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2022 – 026940 – 0

Recording District 301 Anchorage

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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 2022-0064. 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, Sec 33, T13N, R4W, S.M. Anchorage Recording District, Anchorage, Alaska. Generally located south of West International Airport Road, in Anchorage.

PETITIONER: Host Chen ANC FB, LLC

REQUEST: A resolution of the Anchorage Municipal Assembly APPROVING an alcoholic beverages conditional use for a beverage dispensary tourism use, duplicate and license number 6013, for Host Chen ANC FB, LLC dba Humpy's Great Alaskan Alehouse in the TR (Transition) District located at 5000 West International Airport Road, Space C2208, Anchorage, Alaska.

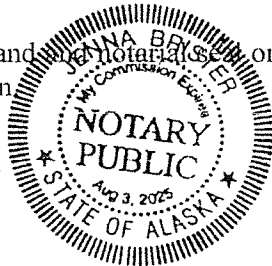
Attachment: Copy of Anchorage Municipal Assembly Resolution No. AR 2022-193.

Mandy Forest
Municipal Clerk or Designated Official
Municipality of Anchorage
Assembly

STATE OF ALASKA)
)
THIRD JUDICIAL DISTRICT)

THIS IS TO CERTIFY that on the 12 day of July, 2022 before me, the undersigned, a Notary Public in and for Alaska, personally appeared Mandy Forest 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 seal as Notary Public on the 12 day of July, 2022 in this certificate first above written



Jenna Brister
Notary Public in and for Alaska
My Commission expires: Aug. 3, 2025



Municipal Clerk's Office
Approved
Date: June 21, 2022

Submitted by: Chair of the Assembly at
the Request of the Mayor
Prepared by: Planning Department
For reading: June 21, 2022

ANCHORAGE, ALASKA
AR No. 2022-193

COPY

1 A RESOLUTION OF THE ANCHORAGE MUNICIPAL ASSEMBLY APPROVING
2 AN ALCOHOLIC BEVERAGES CONDITIONAL USE FOR A BEVERAGE
3 DISPENSARY TOURISM USE, DUPLICATE AND LICENSE NUMBER 4403 FOR
4 HOST CHEN ANC FB, LLC, DBA HUMPY'S GREAT ALASKAN ALEHOUSE; IN
5 THE TR (TRANSITION) DISTRICT; LOCATED AT 5000 WEST INTERNATIONAL
6 AIRPORT ROAD, SPACE C2208, WITHIN TED STEVENS ANCHORAGE
7 INTERNATIONAL AIRPORT, SOUTH TERMINAL, SEC 33, T13N, R4W, S.M.;
8 GENERALLY LOCATED SOUTH OF WEST INTERNATIONAL AIRPORT ROAD,
9 IN ANCHORAGE.

10
11 (Spenard Community Council) (Case 2022-0064)

12
13 THE ANCHORAGE ASSEMBLY RESOLVES:

14
15 Section 1. An alcoholic beverages conditional use is hereby approved for a
16 beverage dispensary tourism use, duplicate and license number, 4403 for Host
17 Chen ANC FB, LLC, dba Humpy's Great Alaskan Alehouse; in the TR (transition)
18 district; located at 5000 West International Airport Road, Space C2208, within Ted
19 Stevens Anchorage International Airport, South Terminal, Sec 33, T13N, R4W, S.M.;
20 generally located south of West International Airport Road. This conditional use
21 generally meets the applicable provisions of Anchorage Municipal Code (AMC) ch.
22 10.50, AMC (old code) 21.15.030, AMC (old code) 21.40.240D.5., AMC (old code)
23 21.50.020, and AMC (old code) 21.50.160.
24

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

- 27
28 1. A notice of zoning action shall be filed with the State of Alaska Recorder's
29 Office within 120 days of the Assembly's approval of this conditional use.
30
31 2. All uses shall conform to the plans and narrative submitted with this
32 conditional use application, except that the licensee may change the hours of
33 operation listed on the application in accordance with all applicable laws
34 without having to modify the conditional use.
35
36 3. This alcoholic beverages conditional use approval is for a beverage
37 dispensary tourism use, duplicate and license number 4403 in the TR
38 (transition) district in accordance with AMC ch. 10.50, AMC (old code)
39 21.15.030, AMC (old code) 21.50.020, and AMC (old code) 21.50.160, for
40 2,200 square feet of gross leasable floor area, outside of security at 5000



COPY

West International Airport Road, Space C2208, within Ted Stevens International Airport, South Terminal, Sec 33, T13N, R4W, S.M.

4. On-premise 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. Servers will be trained in accordance with the Alcoholic Beverage Control Board's "Liquor Server Awareness Training Program," in accordance with Alaska Statute 04.21.025. 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.

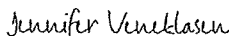
Section 3. Failure to comply with the conditions of this conditional use permit shall constitute grounds for its modification or revocation.

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

PASSED AND APPROVED by the Anchorage Assembly this 21st day of June, 2022.

ATTEST:


Chair


Municipal Clerk

Municipal Clerk

(Case 2022-0064; Parcel ID No. 010-381-31)

