

**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)

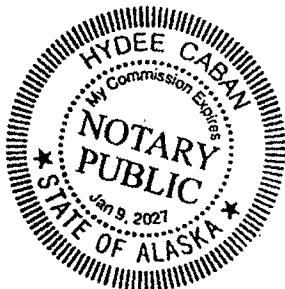
THIS IS TO CERTIFY that on the 14 day of May, 2024 before me, the undersigned, a Notary Public in and for Alaska, personally appeared Mandy Honest to me known to be the duly appointed Municipal Clerk of the Municipal Assembly or Designee and acknowledged to me that she had in her official capacity aforesaid 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 14th 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 49TH
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 (Spennard 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 49th
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

4. On-premises sale of alcoholic beverages may be seven days a week as permitted by AMC 10.50.010 and Alaska Alcoholic Beverage Control Board requirements.
5. 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.
6. A copy of the conditions imposed by the Assembly in connection with this conditional use approval shall be maintained on the premise and available to the public upon request.

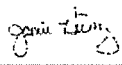
Section. Failure to comply with the conditions of this conditional use permit shall constitute grounds for its modification or revocation.

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

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

ATTEST:


Chair


Municipal Clerk

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

