

**NOTE**

Send original recorded document to:

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

**THIS COVER SHEET HAS BEEN ADDED TO THIS DOCUMENT TO PROVIDE SPACE FOR ANCHORAGE RECORDING DISTRICT DATA. THIS COVER SHEET APPEARS AS THE FIRST PAGE OF THE DOCUMENT IN THE OFFICIAL PUBLIC RECORD.**

**DO NOT DETACH**

**NOTICE OF ZONING ACTION**

This notice announces that a zoning conditional use has been duly approved by the Municipal Assembly of the Municipality of Anchorage providing for the development of the herein described property in accordance with the provisions of the Anchorage Municipal Code of Ordinances and the terms and conditions of the zoning special land use permit approval as set forth in the Municipal zoning file 2024-0048. Under the provisions of the specified ordinance the subsequent development of the subject property shall be in accordance with the terms of the approved zoning conditional use or any subsequent amendments hereto.

LEGAL: Within Ted Stevens Anchorage International Airport, South Terminal, NW1/4, Sec 34, T13N, R4W, S.M. Anchorage Recording District, Anchorage, Alaska. Generally located south of West International Airport Road, in Anchorage.  
PETITIONER: NHG Airport, LLC  
REQUEST: A resolution of the Anchorage Municipal Assembly APPROVING an alcoholic beverages conditional use for a package store with license numbers 2278 and 2279 for NHG Airport, LLC dba 49th State Brewing – Ted Stevens in the TR (Transition) District located at 5000 West International Airport Road, Anchorage, Alaska.  
Attachment: Copy of Anchorage Municipal Assembly Resolution No. AR 2024-148.

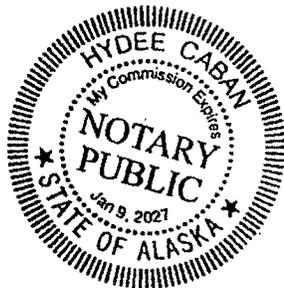
*Mandy Honest*  
Municipal Clerk or Designated Official  
Municipality of Anchorage  
Assembly

STATE OF ALASKA )  
) )  
THIRD JUDICIAL DISTRICT )

THIS IS TO CERTIFY that on the 14 day of May, 2024 before me, the undersigned, a Notary Public in and for Alaska, personally appeared Mandy Honest to me known to be the duly appointed Municipal Clerk of the Municipal Assembly or Designee and acknowledged to me that she had in her official capacity aforesaid executed the forgoing instrument as an act and deed of the Municipality of Anchorage for the uses and purposes therein stated.

WITNESS my hand and notarial seal on the 14<sup>th</sup> day of May, 2024 in this certificate first above written.

*Hydee Caban*  
Notary Public in and for Alaska  
My Commission expires: 11/9/2027



Municipal Clerk's Office  
Approved  
Date: May 7, 2024

Submitted by: Chair of the Assembly at the  
request of the Mayor  
Prepared by: Planning Department  
For reading: May 7, 2024

ANCHORAGE, ALASKA  
AR No. 2024-148

COPY

1 A RESOLUTION OF THE ANCHORAGE MUNICIPAL ASSEMBLY APPROVING  
2 AN ALCOHOLIC BEVERAGES CONDITIONAL USE FOR PACKAGE STORE  
3 LICENSE NUMBERS 2278 AND 2279 FOR NHG AIRPORT, LLC, DBA 49<sup>TH</sup>  
4 STATE BREWING – TED STEVENS; IN THE TR (TRANSITION) DISTRICT;  
5 LOCATED AT 5000 WEST INTERNATIONAL AIRPORT ROAD, SUITES C2127  
6 AND C2208, WITHIN TED STEVENS ANCHORAGE INTERNATIONAL  
7 AIRPORT, SOUTH TERMINAL, NW1/4, SEC 34, T13N, R4W, S.M., ALASKA;  
8 GENERALLY LOCATED SOUTH OF WEST INTERNATIONAL AIRPORT  
9 ROAD, IN ANCHORAGE.

10

11 (Spenard Community Council) (Case 2024-0048)

12

13 THE ANCHORAGE ASSEMBLY RESOLVES:

14

15 **Section 1.** This alcoholic beverage conditional use is hereby approved for  
16 package store license numbers 2278 and 2279 for NHG Airport, LLC, dba 49<sup>th</sup>  
17 State Brewing – Ted Stevens; in the TR (transition) district; located at 5000 West  
18 International Airport Road, Suites C2127 and C2208, within Ted Stevens  
19 Anchorage International Airport, South Terminal, NW1/4, Sec 34, T13N, R4W,  
20 S.M., Alaska; generally located south of West International Airport Road. This  
21 conditional use generally meets the applicable provisions of Anchorage Municipal  
22 Code (AMC) Old Code 21.15.030, 21.40.240D.5., 21.50.020, and 21.50.160.

23

24 **Section 2.** This alcohol special land use permit is approved subject to the  
25 following conditions.

26

27 1. A notice of zoning action shall be filed with the State of Alaska Recorder's  
28 Office within 120 days of the Assembly's approval of this conditional use.

29

30 2. All uses shall conform to the plans and narrative submitted with this  
31 conditional use application, except that the licensee may change the hours  
32 of operation listed on the application in accordance with all applicable laws  
33 without having to modify the conditional use.

34

35 3. This alcoholic beverages conditional use approval is for package store  
36 license numbers 2278 and 2279 in the TR (transition) district, in accordance  
37 with AMC Old Code 21.15.030, 21.50.020, and 21.50.160, for a total of 300  
38 square feet of gross leasable floor area pre- and post-security at 5000 West  
39 International Airport Road, Suites C2127 and C2208, within Ted Stevens  
40 Anchorage International Airport, South Terminal, NW1/4, Sec 34, T13N,  
41 R4W, S.M., Alaska.

42



COPY

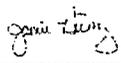
- 1 4. On-premises sale of alcoholic beverages may be seven days a week as
- 2 permitted by AMC 10.50.010 and Alaska Alcoholic Beverage Control Board
- 3 requirements.
- 4
- 5 5. The use of the property by any person for the permitted purposes shall
- 6 comply with all current and future federal, state, and local laws and
- 7 regulations including but not limited to laws and regulations pertaining to the
- 8 sale, dispensing, service, and consumption of alcoholic beverages and the
- 9 storage, preparation, sale, service, and consumption of food. The owner of
- 10 the property, the licensee under the Alcoholic Beverage Control license, and
- 11 their officers, agents, and employees shall not knowingly permit or
- 12 negligently fail to prevent the occurrence of illegal activity on the property.
- 13
- 14 6. A copy of the conditions imposed by the Assembly in connection with this
- 15 conditional use approval shall be maintained on the premise and available
- 16 to the public upon request.
- 17

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

21 **Section 4.** This resolution shall be effective immediately upon passage and  
 22 approval by the Assembly.  
 23

24 PASSED AND APPROVED by the Anchorage Assembly this 7th day of May, 2024.  
 25  
 26

27  
 28   
 29 ATTEST: \_\_\_\_\_  
 30 Chair

31  
 32   
 33 \_\_\_\_\_  
 34 Municipal Clerk

35  
 36 (Case 2024-0048; Parcel ID No. 010-381-31)

