breaches found in gypsum wall board. Install a layer of 5/8" X Rated drywall, taped, openings sealed to adjacent tenant space - lfc 703.1.

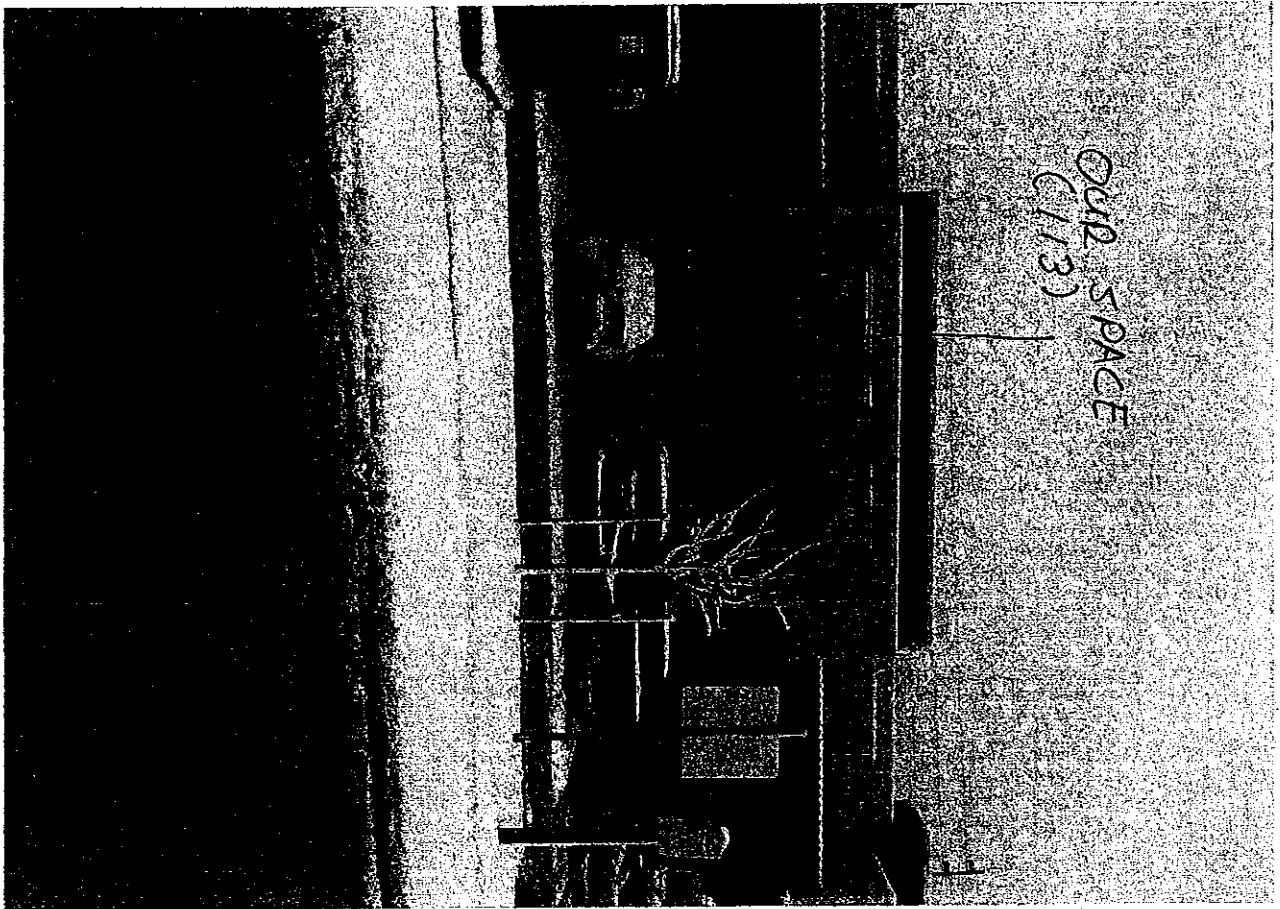
End of List

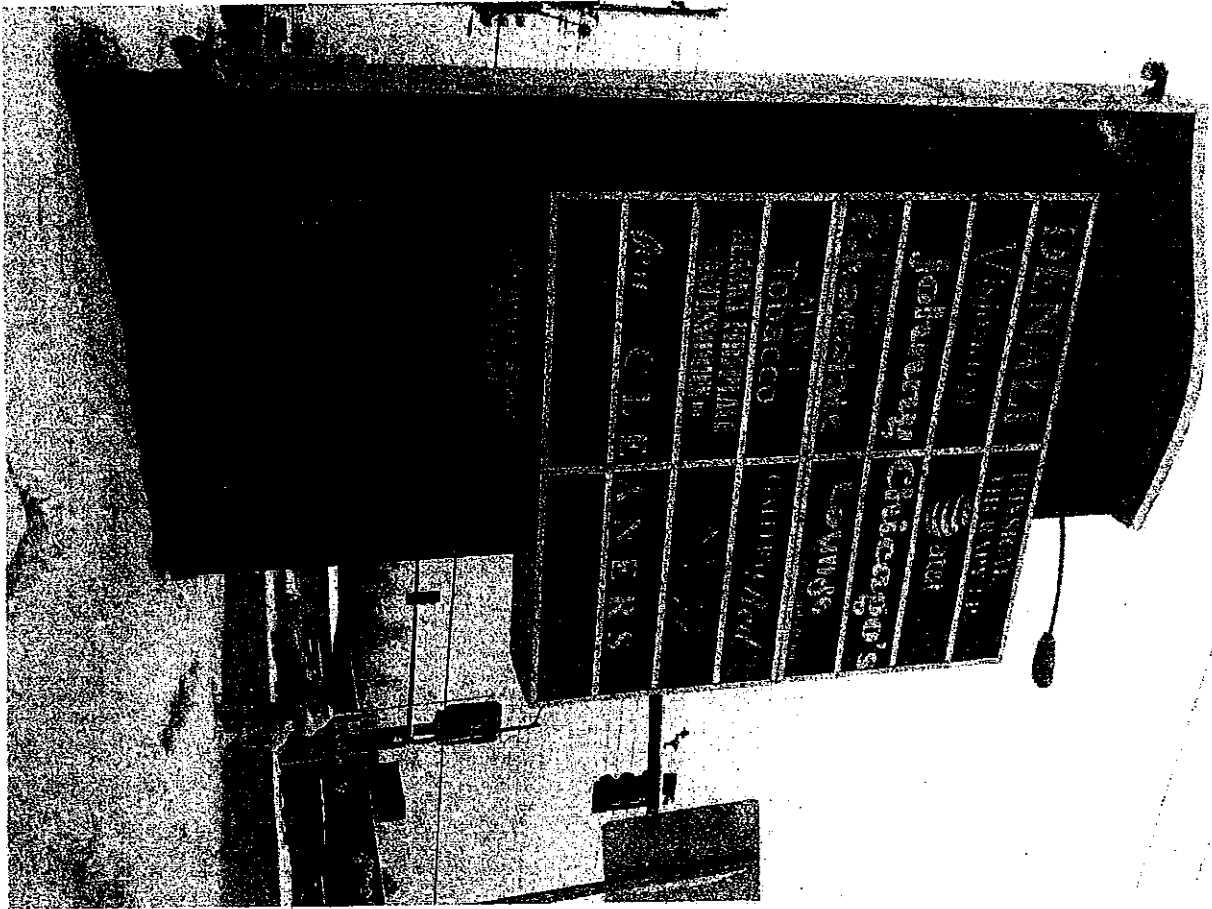
Partition walls to be constructed at rear of small space approx. 8' tall w/o any ceiling; no stock here as yet; seperation wall midway space to be removed by owner; anticipated opening on July 1st; Will reinspect 2 weeks before to see if any issues arise during the remodeling phase not seen today - CT (EM lights=OK) previously part of Hewitt's Drugs.

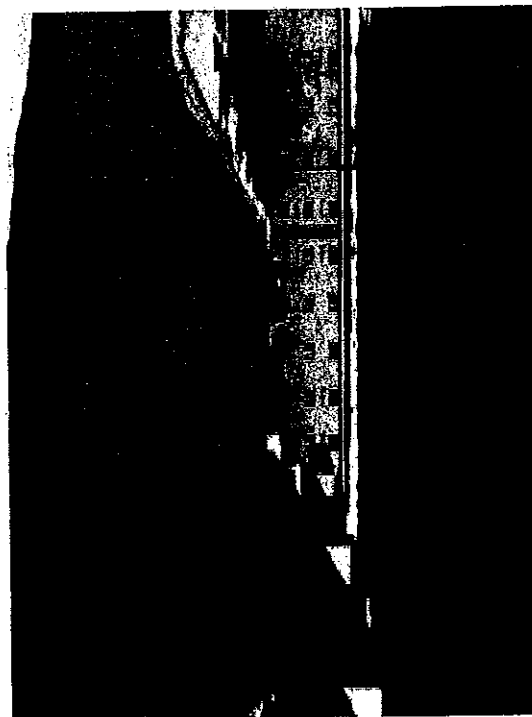
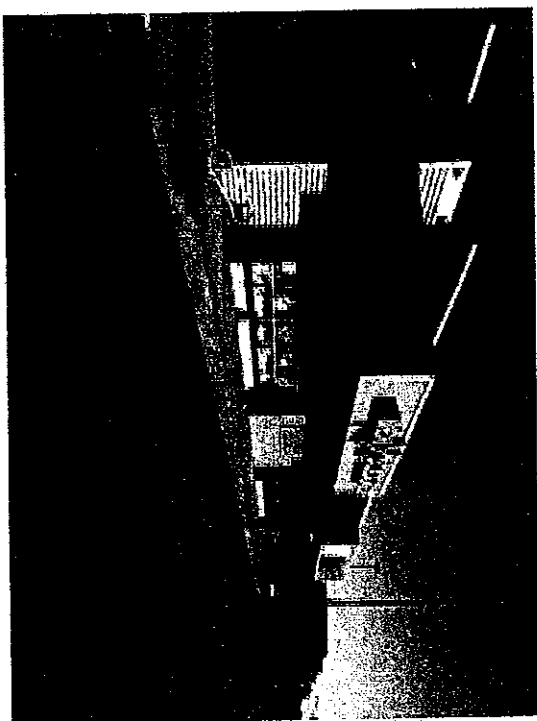
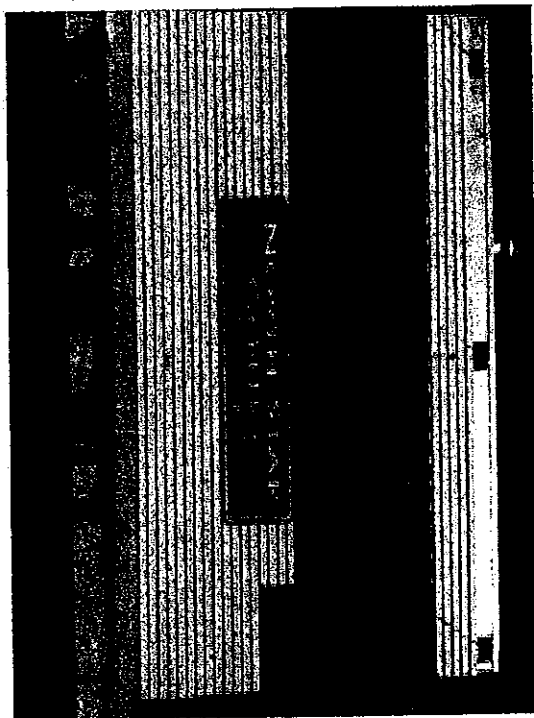
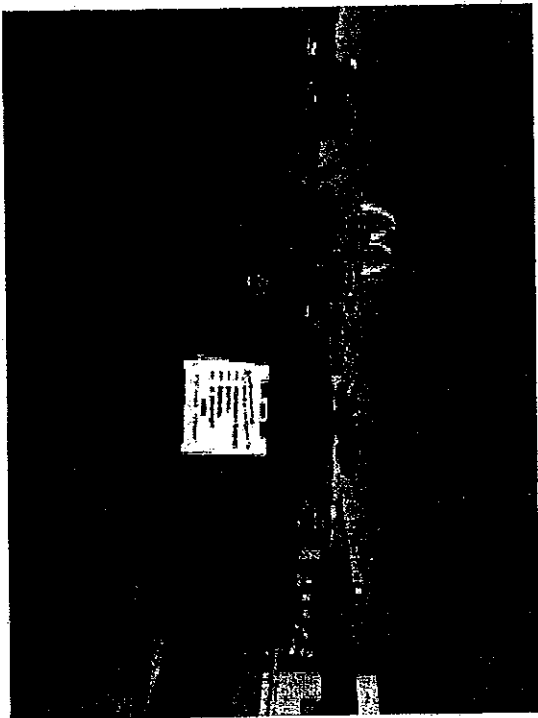
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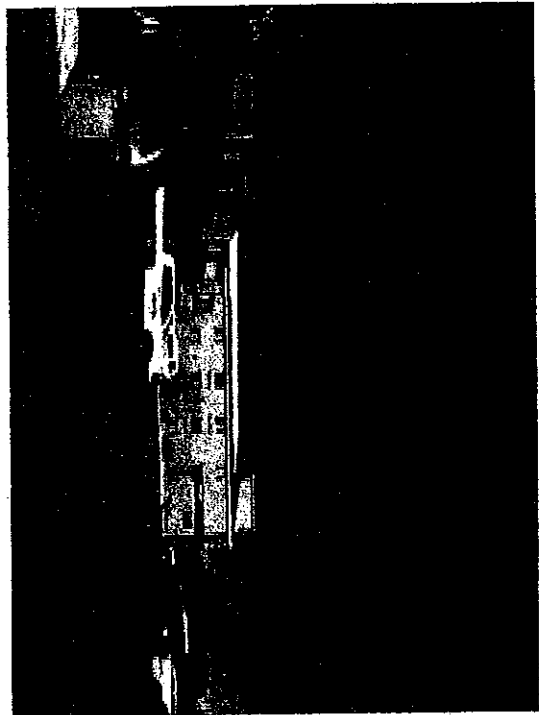
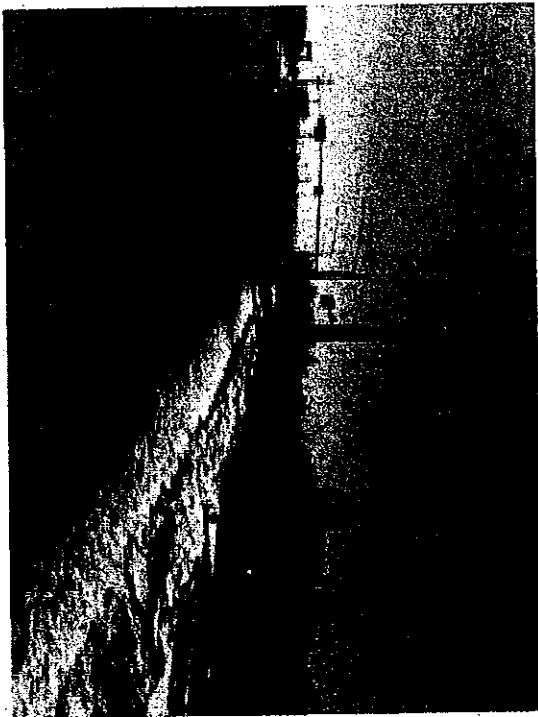
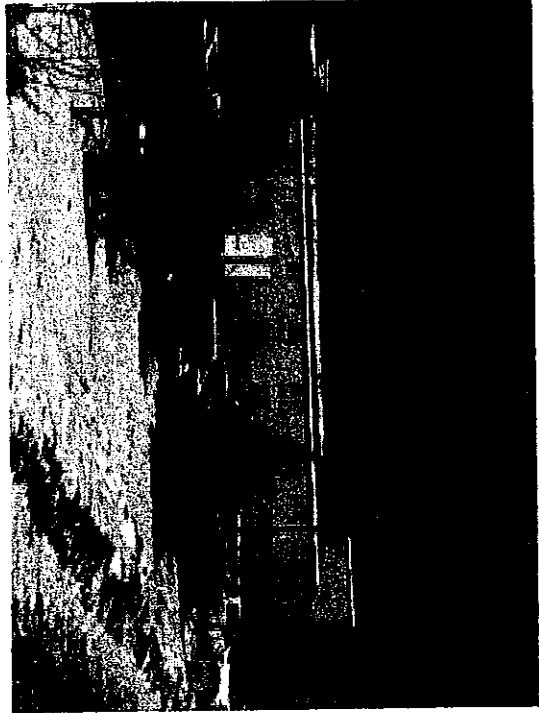


OUR LOCATION











State of Alaska

Department of Public Safety

Alcoholic Beverage Control Board

Sean Parnell, Governor

Joseph A. Masters, Commissioner

March 24, 2011

NW Alaska Properties LLC
Jack Nims, Member
13851 Shadow Lane
Anchorage AK 99516

Re: UnWINEd – Lic#5045

Dear Mr. Nims:

We have received your application for a liquor license pursuant to Alaska Statutes, Title 4, 04.11.510 states as follows:

“(a) Unless a legal action relating to the license, applicant or premises to be licensed is pending, the board shall decide whether to grant or deny an application within 90 days of receipt of the application at the main office of the board. However, the decision may not be made before the 60 days allowed for protest under As 04.11.480 have elapsed unless waived by the municipality.”

If a transfer of ownership application, all requirements (tax and creditor clearances) must be met within the 90 day time frame or the application will be presented to the board for denial.

Please contact your municipal clerk and/or borough clerk if applicable, for scheduled review by the assembly and to find out about other processing or applications that may be required.

This letter is for information only.

If you have any questions please contact our office.

Sincerely,
/s/ Reeda Jaramillo
Business Registration Examiner

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

New Liquor License

PAGE 1 OF 2

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

This application is for:

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

SECTION A. LICENSE INFORMATION. Must be completed for all types of applications.			FEES
License Year: 2011-2012	License Type: PACKAGE STORE	Statute Reference Sec. 04.11.150	License Fee: \$
(Office Use Only) License #:			Filing Fee: \$100.00
Local Governing Body: (City, Borough or Unorganized) MUNICIPALITY OF ANCHORAGE	Community Council Name(s) & Mailing Address: MIDTOWN COMMUNITY COUNCIL 3800 W. 36 TH AVE. ANCHORAGE AK. 99517		Fingerprint: (\$34.25 per person)
Name of Applicant (Corp/LLC/LP/LLP/Individual/Partnership): NWALASKA PROPERTIES LLC	Doing Business As (Business Name): UNWINED	Business Telephone Number: 907-229-3246 907-360-0664	Total Submitted: \$ 1708.50
Mailing Address: 13851 SHADOW LANE	Street Address or Location of Premise: 751 E. 36 TH AVE. #113 ANCHORAGE ALASKA 99503	Email Address: jacknims@gci.net	
City, State, Zip: ANCHORAGE ALASKA 99516			

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

Closest school grounds MCLAUGHLIN SECONDARY SCHOOL	Distance measured under: <input checked="" type="checkbox"/> AS 04.11.410 OR <input type="checkbox"/> Local ordinance No. _____	<input type="checkbox"/> Premises is GREATER than 50 miles from the boundaries of an incorporated city, borough, or unified municipality.
Closest church: CHURCH OF GOD (1348 BRENNINGTON DR.	Distance measured under: <input checked="" type="checkbox"/> AS 04.11.410 OR <input type="checkbox"/> Local ordinance No. _____	<input type="checkbox"/> Premises is LESS than 50 miles from the boundaries of an incorporated city, borough, or unified municipality.
Premises to be licensed is: <input type="checkbox"/> Proposed building <input checked="" type="checkbox"/> Existing facility <input type="checkbox"/> New building		<input checked="" type="checkbox"/> Not applicable
		<input type="checkbox"/> Plans submitted to Fire Marshall (required for new & proposed buildings) <input checked="" type="checkbox"/> Diagram of premises attached.

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

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

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

Name	Name of Business	Type of License	Business Street Address	State

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

☐ Yes ☒ No If Yes, attach written explanation.

Office use only

Date Approved

Director's Signature

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) NVALASKA PROPERTIES LLC	Telephone Number 907-229-3246	Fax Number 907-688-1314
Corporate Mailing Address: 13851 SHADOW LANE	City ANCHORAGE	State ALASKA
		Zip Code 99516
Name, Mailing Address and Telephone Number of Registered Agent DERRELL WEBB / 13851 SHADOW LANE ANCHORAGE ALASKA 99516 / 907-360-0664	Date of Incorporation OR Certification with DCED 8/24/2009	State of Incorporation ALASKA
Is the Entity in compliance with the reporting requirements of Title 10 of the Alaska Statutes? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If no, attach written explanation. Your entity <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
JACK NIMS	president	50	24723 TEAL LOOP CHUGIAK AK 99567	907-229-3246	3/24/1952
DERRELL WEBB	CFO	50	13581 SHADOW LANE ANCHORAGE AK 99516	907-360-0664	3/23/1965

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

Declaration

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

Signature of Licensee(s) Signature	Signature
Name & Title (Please Print) JACK NIMS PRESIDENT	Name & Title (Please Print) DERRELL WEBB CFO
Subscribed and sworn to before me this 27 th day of February, 2011	Subscribed and sworn to before me this 27 th day of February, 2011
Notary Public in and for the State of Alaska	Notary Public in and for the State of Alaska
My commission expires: 10-14-2014	My commission expires: 10-14-2014

STATE OF ALASKA
ALCOHOL BEVERAGE CONTROL BOARD
Licensed Premises Diagram

INSTRUCTIONS: Draw a detailed floor plan of your present or proposed licensed premises on the graph below;
show all entrances and exits, and all fixtures such as tables, booths, games, counters, bars, coolers, stages, etc.

DBA:UNWINED

PREMISES LOCATION: 751 E. 36TH. AVE. #113 ANCHORAGE ALASKA 99503

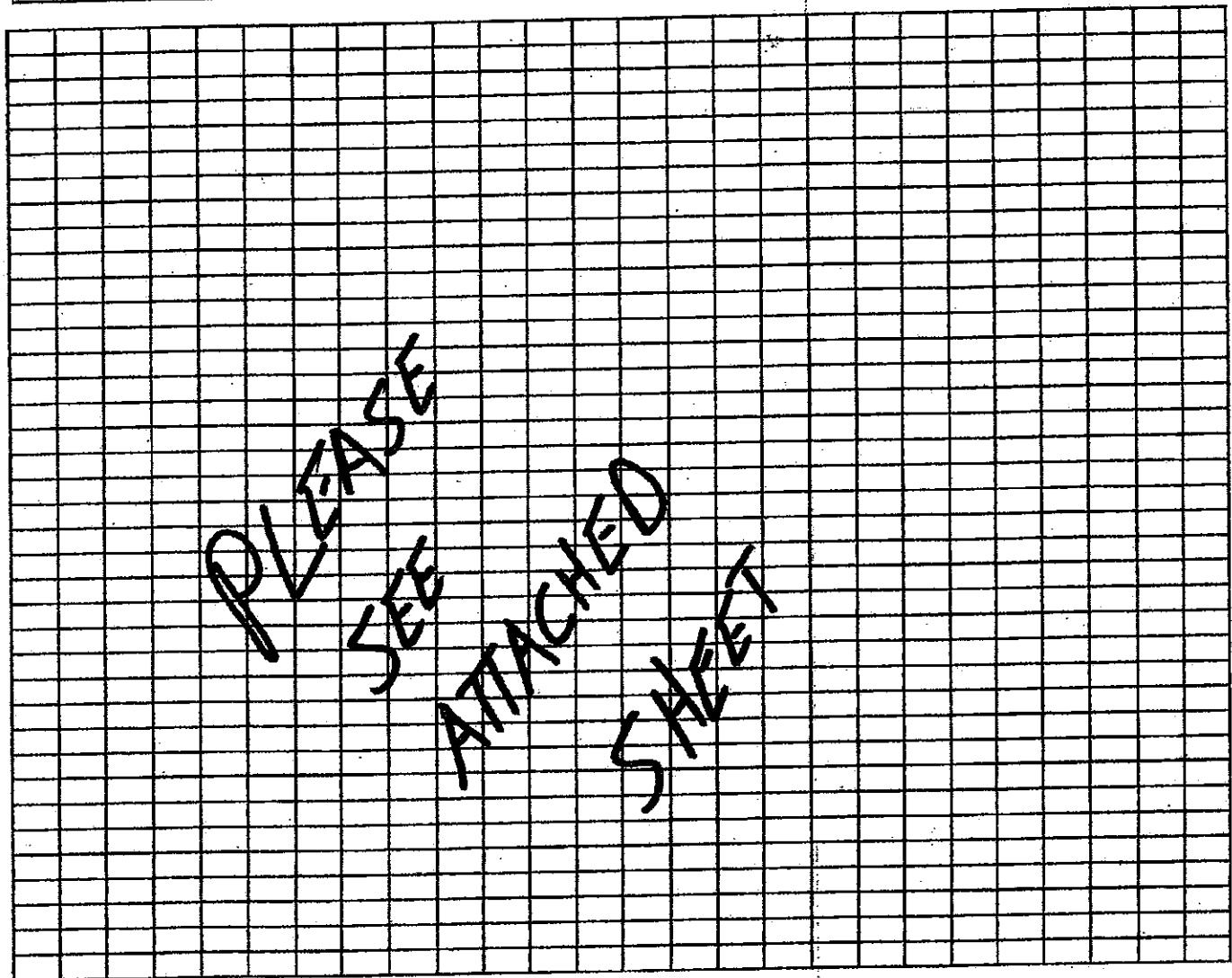
Indicate scale by x after appropriate statement or show length and width of premises. _____ 1 SQ. = 4 FT.

SCALE A: _____ X _____ 1 SQ. = 1 FT.

SCALE B:

Length and width of premises in feet:

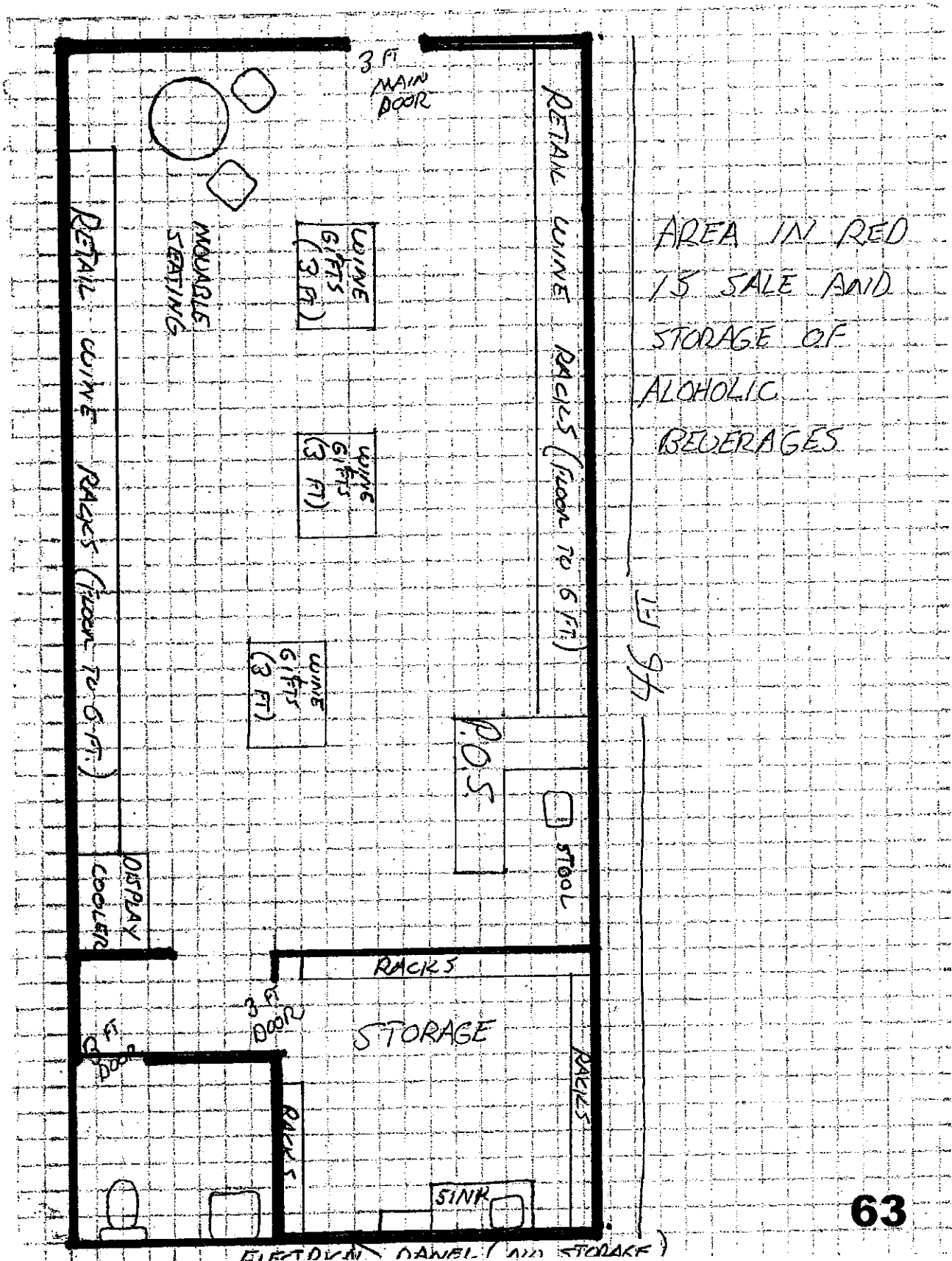
Outline the area to be designated for sale, service, storage, and consumption of alcoholic beverages in red.
DO NOT USE BLUE INK OR PENCIL ON THIS DIAGRAM.



UNWIND
751 E. 36TH AVE. ANCHORAGE AK SUITE # 11

1 SQUARE = 1 FT

20.5 FT



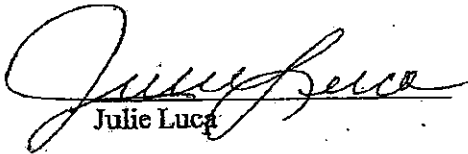
ANCHORAGE PUBLISHING, CO.
540 E. Fifth Avenue
Anchorage, Alaska 99501
Phone: 561-7737 Fax: 561-7777

**Liquor
License New
Application**

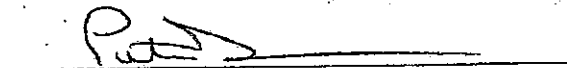
NW Alaska Properties, LLC
is making application for a
new Package Store Liquor
License AS04 11 150 Liquor
License, aka UNWINE
located at 711 E. 36th Ave.
Unit J13 Anchorage AK
99503.

Interested persons should
submit written comment to
their local governing body,
the applicant and to the
Alcoholic Beverage Control
Board at 905 E. Tudor Rd.
Anchorage, Alaska 99507.

I, Julie Luca, advertising support representative for Anchorage Publishing, Co., verify that the ad for the UNWINE Liquor License appeared in the February 24, March 3, and March 10, 2011 issues of the Anchorage Press Newspaper.


Julie Luca

Subscribed and sworn to me in the Municipality of Anchorage, in the state Alaska, on this
14th day of March, ~~2010~~ 2011


Notary Public Signature
9/15/2014
Commission Expires

State of Alaska
NOTARY PUBLIC
Peter J. Nolan
My Commission Expires 9/15/2014

**STATE OF ALASKA
ALCOHOLIC BEVERAGE CONTROL BOARD**

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

POSTING AFFIDAVIT

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

1. a. Posting of application for a new PACKAGE STORE liquor license
for UNWINED

located at 751 E. 36TH AVE. #113 ANCHORAGE ALASKA 99503
(address and/or location)

OR

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

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

FEBRUARY 28, 2011 to MARCH 16, 2011

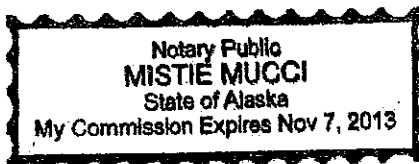
*** Prior to the filing of said application, a true copy of the application was posted at the following described locations: (name and address of location)

- a. Location of premises to be licensed 751 E. 36TH AVE. ANCHORAGE ALASKA 99503
b. Other conspicuous location in the area CARRS STORE 600 East Northern Lights Boulevard, Anchorage

3. I believe that with the approval of this application population would not at one time exceed in the aggregate of one license of the type requested for population as provided by law. AS 04.11.400 (check one)

- a. ☐ a radius of five (5) miles of the proposed location.
b. ☒ an incorporated city, organized borough or unified municipality.
c. ☐ does not apply (application filed under AS 04.11.400(d)(e)(g) or transfer of license holder or location within an incorporated city or unified municipality or organized borough).
d. ☐ established village.

SUBSCRIBED and SWORN to me this 6th day of April, 2011.



Mistie Mucci
Notary Public in and for Alaska

My commission expires: Nov 7, 2013

STATE OF ALASKA
ALCOHOLIC BEVERAGE CONTROL BOARD

STATEMENT OF FINANCIAL INTEREST

CONFIDENTIAL

TO BE COMPLETED BY EACH APPLICANT, EITHER INDIVIDUAL OR CORPORATE

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

Applicant: NW ALASKA PROPERTIES LLC		DBA: UNWINED
EIN or SSN: EIN# 27-0758783	Location: 751 E. 36 TH . AVE. #113 ANCHORAGE AK 99503	
List each owner, shareholder, member in the boxes below:		
JACK NIMS		
DERRELL WEBB		

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

NAME	ADDRESS	AMOUNT	PURPOSE
ALASKA USA FCU COMMERCIAL LOAN DEPT.	500 W. 36 TH . AVE. SUITE 400 ANCHORAGE ALASKA 99503	200,000.00	INVENTORY AND BUILD-OUT

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

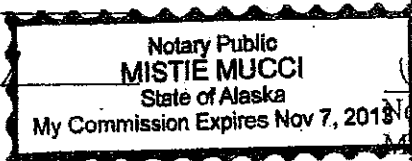
Signature of Applicant/Transferee

Subscribed and sworn to before me this

10th Day of April 20 11

Date

3/24/2011



Notary Public in and for the State of Alaska
My commission expires Nov 7, 2013

66

Alaska Department of Commerce, Community, and Economic Development

Division of Corporations, Business and Professional Licensing
P.O. Box 110806, Juneau, Alaska 99811-0806

This is to certify that

UNWINED

13851 SHADOW LANE ANCHORAGE AK 99516

owned by

NWALASKA PROPERTIES, LLC

is licensed by the department to conduct business for the period

February 21, 2011 through December 31, 2012
for the following line of business:

42 - Trade

This license shall not be taken as permission to do business in the state without having complied with the other requirements of the laws of the State or of the United States.

This license must be posted in a conspicuous place at the business location. It is not transferable or assignable.

Susan K. Bell
Commissioner





DEPARTMENT OF THE TREASURY
INTERNAL REVENUE SERVICE
CINCINNATI OH 45999-0023

Date of this notice: 08-18-2009

Employer Identification Number:
27-0758783

Form: SS-4

Number of this notice: CP 575 B

NWALASKA PROPERTIES LLC
JACK ALLAN NIMS MBR
13851 SHADOW LANE
ANCHORAGE, AK 99516

For assistance you may call us at:
1-800-829-4933

IF YOU WRITE, ATTACH THE
STUB AT THE END OF THIS NOTICE.

WE ASSIGNED YOU AN EMPLOYER IDENTIFICATION NUMBER

Thank you for applying for an Employer Identification Number (EIN). We assigned you EIN 27-0758783. This EIN will identify you, your business accounts, tax returns, and documents, even if you have no employees. Please keep this notice in your permanent records.

When filing tax documents, payments, and related correspondence, it is very important that you use your EIN and complete name and address exactly as shown above. Any variation may cause a delay in processing, result in incorrect information in your account, or even cause you to be assigned more than one EIN. If the information is not correct as shown above, please make the correction using the attached tear off stub and return it to us.

Based on the information received from you or your representative, you must file the following form(s) by the date(s) shown.

Form 1065

04/15/2010

If you have questions about the form(s) or the due date(s) shown, you can call us at the phone number or write to us at the address shown at the top of this notice. If you need help in determining your annual accounting period (tax year), see Publication 538, *Accounting Periods and Methods*.

We assigned you a tax classification based on information obtained from you or your representative. It is not a legal determination of your tax classification, and is not binding on the IRS. If you want a legal determination of your tax classification, you may request a private letter ruling from the IRS under the guidelines in Revenue Procedure 2004-1, 2004-1 I.R.B. 1 (or superseding Revenue Procedure for the year at issue). Note: Certain tax classification elections can be requested by filing Form 8832, *Entity Classification Election*. See Form 8832 and its instructions for additional information.

A limited liability company (LLC) may file Form 8832, *Entity Classification Election*, and elect to be classified as an association taxable as a corporation. If the LLC is eligible to be treated as a corporation that meets certain tests and it will be electing S corporation status, it must timely file Form 2553, *Election by a Small Business Corporation*. The LLC will be treated as a corporation as of the effective date of the S corporation election and does not need to file Form 8832.

To obtain tax forms and publications, including those referenced in this notice, visit our Web site at www.irs.gov. If you do not have access to the Internet, call 1-800-829-3676 (TTY/TDD 1-800-829-4059) or visit your local IRS office.



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

ARTICLES OF ORGANIZATION

(Domestic Limited Liability Company)

1250 RECEIVED
AUG 24 2009

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:

DIVISION OF
OCCUPATIONAL LICENSING
JUNEAU

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":

NWAlaska Properties, LLC

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

Purchasing houses and renovating them and selling them.

Article 3. Registered Agent Name and Address:

Name:	Derrell W. Webb II		
Mailing Address:	13851 Shadow Lane		
Physical Address if Mailing Address is a Post Office Box:			
	City: Anchorage	AK	ZIP Code: 99516

Article 4. Duration:

Check this box if the duration is perpetual: ☒

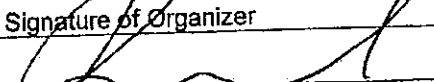
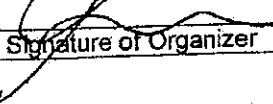
If the duration is not perpetual, list the latest date upon which the Limited Liability Company is to dissolve:

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

Article 6. Optional Provisions: (Attach a separate 8½" x 11" sheet if necessary.)



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

Name of Organizer (Print or Type)	Signature of Organizer
Karla Figueroa, Legalzoom.com, Inc.	
Name of Organizer (Print or Type)	Signature of Organizer
	
Date	Contact Name and Phone Number (To resolve questions with this filing)
8/19/2009	Karla Figueroa, Legalzoom.com, Inc., 323-962-8600

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

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

For additional information or forms please visit our web site at: www.corporations.alaska.gov

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

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

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

531390



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

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): Alaska Entity #:
NWALASKA PROPERTIES LLC 124996

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

3. Date of Organization:

08/24/2009

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

ARTICLE 2. SHOULD BE CHANGED TO, ANY LAWFUL PURPOSE ALLOWED BY LAW.
ADDITIONAL (NAICS) CODES:
445310 BEER, WINE AND LIQUOR STORES
445299 SPECIALTY FOOD STORES
453220 GIFT, NOVELTY AND SOUVENIR STORES

THESE ARE THE ONLY CHANGES THAT WE WISH TO MAKE

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:

2/24/2011

Signature of Manager, Member or Attorney-in-Fact	Printed Name	Title	Date
	JACK NIMS	PRESIDENT	2/23/2011

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 site at: www.corporations.alaska.gov



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

AK Entity #: 124996
Date Filed: 02/23/2011 03:40 PM
State of Alaska
Department of Commerce

**Limited Liability Company
Online 2011 Biennial Report**
For the period ending December 31, 2010

Alaska Entity # 124996

Entity Mailing Address

NWAlaska Properties, LLC	
--------------------------	--

Name and Mailing Address of Registered Agent:

Physical Address of Agent if mailing Address is a PO Box or Mail Stop

Webb, Derrell W, II 13851 Shadow Lane Anchorage, AK 99516	
---	--

☐ Check this box if there are no changes to the entity information listed below:

- ☒ The Limited Liability Company is managed by its members.
☐ The Limited Liability Company is managed by its manager.

Title - Check Applicable Box	Name	Mailing Address	City, State, Zip	% Interest Held
---------------------------------	------	-----------------	------------------	-----------------

Complete the boxes below to correct or make additions to the manager or member information. Please print the names and addresses of the managers of the company, or, if the company is not managed by a manager, the names and addresses of the members of the company. You must also list the name and address of each person owning at least five percent interest in the company and the percentage of interest owned by that person.

- ☒ The Limited Liability Company is managed by its members.
☐ The Limited Liability Company is managed by its manager.

Title - Check Applicable Box	Name	Mailing Address	City, State, Zip	% Interest Held
<input checked="" type="checkbox"/> Member	Jack A Nims	24723 Teal Loop	Chugiak AK 99567	
<input checked="" type="checkbox"/> Member	Derrell Webb W II	13851 Shadow Lane	ANCHORAGE AK 99516	
<input type="checkbox"/> Manager				
<input type="checkbox"/> Member				
<input type="checkbox"/> Manager				
<input type="checkbox"/> Member				
<input type="checkbox"/> Manager				

If necessary, attach a list of additional officers, directors, shareholders, and alien affiliates on a separate 8 1/2 X 11 sheet of paper.
This report is public information. Please do not list confidential information such as date of birth or Social Security Numbers.

02/23/2011

Jack Allan Nims

President

Date

Signature

Title

This report is due on January 2nd and must be received with the applicable fees in U.S. funds.

Domestic Entity - \$100.00 If postmarked after February 1, 2011 - \$137.50	Foreign Entity (State of Domicile not Alaska) - \$200.00 If postmarked after February 1, 2011 - \$247.50
---	---



State of Alaska
Corporations, Business and Professional Licensing
Susan Bell

Department of Commerce, Susan Bell

02/23/2011

Invoice Number: 4707510

Invoice Date: 02/23/2011 03:40 PM

User ID: 324

Billing Information

NWAlaska Properties, LLC
13851 Shadow Lane
Anchorage, AK 99516

Product Description	Certification Number	Order Date	Qty	Pages	Item Cost	Extended	Amount Due
Annual Reports - Domestic Biennial Report - LLC/LLP Contact: NWAlaska Properties, LLC	490569	02/23/2011	1	1	100.00	100.00	Paid
Corp Fees - Late Fee BR - Domestic LLC/LLP Contact: NWAlaska Properties, LLC	490570	02/23/2011	1	1	37.50	37.50	Paid

Credit Balance as of 02/23/2011 3:41 PM: \$0.00

Invoice Total: \$137.50

Payment Details:

Payment for \$137.50 from Web with Credit Card VISA Acct
XXXXXXXXXXXX9301, Auth: 04506C

Payment Total: \$137.50

Contact(s):

7083 Hollywood Blvd Ste 180
Los Angeles, CA 90028
United States

Amount Due: \$0.00

Include invoice number on all correspondence and send to:

Corporation
Inquiries:

Corporations, Business and Professional
Licensing
PO Box 110808
Juneau, AK 99811-0808

To discuss payment for Corporation items call:
(907) 465-2530

Alaska Corporations, Business and Professional Licensing

- Search
- ✓ By Entity Name
 - ✓ By AK Entity #
 - ✓ By Officer Name
 - ✓ By Registered Agent
 - ✓ By
 - ✓ Verify Certification
 - ✓ Annual Report
 - ✓ Filing Online
 - ✓ Annual Biennial Report
 - ✓ LLC
 - ✓ Filing Online
 - ✓ Business Corporation
 - ✓ Filing Online
 - ✓ Online Orders
 - ✓ Register for Online
 - ✓ Orders
 - ✓ Order Good Standing
 - ✓ Name Registration
 - ✓ Registered Business
 - ✓ Name Online
 - ✓ Renew a Business Name

Search Type: Starting With
Search Date: 2/24/2011

Search Criteria: NWALASKA PROPERTIES LLC
Search Time: 11:26

Click on the Entity Name or AK Entity # to view more information. If the type indicates LICENSE, the name is in use by an active business or professional license. You may use the following links to view more information on the various licenses.

[Business License Search](#)

Professional License Search

Entity Name	AK Entity #	Type	Status	Entity Creation Date
NWAlaska Properties, LLC	124996	Limited Liability Company	Active - Good Standing	8/24/2009

Records Returned 1 to 1

E-mail the Corporations Staff (907) 465-2550

Alaska Corporations, Business and Professional Licensing

Search

- By Entity Name
- By AK Entity #
- By Officer Name
- By Registered Agent
- Verify
- Verify Certification
- Biennial Report
- File Online
- Initial Biennial Report
- LLC
- File Online
- Business Corporation
- File Online
- Online Orders
- Register for Online
- Orders
- Order Good Standing
- Name Registration
- Register a Business
- Name Online
- Renew a Business Name

Date: 2/24/2011

Filed Documents

(Click above to view filed documents that are available.)

Entity Name History

Name	Name Type
NWAlaska Properties, LLC	Legal

Limited Liability Company Information

AK Entity #:	124996
Status:	Active - Good Standing
Entity Effective Date:	08/24/2009
Primary NAICS Code:	531390: Other Activities Related to Real Estate
Home State:	AK
Principal Office Address:	N/A
Expiration Date:	Perpetual
Last Biennial Report Filed Date:	2/23/2011
Last Biennial Report Filed:	2011

Registered Agent

Agent Name:	Webb, Derrell W, II
Office Address:	13851 Shadow Lane Anchorage AK 99516
Mailing Address:	
Principal Office Address:	No Address

Organizers

Name:	Jack A Nims
Address:	24723 Teal Loop Chugiak AK 99567
Title:	Member
Owner Pct:	0
Name:	Derrell Webb W II
Address:	13851 Shadow Lane ANCHORAGE AK 99516
Title:	Member
Owner Pct:	0

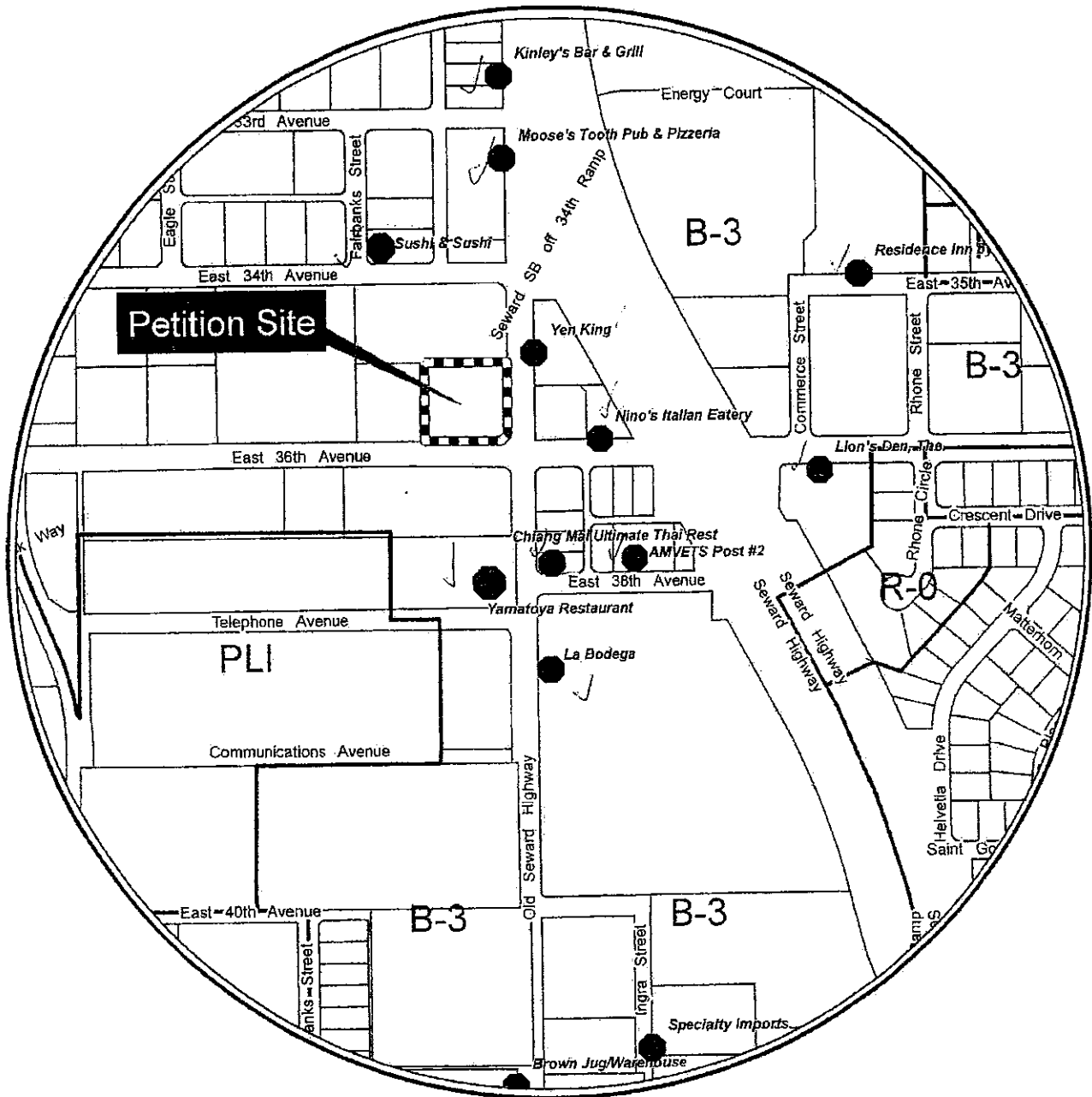
Alcohol Existing License List Report

Case Number: 2011-051 Description: 1000'

Parcel Business Name	Parcel Owner Name Applicant Name	Parcel Owner Address Business Address	City Lic. Number	State Lic. Zone	Zip Lic. Type
00323217000 Yen King	MA JAMES Y & LENA Ma, James & Lena	3501 OLD SEWARD HIGHWAY 3501 Old Seward Hwy	ANCHORAGE 2930	AK B3	99503 Restaurant/Eating Place
00323218000 Cafe Croissant	NIRO PROPERTIES LLC Bistro 907 LLC	831 E 36TH AVE 3002 Spenard Road	ANCHORAGE 4970	AK B3	99503 Restaurant/Eating Place
00323218000 Nino's Italian Eatery	NIRO PROPERTIES LLC NIRO Restaurants, Inc.	831 E 36TH AVE 831 E 36th Ave	ANCHORAGE 4576	AK B3	99503 Restaurant/Eating Place
00323233000 Residence Inn by Marriott	NANA PROPERTIES III LLC NANA Management Services, LLC	1001 E BENSON BLVD 1025 E 35th Ave	ANCHORAGE 3934	AK B3	99508 Restaurant/Eating Place
00324101000 Chiang Mai Ultimate Thai Rest	COON FRANK & JENNIFER & Praethong, Tom	1954 CONTRA COSTA BLVD 3637 Old Seward Hwy	PLEASANT HILL 4459	CA B3	94523 Restaurant/Eating Place
00324128000 AMVETS Post #2	AMVETS POST TWO INC AMVETS Post #2 Inc	875 E 38TH AVENUE 855 E 38th Ave	ANCHORAGE 2943	AK B3	99503 Club
00324129000 Lion's Den, The	THE NEW LION, LLC New Lion, The, LLC	1000 E 36TH AVENUE 1000 E 36th Ave	ANCHORAGE 658	AK B3	99508 Beverage Dispensary Tour
00324240000 La Bodega	KUPREANOF LLC Midtown Spirits, LLC	940 E 38TH AVE 3801 Old Seward Hwy Suite 2	ANCHORAGE 996	AK B3	99503 Package Store
00905222000 Kinley's Restaurant & Bar	YORBA LLC Kinley's Restaurant & Bar, Inc	7146 CANDACE CIRCLE 3220 Seward Hwy	ANCHORAGE 4664	AK B3	99516 Restaurant/Eating Place
00905230000 Sushi & Sushi	LEE AE KYONG LMK Inc.	2861 BELUGA BAY CIRCLE 3337 Fairbanks St	ANCHORAGE 1866	AK B3	99507 Restaurant/Eating Place
00905282000 Moose's Tooth Pub & Pizzeria	MORELAND PROPERTIES LLC Fresh Ale Pubs, LLC	1317 W NORTHERN LIGHTS BLVD 3300 Old Seward Hwy	ANCHORAGE 3971	AK B3	99503 Beverage Dispensary
00908203000 Yamatoya Restaurant	REID PAUL L Yamato, Inc.	7001 TREE TOP CIRCLE 3700 Old Seward Hwy	ANCHORAGE 1617	AK B3	99507 Restaurant/Eating Place

2011-051

● EXISTING LIQUOR LICENSES WITHIN 1000'



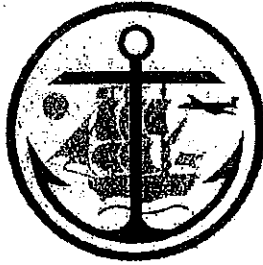
Municipality of Anchorage
Planning Department

Date: April 07, 2011

0 310 620 1,240 Feet



POSTING AFFIDAVIT



RECEIVED

APR 08 2011

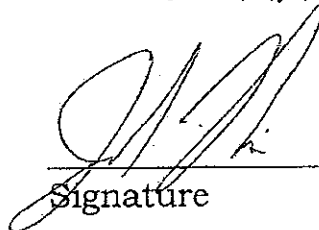
PLANNING DIVISION

AFFIDAVIT OF POSTING

Case Number: 2011-051

I, JACK NIMS, 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 Conditional Use. The notice was posted on 4/8/2011 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 8TH day of APRIL, 2011.


Signature

LEGAL DESCRIPTION

Tract or Lot 7
Block 5
Subdivision SLM