

# 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)	NHG Airport, LLC	Name (last name first)	Jason Motyka
Mailing Address	725 Christensen Drive #6 Anchorage, AK, 99508	Mailing Address	725 Christensen Drive #6 Anchorage, AK, 99501
Contact Phone: Day:	907-229-5151 Night	Contact Phone: Day:	907-229-5151 Night
FAX:		FAX:	
E-mail:	Jmotyka@nhgakaska.com	E-mail:	Jmotyka@nhgakaska.com

\*Report additional petitioners or disclose other 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):	010-381-31	
Site Street Address:	5000 W International Airport Road, Space 2208, 22R	
Property Owner (if not the Petitioner):	State of AK DOT	
Current legal description: (use additional sheet in necessary)	South Terminal Pre-Security lease lot 23 Anchorage International Airport SW 1/4, NW 1/4 Section 33, Township 13 North Range 4 West Anchorage Recording District State of Alaska	
Zoning: TR District	Acreage:	Grid # SW1924

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:	
C2208-2278	Transfer license location:	
C2127-2279	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.

2262024	
Date	Signature (Agents must provide written proof of authorization)

Accepted by:	Poster & Affidavit	Fee	Case Number
		2024-6048	05/07/2024

AB (Rev. 05/09)\*Front

C2208 10x15 = 150 SF  
C2127 10x15 = 150 SF

COMPREHENSIVE PLAN INFORMATION	
Anchorage 2020 Urban/Rural Services: <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural	
Anchorage 2020 West Anchorage Planning Area: <input checked="" type="checkbox"/> Inside <input type="checkbox"/> Outside	
Anchorage 2020 Major Urban Elements: Site is within or abuts:	
<input type="checkbox"/> Major Employment Center	<input type="checkbox"/> Redevelopment/Mixed Use Area <input type="checkbox"/> Town Center
<input type="checkbox"/> Neighborhood Commercial Center	<input type="checkbox"/> Industrial Center
<input type="checkbox"/> Transit - Supportive Development Corridor	
Eagle River-Chugiak-Peters Creek Land Use Classification:	
<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial <input type="checkbox"/> Parks/opens space <input type="checkbox"/> Public Land Institutions
<input type="checkbox"/> Marginal land	<input type="checkbox"/> Alpine/Slope Affected <input type="checkbox"/> Special Study
<input type="checkbox"/> Residential at _____ dwelling units per acre	
Girdwood- Turnagain Arm	
<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial <input type="checkbox"/> Parks/opens space <input type="checkbox"/> Public Land Institutions
<input type="checkbox"/> Marginal land	<input type="checkbox"/> Alpine/Slope Affected <input type="checkbox"/> Special Study
<input type="checkbox"/> Residential at _____ dwelling units per acre	

ENVIRONMENTAL INFORMATION (All or portion site affected)	
Wetland Classification:	<input checked="" type="checkbox"/> None <input type="checkbox"/> "C" <input type="checkbox"/> "B" <input type="checkbox"/> "A"
Avalanche Zone:	<input checked="" type="checkbox"/> None <input type="checkbox"/> Blue Zone <input type="checkbox"/> Red Zone
Floodplain:	<input checked="" type="checkbox"/> None <input type="checkbox"/> 100 year <input type="checkbox"/> 500 year
Seismic Zone (Harding/Lawson):	<input checked="" type="checkbox"/> "1" <input type="checkbox"/> "2" <input type="checkbox"/> "3" <input type="checkbox"/> "4" <input type="checkbox"/> "5"

RECENT REGULATORY INFORMATION (Events that have occurred in last 5 years for all or portion site)	
<input type="checkbox"/> Rezoning - Case Number:	
<input type="checkbox"/> Preliminary Plat <input type="checkbox"/> Final Plat - Case Number(s):	
<input checked="" type="checkbox"/> Conditional Use - Case Number(s): <u>AR 2014-334, AR 2010-201</u>	
<input type="checkbox"/> Zoning variance - Case Number(s):	
<input type="checkbox"/> Land Use Enforcement Action for	
<input type="checkbox"/> Building or Land Use Permit for	
<input type="checkbox"/> Wetland permit: <input type="checkbox"/> Army Corp of Engineers <input type="checkbox"/> Municipality of Anchorage	

DOCUMENTATION	
Required:	<input type="checkbox"/> Original signed application, plus 12 sets of: <input type="checkbox"/> Building Permit application for new construction or change of use, if applicable <input type="checkbox"/> Approved parking and landscape plan from Land Use Review <input type="checkbox"/> Site plan to scale depicting: building footprints; parking areas; vehicle and pedestrian circulation; lighting; landscaping; signage; and licensed premises location. <input type="checkbox"/> Building plans to scale depicting: floor plans indicating the location of sales and service areas; building elevations (photographs are acceptable). <input type="checkbox"/> Photographs of premises from each street frontage that include and show relationship to adjacent structures and the premises visible street address number. <input type="checkbox"/> Completed application and narrative: explaining the project; construction, operation schedule, and open for business target date. <input type="checkbox"/> Zoning map showing the proposed location. <input type="checkbox"/> Completed Alcoholic Beverage Control Board liquor license application form including all drawings and attachments, if filed with ABC Board.
Optional:	<input type="checkbox"/> Traffic impact analysis <input type="checkbox"/> Economic impact analysis <input type="checkbox"/> 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 \_\_\_\_\_ Signature \_\_\_\_\_

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

FACILITY OPERATIONAL INFORMATION	
What is the proposed or existing business name (Provide both if name is changing): <b>49th State Brewing Ted Stevers</b>	
What is the gross leaseable floor space in square feet? <b>22008 5461 (2127) 1911 = 7,372 Total SF Package Stores 3005F</b>	
What is the facility occupant capacity? <b>72</b>	
What is the number of fixed seats(booth and non movable seats)? <b>12</b>	
What is the number non-fixed seats(movable chairs, stools, etc.)? <b>60</b>	
What will be the normal business hours of operation? <b>10am to 12am daily</b>	
What will be the business hours that alcoholic beverages will be sold or dispensed? <b>10am to 12am daily</b>	
What do you estimate the ratio of food sales to alcohol beverage sales will be?	
<b>40 %</b> Alcoholic beverage sales	<b>Package 100%</b>
<b>60 %</b> Food sales	
Type of entertainment proposed: (Mark all that apply)	
<input type="checkbox"/> Recorded music <input type="checkbox"/> Live music <input type="checkbox"/> Floor shows <input type="checkbox"/> Patron dancing <input type="checkbox"/> Sporting events <input type="checkbox"/> Other <input checked="" type="checkbox"/> 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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Do you propose conditions in the facility that fall under AMC 10.40.050 Adult oriented establishment? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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
<b>Northwood Elementary</b>	<b>4807 Northwood Dr, Anch, AK, 2.2 miles</b>
<b>Faith Christian Church</b>	<b>4240 Wisconsin St, Anch, AK, 2.1 miles</b>

### PACKAGE STORES

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

10	%	less than \$5.00
10	%	\$5.00 to \$10.00
60	%	\$10.00 to \$25.00
20	%	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.

Helps support tourism by allowing the sale of Alaskan craft products in the Airport to go. A package store license is an appropriate ancillary use to the predominant purpose of this property - tourism and providing services to the traveling public.

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

Supports tourism by showcasing Alaskan offerings. The Airport is an appropriate location to operate a package store to sell craft products to the traveling public.

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.

Airport -  
- This use has been and will continue to be compatible with existing and planned uses in the surrounding area.

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. *N/A*  
*The proposed location is located in the Airport.*
2. The demand for and availability of public services and facilities. *N/A*
3. Noise, air, water or other forms of environmental pollution. *N/A*
4. The maintenance of compatible and efficient development patterns and land use intensities. *N/A*

**STANDARDS CHAPTER 10.50 ALCOHOLIC BEVERAGES**

In the exercise of its powers and under AS 04.11.480 and 15 AAC 104.145 to protest issue, renewal and transfer or alcoholic beverage licenses within the Municipality of Anchorage, the Assembly shall consider whether the proposed license meets each and every factor and standard set forth below.

**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? *11 N/A*

Within 1,000 feet of your site are how many active liquor licenses? *11 Airport*

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? *22*

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

*The Establishment is located in the airport.*

**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?

Employees will be trained on the standards set out by Amco.

**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: Management presence in establishment. Do not allow impaired individuals to purchase Alcoholic Beverages.

outside facility: Do not allow impaired individuals to enter the facility.

**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*

Additional space if needed.



Document reference ID : 2279

## Licensing Application Summary

<b>Application ID:</b>	2279
<b>Applicant Name:</b>	NHG Airport, LLC
<b>License Type applied for:</b>	Package Store License(PSL) (AS 04.09.230)
<b>Application Status:</b>	In Review
<b>Application Submitted On:</b>	02/08/2024

### Entity Information

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<b>Business Structure:</b>	Limited liability company
<b>Alaska Entity Number (CBPL):</b>	10222729

### Initial Application Information

---

<b>Authority Type:</b>	I am authorized by the licensee w/o binding authority
<b>Legal First Name:</b>	Jason
<b>Legal Last Name:</b>	Motyka
<b>Email Address:</b>	jmotyka@nhgalaska.com
<b>Phone Number:</b>	907-229-5151

### Additional Authorized User

---

<b>Legal Name:</b>	Dan McCarthy
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**Relation with licensee:**

Legal Counsel

## Ownership / Principal Party Details

---

<b>Principal Parent Entity</b>	<b>Principal Party</b>	<b>Role</b>	<b>%Ownership</b>
NHG Airport, LLC	Jason Motyka	Manager	
NHG Airport, LLC	David Mccarthy	Manager	

## Premises Address

---

**Address:** 5000 W International Airport Rd C2127, Anchorage, AK, United States, 99502

**Mailing Address:** 725 Christensen Drive, STE 6,, Anchorage, AK, United States, 99501

**Does the proposed site include a valid street address?** Yes

## Basic Business information

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**Business/Trade Name:** 49th State Brewing-Ted Stevens

**What is your primary business at this location?** Restaurant

## Premises Contact Details

---

**Contact Person Name** Jason S Motyka

**Business Phone Number** 907-229-5151

**Email Address** jmotyka@nhgalaska.com

**Address:** 725 Christensen Drive, STE 6,, Anchorage, AK, United States, 99501

## Local Government and Community Council Details

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**City/Municipality**

Anchorage (Municipality of)

**Community Council Name**

Sand Lake

## Property Ownership

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**Do you, the applicant, own the land, building, and/or warehouse at this proposed licensed location?**

No

**Property Utilization Status**

An Existing Facility

**Are you operating under?**

Lease

**Add Copy of Lease\Sublease document**

ADA-32441 Final (Executed) NHG Airport LLC Contract 02.17.23.pdf

## Premises Diagram

---

**Will the license or permit embrace the entire premises address?**

No

**Premises Diagram**

- AMCO C2208 & C2127.pdf
- AMCO C2208 & C2127.pdf

## Ninety Day Sign Requirements

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**Posted the 90 day sign:** Yes

**Date Posted:** 01/26/2024

## Financial Interest

---

I hereby certify that no person other than a proposed licensee listed on the liquor license application has a direct or indirect financial interest, as defined in AS 04.11.450(f) in the business for which a liquor license is being applied for.

I hereby certify that any ownership change shall be reported to the board as required under AS 04.11.040, AS 04.11.045, AS 04.11.050, and AS 04.11.055.

I hereby certify that I am the person herein named and subscribing to this application and that I have read the complete application, and I know the full content thereof. I declare that all of the information contained herein, and evidence or other documents submitted are true and correct. I understand that any falsification or misrepresentation of any item or response in this application, or any attachment, or documents to support this application, is sufficient grounds for denying or revoking a license/permit. I further understand that it is a Class A misdemeanor under Alaska Statute 11.56.210 to falsify an application and commit the crime of unsworn falsification.

## Public Notice Posting Attestation and Publishers Affidavit

### Attestations

---

I certify that all proposed licensees (as defined in AS 04.11.260) and affiliates have been listed on this application.

I certify that I understand that providing a false statement on this form or any other form provided by AMCO is grounds for rejection or denial of this application or revocation of any license issued.

I certify that all licensees, agents, and employees who sell or serve alcoholic beverages or check the identification of a patron will complete an approved alcohol server education course, if required by AS 04.21.025, and, while selling or serving alcoholic beverages, will carry or have available to show a current course card or a photocopy of the card certifying completion of approved alcohol server education course, if required by 3 AAC 305.700.

I agree to provide all information required by the Alcoholic Beverage Control Board in support of this application.

I hereby certify that I am the person herein named and subscribing to this application and that I have read the complete application, and I know the full content thereof. I declare that all of the information contained herein, and evidence or other documents submitted are true and correct. I understand that any falsification or misrepresentation of any item or response in this application, or any attachment, or documents to support this application, is sufficient grounds for denying or revoking a license/permit. I further understand that it is a Class A misdemeanor under Alaska Statute 11.56.210 to falsify an application and commit the crime of unsworn falsification.

I certify that all proposed licensees have been listed with Division of Corporation, Business, and Professional Licensing.

I certify that I and any individual identified in the business entity ownership section of this application, has or will read AS 04 and its implementing regulations.

### Signature

---

This application was digitally signed by : Jason Motyka on 1/25/2024 6:53:37 PM

## Payment Info

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Payment Type : CC

PaymentId: 077dc106-89eb-4ce7-aad0-64c7e4ff31f6

Receipt Number: 100773012

## Documents

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#	File Name	Type	Added On
1	ADA-32441 Final (Executed) NHG Airport LLC Contract 02.17.23.pdf	License Lease\Sublease document	01/26/2024 03:52 AM
2	AMCO C2208 & C2127.pdf	License Location Diagram Document	01/26/2024 03:52 AM
3	AMCO C2208 & C2127.pdf	License Location Diagram Document	01/26/2024 03:52 AM
4	CAMPAIGN 41569 SIGNED.pdf	Publishers Affidavit	02/08/2024 03:16 AM



Document reference ID : 2278

## Licensing Application Summary

**Application ID:** 2278  
**Applicant Name:** NHG Airport, LLC  
**License Type applied for:** Package Store License(PSL) (AS 04.09.230)  
**Application Status:** In Review  
**Application Submitted On:** 02/08/2024

### Entity Information

---

**Business Structure:** Limited liability company  
**Alaska Entity Number (CBPL):** 10222729

### Initial Application Information

---

**Authority Type:** I am authorized user by the designated licensee with binding authority  
**Legal First Name:** Jason  
**Legal Last Name:** Motyka  
**Email Address:** jmotyka@nhgalaska.com  
**Phone Number:** 907-229-5151

### Additional Authorized User

---

**Legal Name:** Dan McCarthy

**Relation with licensee:**

Legal Counsel

## Ownership / Principal Party Details

---

<b>Principal Parent Entity</b>	<b>Principal Party</b>	<b>Role</b>	<b>%Ownership</b>
NHG Airport, LLC	Jason Motyka	Manager	
NHG Airport, LLC	David Mccarthy	Manager	

## Premises Address

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**Address:** 5000 W International Airport Rd C2208, Anchorage, AK, United States, 99502

**Mailing Address:** 725 Christensen Drive, STE 6,, Anchorage, AK, United States, 99501

**Does the proposed site include a valid street address?** Yes

## Basic Business information

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**Business/Trade Name:** 49th State Brewing- Ted Stevens

**What is your primary business at this location?** Restaurant

## Premises Contact Details

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**Contact Person Name** Jason S Motyka

**Business Phone Number** 907-229-5151

**Email Address** jmotyka@nhgalaska.com

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## Local Government and Community Council Details

---

<b>City/Municipality</b>	Anchorage (Municipality of)
<b>Community Council Name</b>	Sand Lake

## Property Ownership

---

<b>Do you, the applicant, own the land, building, and/or warehouse at this proposed licensed location?</b>	No
<b>Property Utilization Status</b>	An Existing Facility
<b>Are you operating under?</b>	Lease
<b>Add Copy of Lease\Sublease document</b>	ADA-32441 Final (Executed) NHG Airport LLC Contract 02.17.23.pdf

## Premises Diagram

---

<b>Will the license or permit embrace the entire premises address?</b>	No
--	----

### Premises Diagram

- AMCO C2208 & C2127.pdf

## Ninety Day Sign Requirements

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<b>Posted the 90 day sign:</b>	Yes
<b>Date Posted:</b>	01/26/2024

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### Signature

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This application was digitally signed by : Jason Motyka on 1/25/2024 6:41:27 PM

# Payment Info

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Payment Type : CC

PaymentId: 9ae8f22d-c187-4ae9-8717-b4d22794635c

Receipt Number: 100773009

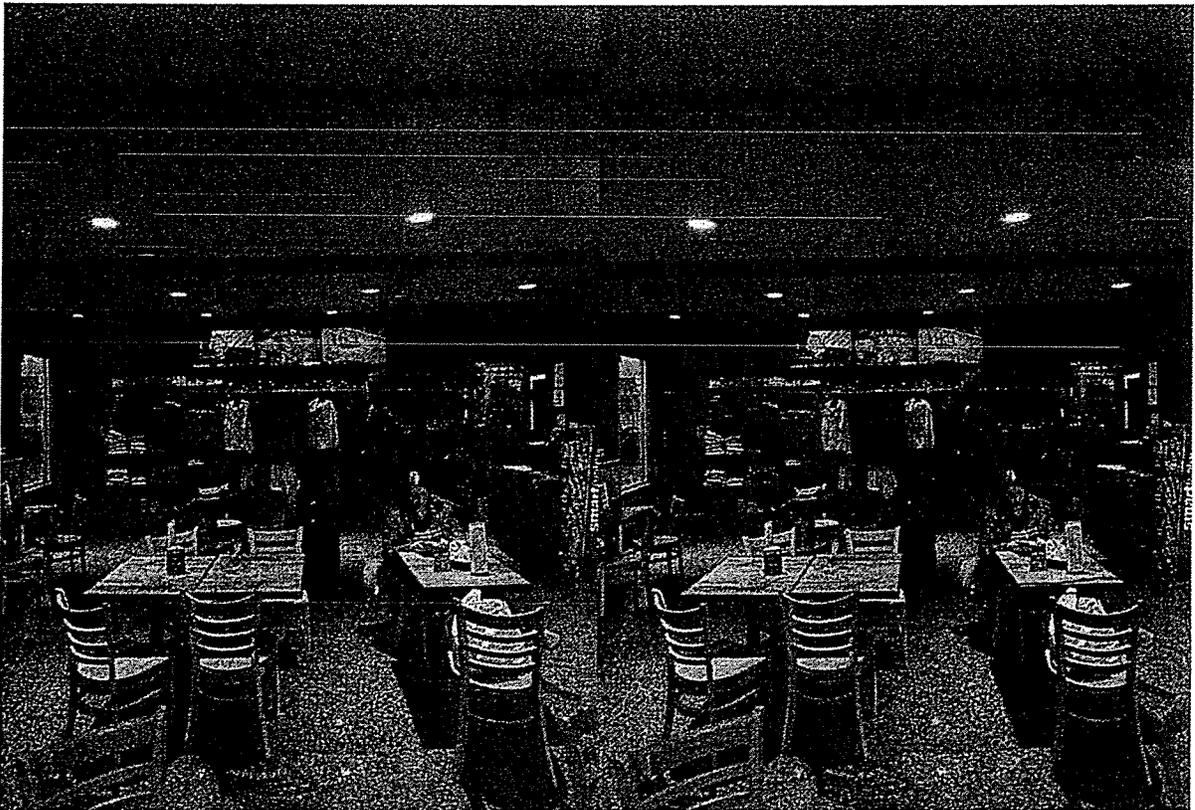
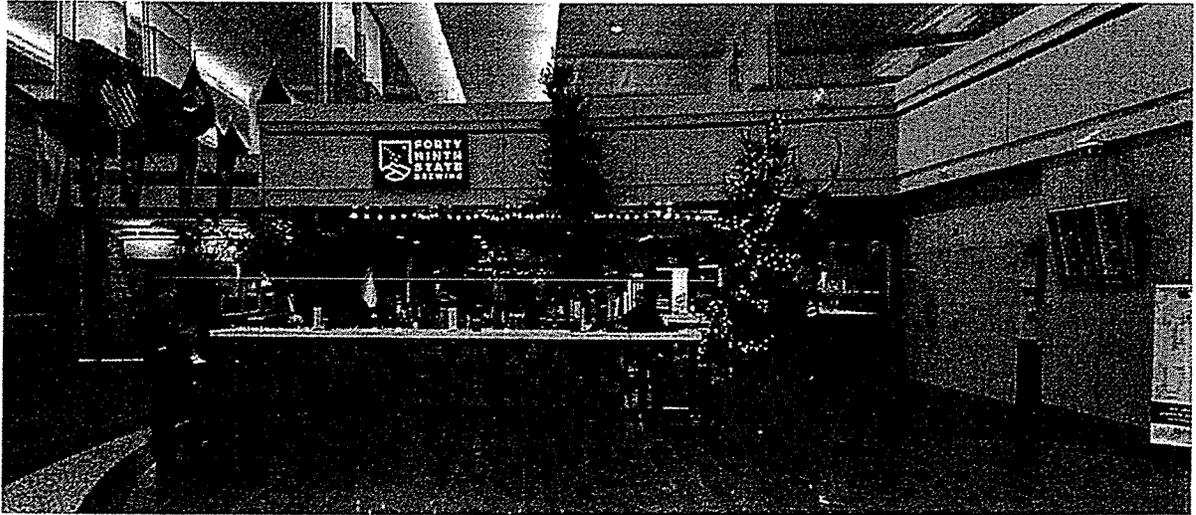
# Documents

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#	File Name	Type	Added On
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2	AMCO C2208 & C2127.pdf	License Location Diagram Document	01/26/2024 03:40 AM
3	CAMPAIGN 41569 SIGNED.pdf	Publishers Affidavit	02/08/2024 03:12 AM



**POST-SECURITY**



**PRE-SECURITY**



Document reference ID : 2278

## Licensing Application Summary

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**License Type applied for:** Package Store License(PSL) (AS 04.09.230)  
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**Email Address:** jmotyka@nhgalaska.com  
**Phone Number:** 907-229-5151

### Additional Authorized User

**Legal Name:** Dan McCarthy

**Relation with licensee:** Legal Counsel

## Ownership / Principal Party Details

<b>Principal Parent Entity</b>	<b>Principal Party</b>	<b>Role</b>	<b>%Ownership</b>
NHG Airport, LLC	Jason Motyka	Manager	
NHG Airport, LLC	David Mccarthy	Manager	

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**Email Address** jmotyka@nhgalaska.com

**Address:** 725 Christensen Drive, STE 6,, Anchorage, AK, United States, 99501

## Local Government and Community Council Details

**City/Municipality** Anchorage (Municipality of)

**Community Council Name** Sand Lake

## Property Ownership

**Do you, the applicant, own the land, building, and/or warehouse at this proposed licensed location?** No

**Property Utilization Status** An Existing Facility

**Are you operating under?** Lease

**Add Copy of Lease\Sublease document** ADA-32441 Final (Executed) NHG Airport LLC Contract 02.17.23.pdf

## Premises Diagram

**Will the license or permit embrace the entire premises address?** No

### Premises Diagram

- AMCO C2208 & C2127.pdf

## Ninety Day Sign Requirements

**Posted the 90 day sign:** Yes

**Date Posted:** 01/26/2024

## Financial Interest

I hereby certify that no person other than a proposed licensee listed on the liquor license application has a direct or indirect financial interest, as defined in AS 04.11.450(f) in the business for which a liquor license is being applied for.

I hereby certify that any ownership change shall be reported to the board as required under AS 04.11.040, AS 04.11.045, AS 04.11.050, and AS 04.11.055.

I hereby certify that I am the person herein named and subscribing to this application and that I have

read the complete application, and I know the full content thereof. I declare that all of the information contained herein, and evidence or other documents submitted are true and correct. I understand that any falsification or misrepresentation of any item or response in this application, or any attachment, or documents to support this application, is sufficient grounds for denying or revoking a license/permit. I further understand that it is a Class A misdemeanor under Alaska Statute 11.56.210 to falsify an application and commit the crime of unsworn falsification.

## Public Notice Posting Attestation and Publishers Affidavit

### Attestations

I certify that all proposed licensees (as defined in AS 04.11.260) and affiliates have been listed on this application.

I certify that I understand that providing a false statement on this form or any other form provided by AMCO is grounds for rejection or denial of this application or revocation of any license issued.

I certify that all licensees, agents, and employees who sell or serve alcoholic beverages or check the identification of a patron will complete an approved alcohol server education course, if required by AS 04.21.025, and, while selling or serving alcoholic beverages, will carry or have available to show a current course card or a photocopy of the card certifying completion of approved alcohol server education course, if required by 3 AAC 305.700.

I agree to provide all information required by the Alcoholic Beverage Control Board in support of this application.

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I certify that all proposed licensees have been listed with Division of Corporation, Business, and Professional Licensing.

I certify that I and any individual identified in the business entity ownership section of this application, has or will read AS 04 and its implementing regulations.

### Signature

This application was digitally signed by : Jason Motyka on 1/25/2024 6:41:27 PM

# Payment Info

Payment Type : CC

PaymentId: 9ae8f22d-c187-4ae9-8717-b4d22794635c

Receipt Number: 100773009

## Documents

#	File Name	Type	Added On
1	ADA-32441 Final (Executed) NHG Airport LLC Contract 02.17.23.pdf	License Lease\Sublease document	01/26/2024 03:31 AM
2	AMCO C2208 & C2127.pdf	License Location Diagram Document	01/26/2024 03:40 AM
3	CAMPAIGN 41569 SIGNED.pdf	Publishers Affidavit	02/08/2024 03:12 AM



Document reference ID : 2279

## Licensing Application Summary

**Application ID:** 2279  
**Applicant Name:** NHG Airport, LLC  
**License Type applied for:** Package Store License(PSL) (AS 04.09.230)  
**Application Status:** In Review  
**Application Submitted On:** 02/08/2024

### Entity Information

**Business Structure:** Limited liability company  
**Alaska Entity Number (CBPL):** 10222729

### Initial Application Information

**Authority Type:** I am authorized by the licensee w/o binding authority  
**Legal First Name:** Jason  
**Legal Last Name:** Motyka  
**Email Address:** jmotyka@nhgalaska.com  
**Phone Number:** 907-229-5151

### Additional Authorized User

**Legal Name:** Dan McCarthy

**Relation with licensee:** Legal Counsel

## Ownership / Principal Party Details

<b>Principal Parent Entity</b>	<b>Principal Party</b>	<b>Role</b>	<b>%Ownership</b>
NHG Airport, LLC	Jason Motyka	Manager	
NHG Airport, LLC	David Mccarthy	Manager	

## Premises Address

**Address:** 5000 W International Airport Rd C2127, Anchorage, AK, United States, 99502

**Mailing Address:** 725 Christensen Drive, STE 6,, Anchorage, AK, United States, 99501

**Does the proposed site include a valid street address?** Yes

## Basic Business information

**Business/Trade Name:** 49th State Brewing-Ted Stevens

**What is your primary business at this location?** Restaurant

## Premises Contact Details

**Contact Person Name** Jason S Motyka

**Business Phone Number** 907-229-5151

**Email Address** jmotyka@nhgalaska.com

**Address:** 725 Christensen Drive, STE 6,, Anchorage, AK, United States, 99501

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I certify that I and any individual identified in the business entity ownership section of this application, has or will read AS 04 and its implementing regulations.

### Signature

This application was digitally signed by : Jason Motyka on 1/25/2024 6:53:37 PM

## Payment Info

Payment Type : CC

PaymentId: 077dc106-89eb-4ce7-aad0-64c7e4ff31f6

Receipt Number: 100773012

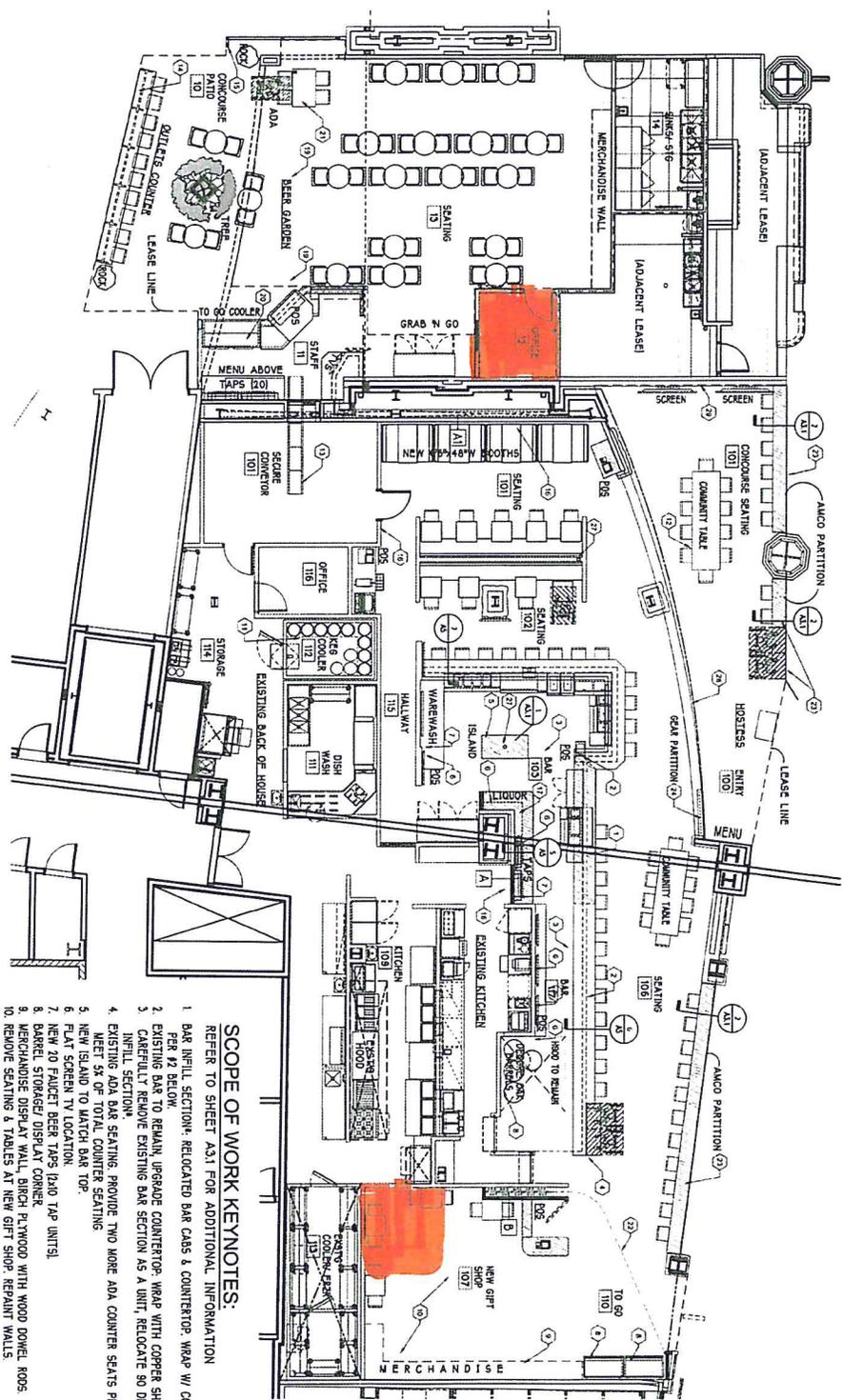
## Documents

#	File Name	Type	Added On
1	ADA-32441 Final (Executed) NHG Airport LLC Contract 02.17.23.pdf	License Lease\Sublease document	01/26/2024 03:52 AM
2	AMCO C2208 & C2127.pdf	License Location Diagram Document	01/26/2024 03:52 AM
3	AMCO C2208 & C2127.pdf	License Location Diagram Document	01/26/2024 03:52 AM
4	CAMPAIGN 41569 SIGNED.pdf	Publishers Affidavit	02/08/2024 03:16 AM

**1 LEASE AREA SCOPE OF WORK FLOOR PLAN**

SCALE: 1/8"=1' (24x36 FORMAT)

SCALE: 1/8"=1' (11x17 FORMAT)



**SCOPE OF WORK KEYNOTES:**

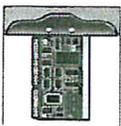
- REFER TO SHEET A31 FOR ADDITIONAL INFORMATION
1. BAR INFILL SECTION- RELOCATED BAR CABS & COUNTERTOP- WRAP W/ COPPER FINISH PER #2 BELOW.
  2. EXISTING BAR TO REMAIN, UPGRADE COUNTERTOP- WRAP WITH COPPER SHEETING.
  3. CAREFULLY REMOVE EXISTING BAR SECTION AS A UNIT, RELOCATE 90 DEGREES TO BAR INFILL SECTION.
  4. EXISTING ADA BAR SEATING, PROVIDE TWO MORE ADA COUNTER SEATS PER PLAN TO MEET 5% OF TOTAL COUNTER SEATING.
  5. NEW ISLAND TO MATCH BAR TOP.
  6. FLAT SCREEN TV LOCATION.
  7. NEW 20 FAUCET BEER TAPS (2x0 TAP UNITS).
  8. BARREL STORAGE/ DISPLAY CORNER.
  9. MERCHANDISE DISPLAY WALL, BIRCH PLYWOOD WITH WOOD DOWEL ROSES.
  10. REMOVE SEATING & TABLES AT NEW GIFT SHOP. REPAINT WALLS.
  11. KEG REFRIGERATOR IN EXISTING WALK-IN.
  12. REPLACE EXISTING TABLES AND CHAIRS WITH STUOLS AND HIGH TABLES AT CONCOURSE SEATING AREA.
  13. EXISTING PREVIOUSLY TSA-APPROVED KITCHEN PRODUCT CONVERTER FROM SECURE TO PRESECURITY SIDE TO REMAIN.
  14. EXISTING AMCO BOARD RAILINGS TO REMAIN, MODIFY PER TENANT'S REP.
  15. EXISTING AMCO BOARD RAILINGS TO REMAIN.
  16. NEW BARREL STAVE FINISH THIS WALL.
  17. WHISKET WALL, LIVE EDGE SHELVING.
  18. INFILL WALL AT EXISTING COILING DOOR.
  19. EXISTING OVERHEAD TUBE STEEL CANOPIES, VERIFY WITH TENANT REP IF TO REMAIN IN PLACE OR TO BE DEMOUNTED AND STORED PER AIRPORT LOCATION.
  20. MODIFY EXISTING COUNTERTOP & BASE CABS FOR NEW RETAIL DISPLAY COOLER.
  21. BEER GARDEN ADA SEATING TABLETOP & WHEELCHAIR SPACE.
  22. SLIDING CHAIN GATE SECURITY CLOSURE.
  23. NEW STOOL, HEIGHT CONCOURSE SEATING.
  24. PROVIDE 3 SEATING SPACES PER ADA REQUIRS.
  25. GEAR PARTITION.
  26. PAINTED CARBON PAINTER BAR SOFFIT ABOVE BY OTHERS.
  27. PROVIDE 4" DIA. FAUCET COPPER RISER/ POWER POLE, REF. 1A3.
  28. ENTRY SIGN AT CONCOURSE FASCIA ABOVE, COORD. W/ TENANT REP.
  29. WALL SIGN ABOVE FLAT SCREENS, COORD. W/ TENANT REP.

**Permit Review Set**

PROJECT:  
**49th State Brewing Concourse C  
 Food & Beverage Concession  
 Agreement ADA- 32441  
 Ted Stevens Anchorage Int'l. Airport  
 Anchorage, Alaska 99502**



**Benchmark  
 Architecture**  
 P.O. Box 230247 Anchorage, Alaska 99523  
 (907) 242-4100 phone BenchmarkArch@gmail.com



SHEET NUMBER  
**A3**

SHEET TITLE  
 SCOPE OF WORK  
 FLOOR PLAN  
 PROJ. NO. 49P  
 DATE 9/24/2013  
 CAD FILE