

Submitted by: Chair of the Assembly at
the Request of the Mayor
Prepared by: Planning Department
For reading: March 23, 2010

CLERK'S OFFICE
APPROVED

Anchorage, Alaska
AR 2010-93

Date: 3.23.10

1 A RESOLUTION OF THE ANCHORAGE MUNICIPAL ASSEMBLY
2 APPROVING AN ALCOHOLIC BEVERAGES CONDITIONAL USE FOR A
3 BEVERAGE DISPENSARY USE IN A RESTAURANT AND LICENSE NUMBER
4 4451 IN THE B-2A (CENTRAL BUSINESS DISTRICT CORE) DISTRICT FOR
5 GINGER, LLC, DBA GINGER RESTAURANT; LOCATED AT 425 AND 427
6 WEST 5TH AVENUE, AOT SUBDIVISION, BLOCK 43, LOT 9; GENERALLY
7 LOCATED ON THE NORTH SIDE OF WEST 5TH AVENUE BETWEEN "D"
8 AND "E" STREETS.

9
10 (Downtown Community Council) (Case 2010-030)

11
12 **THE ANCHORAGE ASSEMBLY RESOLVES:**

13
14 **Section 1.** A conditional use permit and License Number 4451 for an Alcoholic
15 Beverages Conditional Use in the B-2A District for a Beverage Dispensary for a
16 Restaurant Use per AMC 21.40.150 D.12, for Ginger LLC, dba Ginger
17 Restaurant, located at 425 and 427 West 5th Avenue, AOT Subdivision, Block 43,
18 Lot 9; generally located on the north side of West 5th Avenue between "D" and
19 "E" Streets, and generally meets the applicable provisions of AMC 21.50.020 and
20 AMC 21.50.160.

21
22 **Section 2.** This conditional use is approved subject to the following conditions:

23
24 1. A Notice of Zoning Action shall be filed with the District Recorder's Office
25 within 120 days of the Assembly's approval of a final conditional use
26 approval for a beverage dispensary in a restaurant use in the B-2A District.

27
28 2. All uses shall conform to the plans and narrative submitted with this
29 conditional use application, including the building plans except as modified
30 by this approval.

31
32 3. This conditional use approval is for an Alcoholic Beverages Conditional
33 Use in the B-2A District for a Beverage Dispensary Use in a restaurant per
34 AMC 21.40.150 D.12 for approximately a 6,000 square-foot space (licensed
35 premises) located on the ground floor (street level) located at 425 and 427 West
36 5th Avenue; AOT Subdivision, Block 43, Lot 9.

37
38

1 4. The on-premise sale of alcoholic beverages is from 11:00 AM to 12:00
2 AM, seven days a week. Alcoholic beverage sales will constitute approximately
3 twenty-five (25) percent to the ratio of seventy-five (75) percent food sales.
4

5 5. Upon demand, the applicant shall demonstrate compliance with a "Liquor
6 Server Awareness Training Program," approved by the State of Alaska
7 Alcoholic Beverage Control Board, such as or similar to, the program for
8 "Techniques in Alcohol Management" (T.A.M.).
9

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

18 7. A copy of the conditions imposed by the Assembly in connection with this
19 conditional use approval shall be maintained on the premises.
20

21 **Section 3.** Failure to comply with the conditions of this conditional use permit
22 shall constitute grounds for its modification or revocation.
23

24 **Section 4.** This resolution shall become effective immediately upon passage
25 and approval by the Anchorage Assembly.
26

27
28 PASSED AND APPROVED by the Anchorage Assembly this 23rd day of
29 March 2010.

ATTEST:



Chair



Municipal Clerk

(Planning Case Number 2010-030)
(Tax Identification Number 002-105-06)



MUNICIPALITY OF ANCHORAGE ASSEMBLY MEMORANDUM

No. AM 171-2010

Meeting Date: March 23, 2010

From: **MAYOR**

Subject: **A RESOLUTION OF THE ANCHORAGE MUNICIPAL ASSEMBLY APPROVING AN ALCOHOLIC BEVERAGES CONDITIONAL USE FOR A BEVERAGE DISPENSARY USE IN A RESTAURANT AND LICENSE NUMBER 4451 IN THE B-2A (CENTRAL BUSINESS DISTRICT CORE) DISTRICT FOR GINGER, LLC, DBA GINGER RESTAURANT; LOCATED AT 425 AND 427 WEST 5TH AVENUE, AOT SUBDIVISION, BLOCK 43, LOT 9; GENERALLY LOCATED ON THE NORTH SIDE OF WEST 5TH AVENUE BETWEEN "D" AND "E" STREETS.**

1 Ginger, LLC submitted an application for a new conditional use permit for an
2 alcoholic beverages conditional use in the B-2A District, per Anchorage Municipal
3 Code (AMC) section 21.40.150 D.12, for a Beverage Dispensary License Number
4 4411, dba Ginger Restaurant, located at 425 and 427 West 5th Avenue, AOT
5 Subdivision, Block 43, Lot 9.

6
7 The proposal is for an Alcoholic Beverage Dispensary Conditional Use in a
8 Restaurant for a 6,000 square-foot gross leasable area. The property is zoned
9 B-2A; in the B-2A, the use of alcoholic beverage sales is permitted only through
10 the conditional use process.

11
12 The petitioner applied to the Alcoholic Beverages Control Board to transfer the
13 location and ownership of an existing Beverage Dispensary License Number 4451
14 previously located at 4300 Old Seward Highway, and owned by El Tango, Inc. dba
15 El Tango Restaurant.

16
17 The restaurant will have forty-one tables: Seven fixed and thirty-four unfixed; and
18 one hundred fifty-eight chairs, with sixty-four fixed seats and ninety-four unfixed
19 seats. Off-street parking is not required in the B-2A District.

1
2 There are no known churches or schools within 200 feet of the petition site,
3 according to Municipal records.

4
5 There are twenty-two (22) beverage dispensary licenses, ten (10) restaurant beer
6 and wine licenses, two (2) package store licenses within a 1,000-foot radius of the
7 petition site. Approving this Beverage Dispensary Conditional Use and License
8 Number 4451 brings the total existing beverage dispensary licenses within a
9 1,000-foot radius to twenty-three; thirteen of these are associated with a
10 restaurant. It also reduces the number of restaurant beer and wine licenses from
11 ten to nine.

12
13 Daily operating hours are 11:00 AM to Midnight.

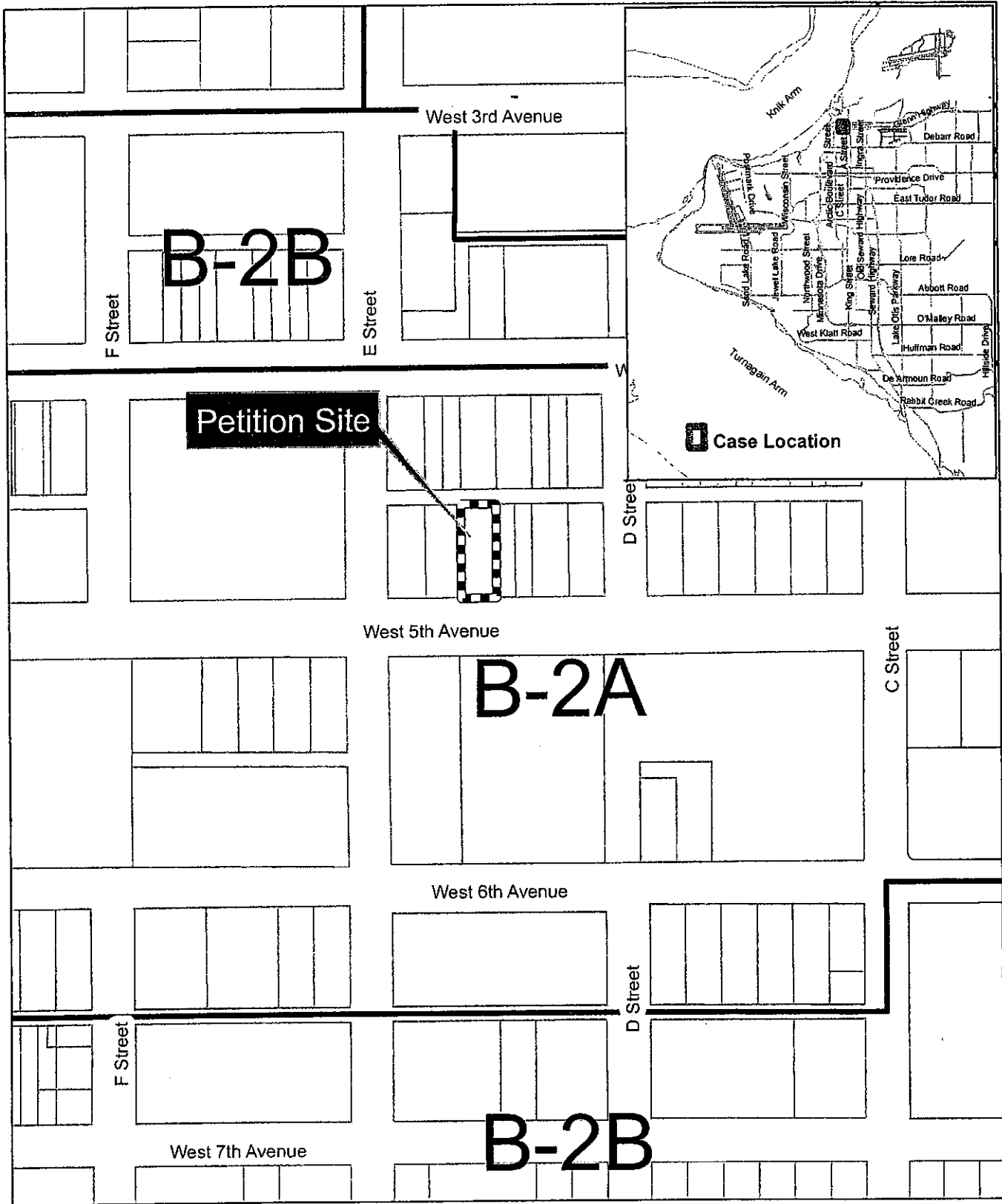
14
15 The Anchorage Police Department reported one non-alcohol related incident call
16 in the last two years. Treasury reports there are no delinquent Personal Property
17 Taxes, or Real Property Taxes owing at this time.

18
19 THIS CONDITIONAL USE FOR A BEVERAGE DISPENSARY IN A
20 RESTAURANT USE AND LICENSE NUMBER 4451 IN THE B-2A DISTRICT,
21 GENERALLY MEETS THE APPLICABLE PROVISIONS OF AMC TITLES 10 AND
22 21, AND ALASKA STATUTE 04.11.090.

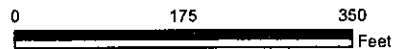
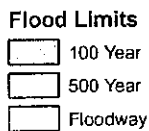
23
**THE ADMINISTRATION RECOMMENDS APPROVAL OF A RESOLUTION OF
THE ANCHORAGE MUNICIPAL ASSEMBLY APPROVING AN ALCOHOLIC
BEVERAGES CONDITIONAL USE FOR A BEVERAGE DISPENSARY USE IN A
RESTAURANT AND LICENSE NUMBER 4451 IN THE B-2A (CENTRAL
BUSINESS DISTRICT CORE) DISTRICT FOR GINGER, LLC, DBA GINGER
RESTAURANT; LOCATED AT 425 AND 427 WEST 5TH AVENUE, AOT
SUBDIVISION, BLOCK 43, LOT 9; GENERALLY LOCATED ON THE NORTH
SIDE OF WEST 5TH AVENUE BETWEEN "D" AND "E" STREETS.**

24
25
26 Prepared by: Angela C. Chambers, Zoning Administrator,
27 Planning Department
28 Approved by: Jerry T. Weaver Jr, Director, Planning Department
29 Concur: Greg Jones, Executive Director, Office of Community
30 Planning & Development
31 Concur: Dennis A. Wheeler, Municipal Attorney
32 Concur: George J. Vakalis, Municipal Manager
33 Respectfully submitted: Daniel A. Sullivan, Mayor
34

2010-030



Municipality of Anchorage
 Planning Department
 Date: January 14, 2010



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

DATE: March 23, 2010

CASE NO.: 2010-030

APPLICANT: Ginger LLC dba Ginger Restaurant

REQUEST: Conditional Use for an Alcoholic Beverages Conditional Use in the B-2A District for a Restaurant Beverage Dispensary Use and License Number 4451 per AMC 21.40.150 D.12

LOCATION: AOT, Block 43, Lot 9

STREET ADDRESS: 425 and 427 West 5th Avenue

COMMUNITY COUNCIL: Downtown

TAX PARCEL: 002-105-06/Grid SW1230

ATTACHMENTS

1. Location Map
2. Departmental Comments
3. Application
4. Posting Affidavit
5. Historical Information

RECOMMENDATION SUMMARY:

Approval with conditions

SITE:

Acres: 6,500 square feet
Vegetation: None
Zoning: B-2A
Topography: Level
Existing Use: Ginger Restaurant
Soils: Public Water and Sewer

2007 ANCHORAGE DOWNTOWN COMPREHENSIVE PLAN

Classification: Mixed Use Downtown Core

ANCHORAGE 2020 COMPREHENSIVE PLAN

Classification: Major Employment Center
Redevelopment/Mixed-Use Area
Density/ Employment 50-75 employees per acre

SURROUNDING AREA

	NORTH	EAST	SOUTH	WEST
Zoning:	B-2A	B-2A	B-2A	B-2A
Land Use:	Commercial	Commercial	Commercial	Commercial

SITE DESCRIPTION AND PROPOSAL:

The Ginger Restaurant is located in the heart of downtown on the north side of 5th Avenue between “D” and “E” Streets. J C Penney and the 5th Avenue Mall is located to the south, and the Egan Center is located in the block to the west.

The restaurant has operated on the east half of the building at 425 W. 5th Avenue with an existing valid Restaurant/Eating Place License #2925 serving Beer and Wine since 2007¹. The west half of the building was a former gift shop and most recently it was vacant for a year or two. The business is expanding the restaurant to include the west half of the building, at 427 W. 5th Avenue. Assuming the Assembly and ABC Board approve the transfer of Beverage Dispensary License Number 4451 from El Tango Restaurant to Ginger Restaurant, and the Assembly has approved the subject Beverage Dispensary Conditional Use, the petitioner will not renew the Restaurant /Eating License Number 2925.

The petitioner is seeking final approval of a conditional use for an alcoholic beverage dispensary use for a restaurant and license Number 4451. The principals of Ginger LLC are Colleen Handel, Robert E. Gill, Jr, Mathew E. Gill and Tessa J. Copeland, and Sky and Donavan McRoberts.

The restaurant occupies 6,000 square feet. According to the floor plan the restaurant has a separate dining room, banquet room and lounge area in which alcohol may be served. No off-street parking is required in the B-2A district.

Hours: 11:00 AM to 2:00 PM -- Lunch Monday – Sunday
5:00 PM to Midnight – Dinner

¹ License #2925 transferred ownership and business name from H&Y Inc, dba China Express to Ginger LLC dba Ginger on 2/27/07.

Ratio of Food Sales to Alcohol Beverage Sales: The petitioner estimates that the sale of alcoholic beverages will be 25%, compared to 75% of food sales.

All employees who are in direct contact with alcohol will be trained in accordance with the Alcoholic Beverage Control Board's Liquor Server Awareness Training Program.

As shown in the following table there is a total of 41 tables: 7 fixed and 34 unfixe;d; and 158 chairs: 64 fixed, 94 unfixe;d.

	Fixed Tables	Fixed Chairs	Non Fixed Tables	Non Fixed Chairs
Fixed Bar				14
Lounge	4	23	8	23
Banquet Room			8	32
Dining Room	3	41	18	25
Total	7	64	34	94

PUBLIC COMMENTS:

Fifty-nine (59) public hearing notices were mailed. At the time this report was written, one response was received in favor of alcohol served with dinner but objecting to another bar next to Club Paris. The principal use is a restaurant and not a bar, but this conditional use includes full service alcohol beverages not just beer and wine.

FINDINGS

- A. *Furtheres 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 subject location is depicted on the Land Use Policy Map of the *Anchorage 2020 Comprehensive Plan* as being within the Downtown Major Employment Center and Redevelopment/Mixed.

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 serves alcohol enhances the hospitality and tourism industry in Anchorage, and provide eating places for local residents and nearby 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).

Downtown Anchorage, as an employment center, is well defined and compact, and has attained a medium- to high-density office employment of 50 to 75 employees per acre. Mixing supportive retail uses, such as restaurants, bars, branch banks, and shopping, with office development is an important major employment center feature.

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

This standard is met.

The B-2A Central Business District provides for alcoholic beverage sales through the conditional use permit process: AMC 21.40.150 D.12 *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.*

The parcel is a conforming lot of record and meets the minimum area and width requirements. The building complies with height and lot coverage requirements. There are no parking requirements in the B-2A District. A building permit for the "change of use" expansion into 427 W. 5th Avenue is required as noted by Fire Plan Review. A fire inspection of the property is required prior to the Beverage Dispensary Conditional Use and License becoming effective.

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-2A District is intended to create a concentrated area of retail, financial, office and hotel areas surrounding the predominately retail and public institutional core of the central business district. The district also

permits secondary retail and residential uses (intended to support other downtown activities).

Restaurants serving no alcohol are a permitted principal use in the B-2A. Restaurants serving hard alcohol are a conditional use for a Beverage Dispensary Use and License in the B-2A and require Assembly approval through the conditional use process in accordance with AMC 21.40.150 D.12 and 21.50.160. A restaurant licensed to sell beer and wine for consumption only on the licensed premises is subject to the administrative site plan review standards in AMC 21.50.500 and exempt from the conditional use requirements of 21.50.160, provided the principal and accessory uses are permitted non-residential uses in accordance with 21.50.160.I.

The surrounding downtown uses include a new convention center, performing arts center, municipal and state offices, public parking garages, transit center, hotels, banks, bars and restaurants, retail stores and general office buildings.

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 petition site is located in the Downtown and is zoned B-2A: the B-2A has no parking requirement. There are two public parking garages to the west at West 6th and G Street. There is an established system of sidewalks on both sides of the streets in the Downtown area. The Public Transit Depot is located at the southwest corner of Sixth and G Street.

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

This standard is met.

The addition of a beverage dispensary license for a restaurant on the petition site will not impact public services. Water and sewer are available on site. Roads and trails are not affected.

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

This standard is met.

The addition of a beverage dispensary license for a restaurant will not cause any environmental 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 beverage dispensary license for a restaurant.

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

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.

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. The following thirty-four (34) licenses are located within 1,000 feet of this location: twenty-two (22) beverage dispensary licenses (including 5 duplicates), ten (10) restaurant licenses, two (2) package store licenses (including 1 tourism). Approving this beverage dispensary use and license will add the 23rd beverage dispensary license within this 1,000 foot radius, but it will reduce the number of restaurant licenses from 10 to 9.

Name	Address	License Number	Type of License
Cyrano's	413 D Street	2724	Restaurant/Eating Place
Alaska Salmon Chowder House	443 W. 4 th Avenue	3434	Restaurant/Eating Place
Phyllis's Café	436 D Street	3266	Restaurant/Eating Place

Ginger	425 W. 5 th Avenue	2925	Restaurant/Eating Place
Downtown Deli	525 W. 4 th Avenue	327	Restaurant/Eating Place
Café Savannah	508 W. 6 th Avenue	4295	Restaurant/Eating Place
Kumagoro	533 W. 4 th Avenue	2276	Restaurant/Eating Place
Marx Brothers Café	627 W 3 rd Avenue	1422	Restaurant/Eating Place
Sacks Café Restaurant	328 G Street	3977	Restaurant/Eating Place
Sizzlin' Café	523 W 3 rd Street	4573	Restaurant/Eating Place
Club Soraya	333 W 4 th Ave #207	4353	Beverage Dispensary
Avenue Bar	338 W. 4 th Avenue	1184	Beverage Dispensary
Panhandle Bar	312 W. 4 th Avenue	825	Beverage Dispensary
Club Paris	417 W. 5 th Avenue	258	Beverage Dispensary
William Egan Convention Center	555 W 5 th Avenue	3234	Beverage Dispensary
The Anchor	712 W. 4 th Avenue	3607	Beverage Dispensary
Rumrunner's Old Time Towne Bar	415 E Street	4157	Beverage Dispensary
Darwin's Theory	426 G Street	987	Beverage Dispensary
Bruins	500 W 3 rd Avenue	1043	Beverage Dispensary
The Chartroom	500 W 3 rd Avenue	1414	Beverage Dispensary Duplicate
Top of the World	500 W 3 rd Avenue	1157	Beverage Dispensary Duplicate
Gaslight Lounge	721 W 4 th Avenue	437	Beverage Dispensary
The Wood Shed	535 W 3 rd Avenue	1244	Beverage Dispensary
The Wood Shed	535 W 3 rd Avenue	4231	Beverage Dispensary Duplicate
515 Club	515 W. 4 th Avenue	398	Beverage Dispensary
F Street	325 F Street	762	Beverage Dispensary

Station			
Bernie's Bungalow Lounge	626 D Street	4425	Beverage Dispensary -Duplicate
Bernie's Bungalow Lounge	626 D Street	3781	Beverage Dispensary
McGinleys Alaskan Pub	645 G Street Suite 101	4545	Beverage Dispensary
Humpy's Great Alaskan Alehouse	610 W. 6 th Avenue	3427	Beverage Dispensary
Subzero	612 F Street	4261	Beverage Dispensary -Duplicate
Wildfin	517 W 7th Avenue #100	4846	Beverage Dispensary
Grape Expectations	510 W 6 th Avenue	4479	Package Store
Bootleggers Cove	500 W 3 rd Avenue	152	Package Store Tourist

There appear to be no churches and or schools within 200 feet of the subject site.

- 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.**

All employees working in the package store will be trained in accordance with the T.A.M. training.

- 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 conditional use application is for a beverage dispensary license and use in a restaurant at this location. This is not a new license: it is a transfer of an existing license, a transfer of ownership and location. License Number 4451 is being transferred from El Tango, Inc. dba El Tango Restaurant at 4300 Old Seward Highway, to Ginger, LLC dba Ginger, located at 425/427 West 5th Avenue. The transfer license will be #4551. The Assembly protested the license at a recent meeting pending a conditional use review by the Assembly.

- 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 appears to be met.

At the time this report was prepared no the Police Department reported one non-alcohol related incident over the past two years.

- 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 delinquent Personal Property Taxes & or Real Property Taxes owing at this time 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.**

There will be no happy hours, games or contests that include consumption of alcoholic beverages, and no solicitation or encouragement of alcoholic beverage consumption. Sales to persons who are inebriated or underage are prohibited. The application states that all persons appearing to be under 30 years of age will be asked for identification.

- 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 final conditional use for alcoholic beverages in the B-2A District for a package store generally meets the required standards of Title 21 and Title 10, and AMC 21.50.160, and the Department recommends approval.

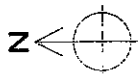
If after a public hearing on the matter, the Anchorage Assembly finds that the required standards have been met, staff recommends the following conditions of Approval:

1. A notice of Zoning Action shall be filed with the District Records Office within 120 days of the Assembly's approval.
2. All uses shall conform to the plans and narrative submitted with this conditional use application.
3. This conditional use approval is for an Alcoholic Beverages Conditional Use in the B-2A District for a Beverage Dispensary Use in a restaurant per AMC 21.40.150 D.12 for approximately 6,000 SF gross area (licensed premises) located on the ground floor (street level) located at 425 and 427 W. 5th Avenue.
4. On-premise sale of alcohol beverages will be seven days a week from 11:00 AM to 2:00 AM (lunch), and 5:00 PM to Midnight (dinner) as permitted per the Alaska Alcoholic Beverage Control Board requirements. Alcoholic beverage sales will constitute approximately twenty-five (25) percent to the ratio of seventy-five (75) percent food sales.
5. 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.

Parcels--Basic Layers

Tue Feb 23, 14:17:34, 2010

Map: Parcels--Basic Layers



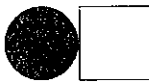
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Legend:

Txt STREET_NAMES

ALCOHOL

PARCELS

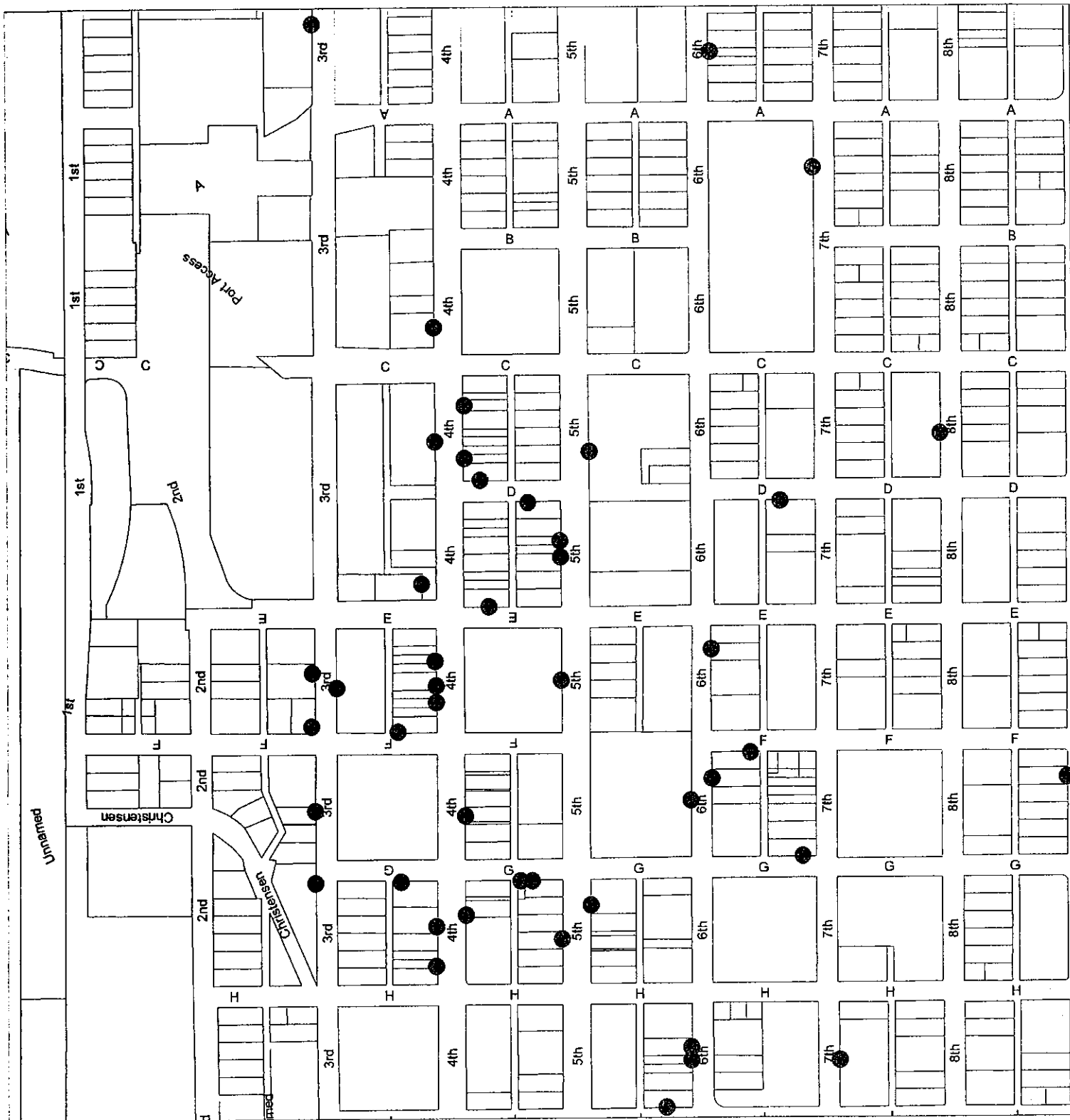


2010-030

Existing

Alcohol License

within 1000'



Alcohol Existing License List Report

Case Number: 2010-030 Description: 1000'

Parcel Business Name	Parcel Owner Name Applicant Name	Parcel Owner Address Business Address	City Lic. Number	State Lic. Zone	Zip Lic. Type
00210321000 Cyrano's	LOUSSAC BUILDING JOINT VENTURE Cyrano's Crepes & Books LLC	413 D STREET 413 D St	ANCHORAGE 2724	AK B2A	99501 Restaurant/Eating Place
00210322000 Avenue Bar, The	PATTEE JOHN J.G. Pattee, Inc.	338 W 4TH AVE 338 W 4th Ave	ANCHORAGE 1184	AK B2A	99501 Beverage Dispensary
00210328000 Panhandle Bar	PAPAGIANNIS KONSTANTINOS & BJV, Inc.	AETORAHIS 2 312 W 4th Ave	ARTA GREECE 825	FC B2A	47100 Beverage Dispensary
00210415000 Club Soraya	JRW VENTURES 81.15% & WINDWAR Latin Connection Entertainment	411 W 4TH AVE #200 333 W 4th Ave Ste 207	ANCHORAGE 4353	AK B2B	99501 Beverage Dispensary
00210419000 Alaska Salmon Chowder House	BUZZ ROHLFING INC Song, Wae	315 E STREET 443 W 4th Ave	ANCHORAGE 3434	AK B2B	99501 Restaurant/Eating Place
00210419000 Sweet Basil Café	BUZZ ROHLFING INC Buba Corporation	315 E STREET 1021 W Northern Lights	ANCHORAGE 3897	AK B2B	99501 Restaurant/Eating Place
00210501000 Phyllis's Cafe	TSAKRES GOLDIE TRUST FOR Letourneau, Richard & Phyllis	PO BOX 100720 436 D St	ANCHORAGE 3266	AK B2A	99510 Restaurant/Eating Place
00210504000 Club Paris	MOMA SHEILA D & H & T, Inc.	417 W 5TH AVENUE 417 W 5th Ave	ANCHORAGE 258	AK B2A	99501 Beverage Dispensary
00210506000 Ginger	LUPINE COMMERCIAL COMPANY & Ginger LLC	1403 P STREET 425 W 5th Ave	ANCHORAGE 2925	AK B2A	99501 Restaurant/Eating Place
00210509000 William Egan Convention Ctr	MOA SMG of Alaska Inc.	PO BOX 196650 555 W 5th Ave	ANCHORAGE 3234	AK B2A	99519 Beverage Dispensary
00210526000 The Anchor	GRAHAM PROPERTIES LLC The Anchor LLC	3780 LINCOLN ELLSWORTH CT # 712 W 4th Ave	ANCHORAGE 3607	AK B2B	99517 Beverage Dispensary
00210540000 Runrunner's Old Time Towne Bar	NEUMANN ROBERT G & CAROLYN F Basilio Gallo	1433 W 13TH AVENUE 415 E St	ANCHORAGE 4157	AK B2A	99501 Beverage Dispensary
00210550000 Darwin's Theory	BIWER DARWIN A JR Darwin's Theory, inc.	426 G STREET 426 G St	ANCHORAGE 987	AK B2B	99501 Beverage Dispensary

Parcel Business Name	Parcel Owner Name		Parcel Owner Address		City		State		Zip	
	Applicant Name	Business Name	Business Address	Business Address	Lic. Number	Lic. Zone	Lic. Type	Lic. Type	Lic. Type	Lic. Type
00210603000 515 Club	DOWNTOWN INVESTMENTS CO LLP Clark & Eddy, Inc.		1146 S STREET 515 W 4th Ave (not operating)		ANCHORAGE 398	AK B2B	99501 Beverage Dispensary			
00210605000 Downtown Deli	DOWNTOWN INVESTMENTS CO LLP Downtown Delicatessen, Inc.		1146 S STREET 525 W 4th Ave		ANCHORAGE 327	AK B2B	99501 Restaurant/Eating Place			
00210607000 Kumagoro	TAMAKI ITSURO Tamaki, Inc.		2900 PELICAN DR 533 W 4th Ave		ANCHORAGE 2276	AK B2B	99515 Restaurant/Eating Place			
00210609000 F Street Station	CROSSROADS LTD PARTNERSHIP Station, Inc.		1041 W 25TH AVE 325 F St		ANCHORAGE 762	AK B2B	99503 Beverage Dispensary			
00210625000 Bootleggers Cove	CP ANCHORAGE HOTEL 2 LLC CP Anchorage Hotel 2, LLC		740 CENTRE VIEW BLVD 500 W 3rd Ave		CRESTVIEW HI 152	KY B2B	41017 Package Store Tourist			
00210625000 Bruins	CP ANCHORAGE HOTEL 2 LLC CP Anchorage Hotel 2, LLC		740 CENTRE VIEW BLVD 500 W 3rd Ave		CRESTVIEW HI 1043	KY B2B	41017 Beverage Dispensary			
00210625000 Chartroom, The	CP ANCHORAGE HOTEL 2 LLC CP Anchorage Hotel 2, LLC		740 CENTRE VIEW BLVD 500 W 3rd Ave		CRESTVIEW HI 1414	KY B2B	41017 Beverage Dispensary Dup			
00210625000 Top Of The World	CP ANCHORAGE HOTEL 2 LLC CP Anchorage Hotel 2, LLC		740 CENTRE VIEW BLVD 500 W 3rd Ave		CRESTVIEW HI 1157	KY B2B	41017 Beverage Dispensary Dup			
00210626000 Gaslight Lounge	MAC'S INC Gaslight Lounge, Inc.		3111 DENALI ST STE 201 721 W 4th Ave		ANCHORAGE 437	AK B2B	99503 Beverage Dispensary			
00210627000 Sacks Café & Restaurant	3 D INVESTMENTS INC Sacks Restaurant, LLC		340 G ST #201 328 G St		ANCHORAGE 3977	AK B2B	99501 Restaurant/Eating Place			
00210706025 Sizzlin Cafe	TULIN CHARLES E & HELEN L Grizzly Group, Inc		1422 K ST 523 W 3rd Ave		ANCHORAGE 4573	AK B2C	99501 Restaurant/Eating Place			
00210708000 The Wood Shed	CORDOVA DEVELOPMENT CO INC U.P.E., Inc.		PO BOX 101039 535 W 3rd Ave		ANCHORAGE 4231	AK B2C	99510 Beverage Dispensary Dup			
00210708000 Woodshed, The	CORDOVA DEVELOPMENT CO INC U.P.E. Inc.		PO BOX 101039 535 W 3rd Ave		ANCHORAGE 1244	AK B2C	99510 Beverage Dispensary			
00210712000 Marx Bros Cafe	BAND OF RENOWN ENTERPRISES IN Band of Renown Ent. Inc.		627 W 3RD AVE 627 W 3rd Ave		ANCHORAGE 1422	AK B2C	99501 Restaurant/Eating Place			

<u>Parcel</u> _____	<u>Parcel Owner Name</u> _____	<u>Parcel Owner Address</u> _____	<u>City</u> _____	<u>State</u> _____	<u>Zip</u> _____
<u>Business Name</u>	<u>Applicant Name</u>	<u>Business Address</u>	<u>Lic. Number</u>	<u>Lic. Zone</u>	<u>Lic. Type</u>
00211165000	MOA Gourmet Asso., LLC	PO BOX 196650 121 W 7th Ave	ANCHORAGE 4008	AK B2B	99519 Restaurant/Eating Place
00211165000	MOA Gourmet Associates	PO BOX 196650 121 W 7th Ave	ANCHORAGE 4923	AK B2B	99519 Beverage Dispensary
00211272000	SOUPHANAVONG BERNARD Bernard Souphanavong	626 D ST 626 D St	ANCHORAGE 4425	AK B2B	99501 Beverage Dispensary Dup
00211272000	SOUPHANAVONG BERNARD Souphanavong, Bernard I.	626 D ST 626 D St	ANCHORAGE 3781	AK B2B	99501 Beverage Dispensary
00211373000	RIM INVESTMENTS LLC Highwater LLC	645 G ST 645 G St Suite 101	ANCHORAGE 4545	AK B2B	99501 Beverage Dispensary
00211375000	GORBUSCHA LLC Hook, Line & Sinker, Inc.	610 W 6TH AVE 610 W 6th Ave	ANCHORAGE 3427	AK B2A	99501 Beverage Dispensary
00211376000	PIONEERS OF ALASKA Hook Line & Sinker	PO BOX 101041 612 F St	ANCHORAGE 4261	AK B2A	99510 Beverage Dispensary Dup
00211380000	GALLO ABRAHAM & Cafe' Savanah LLC	PO BOX 111846 508 W 6th Ave	ANCHORAGE 4295	AK B2A	99511 Restaurant/Eating Place
00211380000	GALLO ABRAHAM & Grape Expectations LLC	PO BOX 111846 510 West 6th Avenue	ANCHORAGE 4779	AK B2A	99511 Package Store
00211449000	ALASKA HOUSING FINANCE CORP WildFin, LLC	550 W 7TH AVE STE 130 517 West 7th Avenue Ste 100	ANCHORAGE 4846	AK B2B	99501 Beverage Dispensary

Parcels--Basic Layers

Fri Jan 22, 07:19:14, 2010

Map: Parcels--Basic Layers

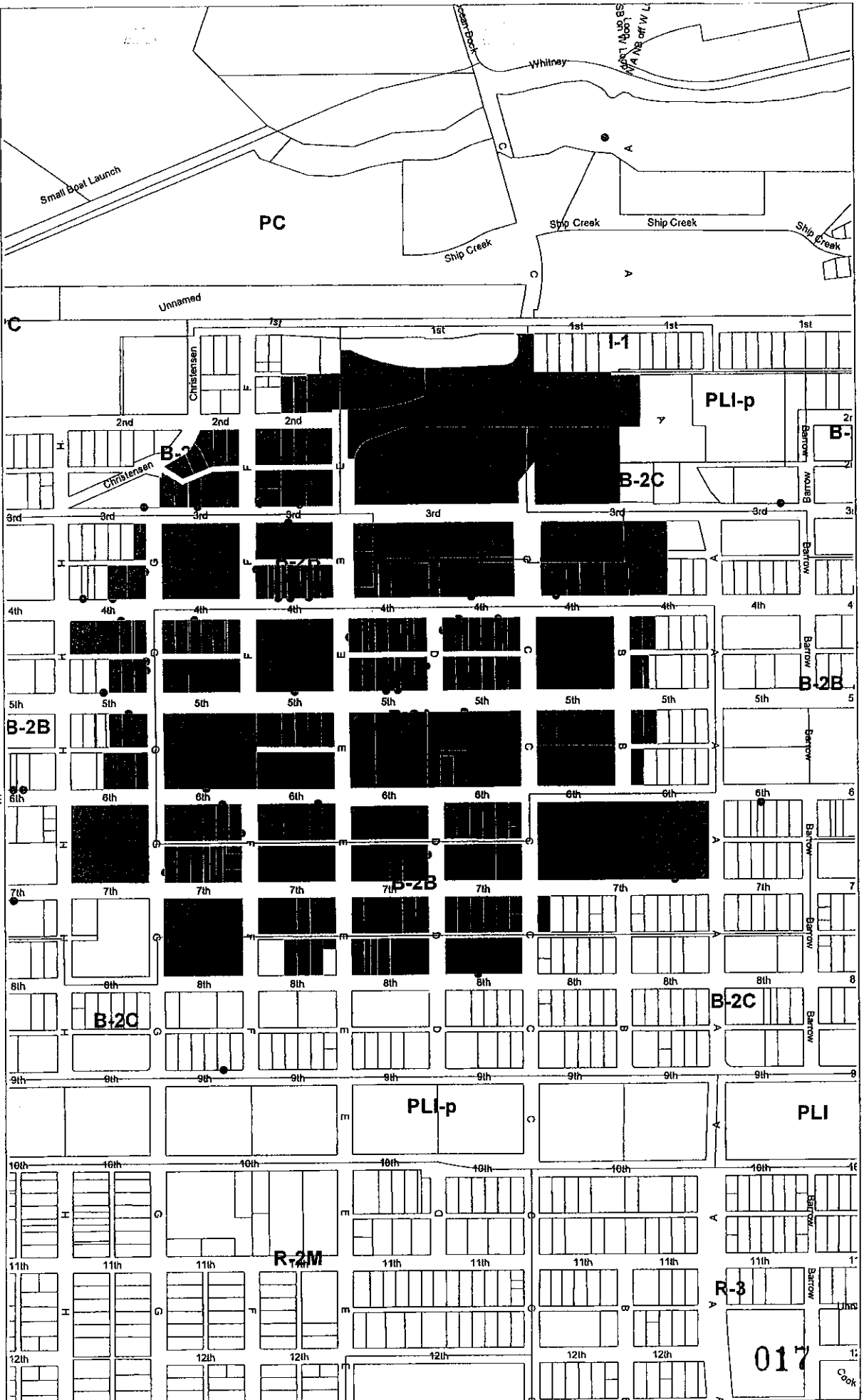


Scale 1:6000

Legend:

- Txt [Empty Box] STREET_NAME
- [Empty Box] ZONING
- Txt [Empty Box] ZONE_TYPE
- [Empty Box] PARCELS
- [Solid Black Circle] ALCOHOL

2010-030
Distance
1000'



Alcohol Church and School List Report

Case Number: 2010-030

Description: 200'

Parcel	Parcel Owner Name	Parcel Site Address	Description
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Parcels--Basic Layers

Fri Jan 22, 07:21:15, 2010

Map: Parcels--Basic Layers

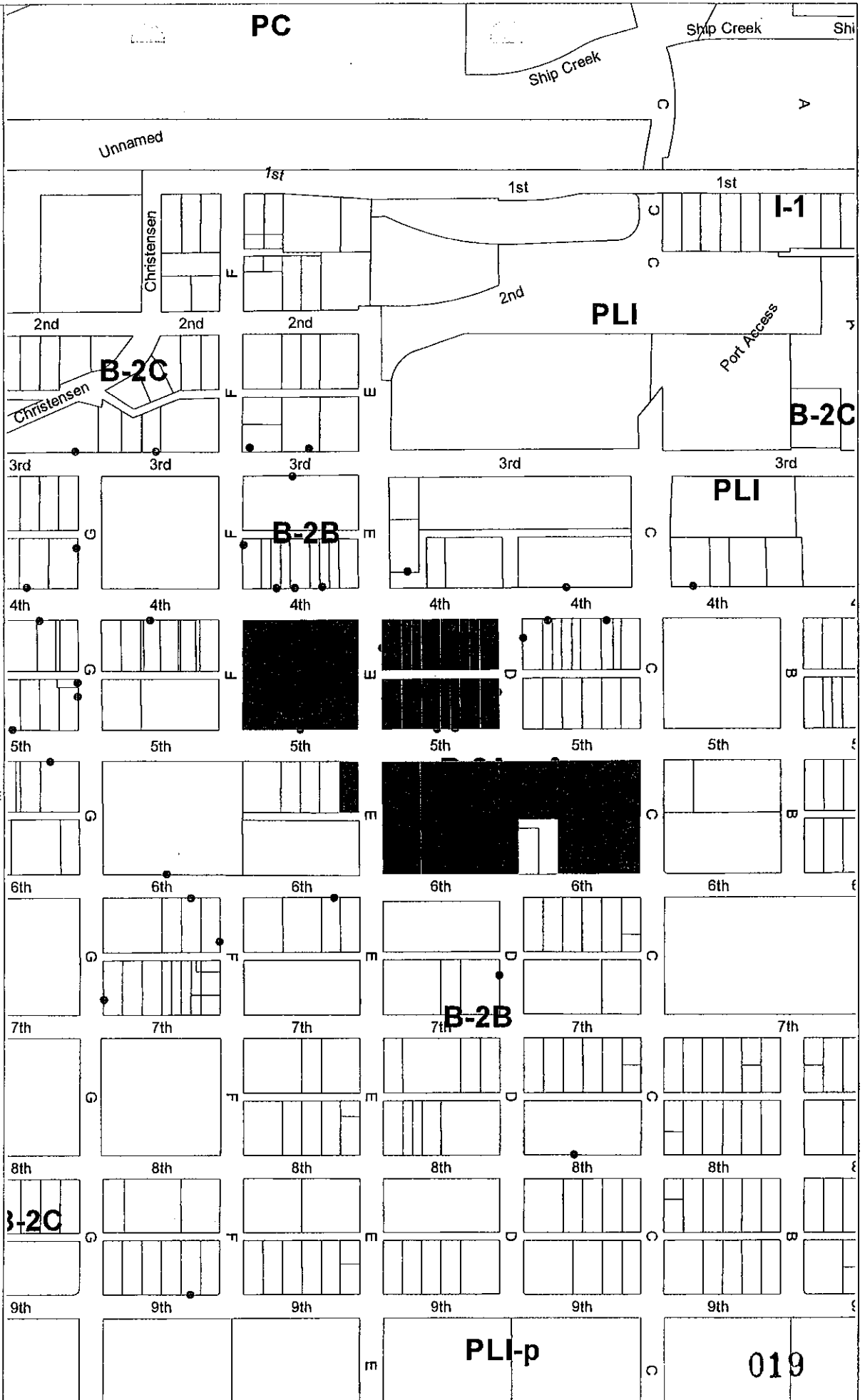


Scale 1:4000

Legend:

- Txt STREET_NAME
- Txt ZONE_TYPE
- PARCELS
- ALCOHOL

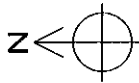
2010-030
Distance
200'



Parcels--Basic Layers

Fri Jan 22, 11:54:39, 2010

Map: Parcels--Basic Layers



Scale 1:5000

Legend:



ALCOHOL

ZONE_TYPE

Txt

STREET_NAMES

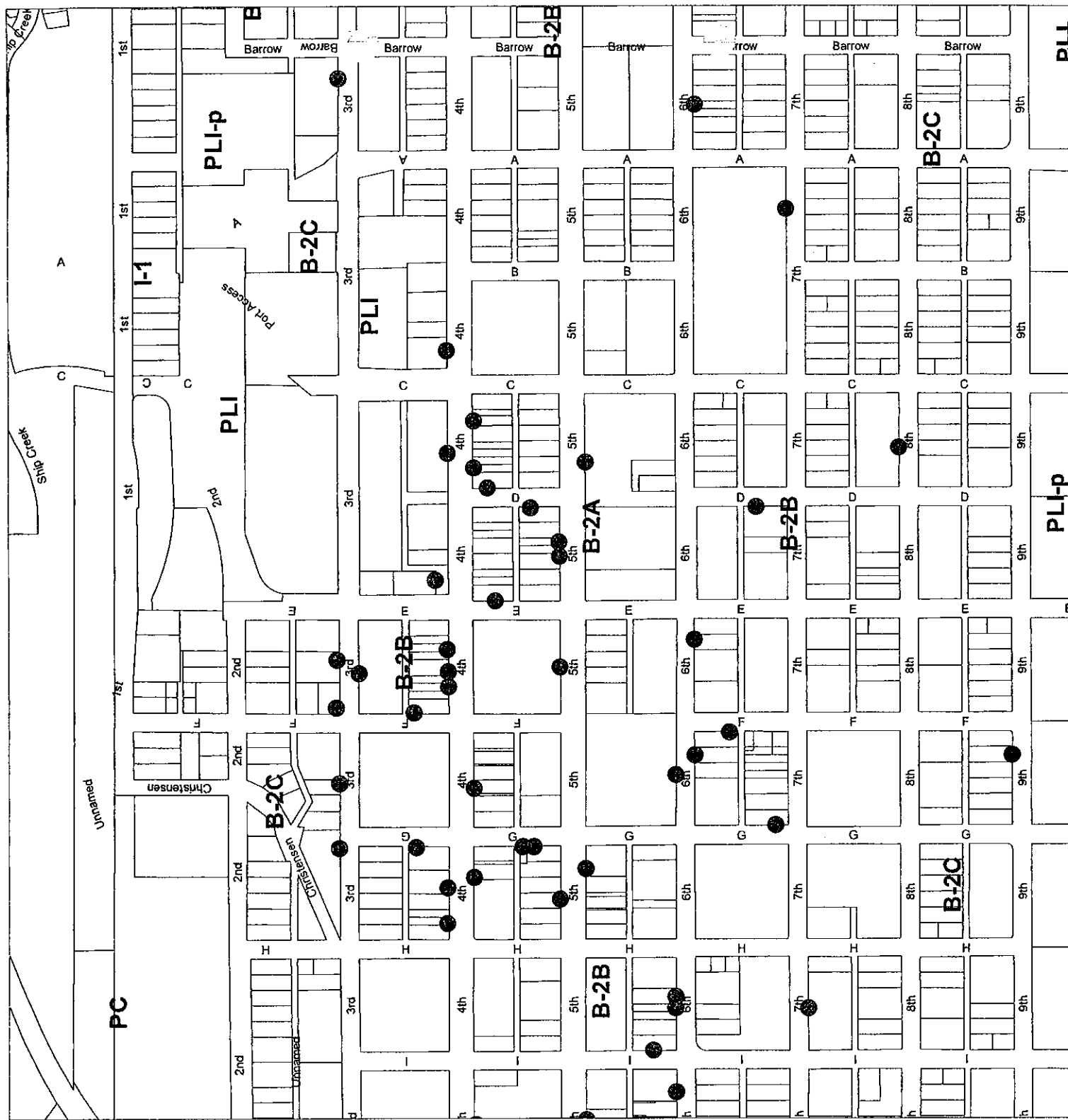
Txt

PARCELS

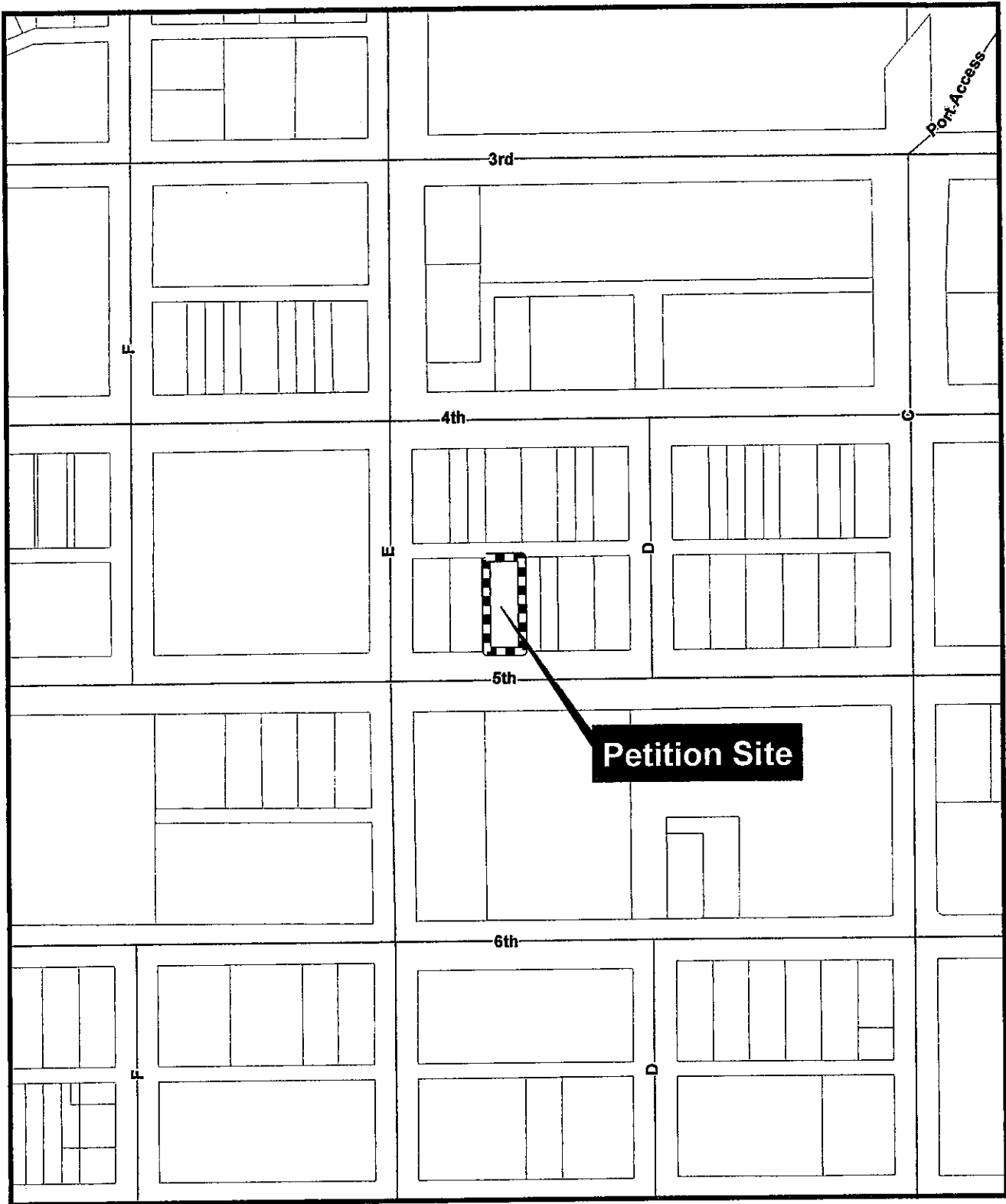


2010-030
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020

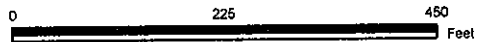


2010-030

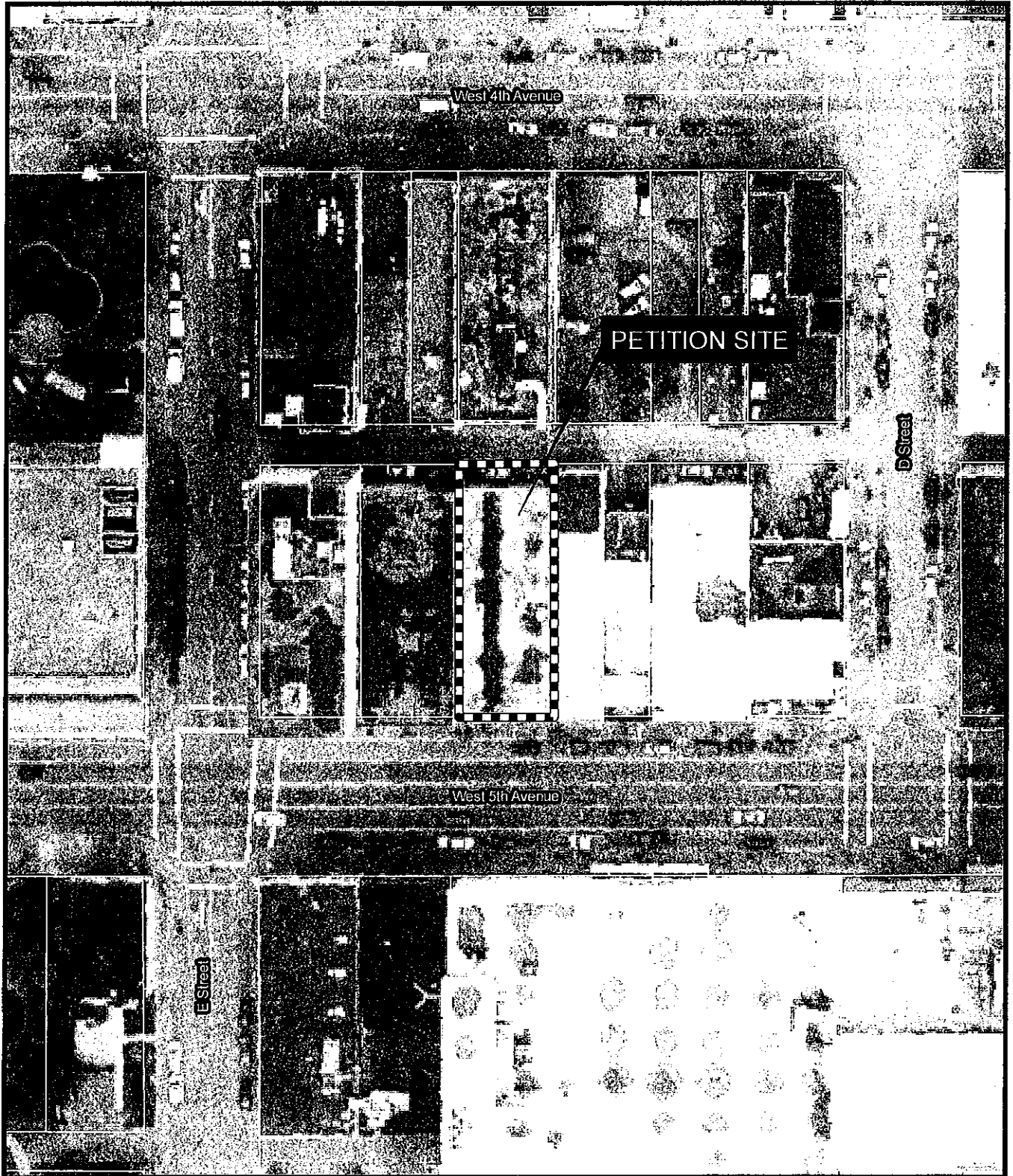


Municipality of Anchorage
Planning Department
Date: January 22, 2010

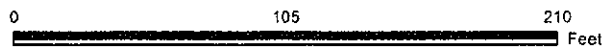
-  Mobile Home Park
-  Multi-Family
-  Single Family



2010-030



Municipality of Anchorage
Planning Department
January 22, 2010



ORTHOPHOTO 2007 USGS 1FT



022

2

DEPARTMENTAL

COMMENTS

Reviewing Agency Comment Summary

Case No.: 2010-030

Agency	Comments Included in Packet	No Comments and/or Objections	No Response
Air Pollution Control			
Alaska DEC			
Alaska Division of Parks			
Alaska DOT/FF			
Anchorage Police Department	✓		
AWWU		✓	
DHHS Environmental			
DHHS Social Services			
Community Council			
Fire Prevention			
Flood Hazard			
MI&P			
On-Site Water & Wastewater			
Parks and Recreation			
Project Mgt & Engineering			
Right-of-Way			
School District			
Transit			
Treasury	✓		
Traffic & Transportation Planning		✓	
Watershed Management Services			

Stewart, Gloria I.

From: Furch, Tom P.
Sent: Thursday, January 28, 2010 4:49 PM
To: Stewart, Gloria I.; Pierce, Eileen A; Gollhugh, Danielle S.; Weaver Jr., Jerry T.; Long, Patty R.; Chambers, Angela C.
Subject: Fire Plan Reviews

No objections for the following reviews:

209-149, 210-021, 210-022, 210-023, 210-027, 210-029
S11694-2, S11791-1, S11792-1, S1193-1

Comments for the following reviews:

- S11790-1 Port of Anchorage - Future facility/building construction shall be limited to 62,000 sf non sprinklered or 124,000 sf sprinklered unless a second access road is provided. (IFC D104.1)
- 210-020 (1. Future constructed structures on lot 10A shall maintain minimum required fire separation distances to existing garage on lot 10B to minimize spread of fire between structures.
- 210-030 (1. Obtain required building permit for change of use for expansion into 427 W 5th Ave. 2. Prior to serving of alcohol obtain a fire inspection of the property as required for issuance of a "Liquor License".

Tom Furch
Fire Inspector, AFD
267-4964

RECEIVED

JAN 28 2010

**MUNICIPALITY OF ANCHORAGE
PLATTING DIVISION**

Municipality of Anchorage
Treasury Division
Memorandum

RECEIVED

JAN 27 2010

MUNICIPALITY OF ANCHORAGE
PLATTING DIVISION

Date: January 26, 2010
To: Patty Long,, Planning Dept.
From: Daisy VanNortwick, Revenue Officer
Subject: Liquor License Conditional Use Comments

Request: Conditional Use permit # 2010-030 We have researched this application for Ginger, located at 425 W 5th Ave, Anchorage Alaska, and find no back taxes owed, and no reason to protest this license.

Thanks
Daisy VanNortwick
343-6940

POLICE DEPARTMENT CHECK LIST
FOR INVESTIGATION OF LICENSED LIQUOR ESTABLISHMENTS

2010-030

1. Criminal History in Local Police Files? YES NO UNK
 {Circle which applies}

2. Incidents occurring within two years prior to the date of the liquor license application.

Type of Incident	Number of Incidents
See Attached	

RECEIVED

FEB 01 2010

MUNICIPALITY OF ANCHORAGE
 PLATTING DIVISION

_____ OLD BUSINESS NAME	_____ OLD LOCATION
Gingr	425 W. 5 th Avenue
_____ BUSINESS NAME	_____ LOCATION
Ginger, LLC.	El Tango Inc.
_____ NAME OF APPLICANT (S)	_____ CURRENT LICENSEE (S)

- Package Store
- Transfer Of Ownership
- Beverage Dispensary License
- Corporate Stock Transfer Only
- Transfer of Location

THIS INFORMATION IS PROVIDED FOR EVALUATION BY THE ASSEMBLY IN CONSIDERATION OF APPLICATIONS FOR LICENSING.

01.28.10
 DATE

for CHIEF OF POLICE

Bar File

Activity for: 425 W 5TH AV



Report#	Offense	Reported	Officer	MO Location
09-21471	THEFT	05/03/09	60902	PRZECZEWSKI, VERONICA R

Municipality Of Anchorage
ANCHORAGE WATER & WASTEWATER UTILITY

MEMORANDUM

RECEIVED

FEB 25 2010

MUNICIPALITY OF ANCHORAGE
PLATTING DIVISION

DATE: February 17, 2010
TO: Jerry Weaver, Zoning Division Administrator, Planning Department
FROM: Paul Hatcher, Engineering Technician III, AWWU PAH
SUBJECT: Zoning Case Comments
Planning & Zoning Commission Hearing March 23, 2010
Agency Comments due February 23, 2010

AWWU has reviewed the materials and has the following comments.

10-030 EAST ADDITION BLK 22 LT 10, A request concept/final approval of a conditional use to permit: an alcoholic beverage dispensary use, Grid SW1231

1. AWWU water mains located in E 5th Avenue and rear Alleyway are currently available to this parcel.
2. AWWU sanitary sewer main located in rear Alleyway is currently available to this parcel.
3. AWWU has no objection to this conditional use.

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.



MUNICIPALITY OF ANCHORAGE
Traffic Department



MEMORANDUM

DATE: February 1, 2010
TO: Angela Chambers, Acting Division Manager, Zoning and Platting
Division
THRU: Leland R. Coop, Associate Traffic Engineer
FROM: Mada Angell, Assistant Traffic Engineer
SUBJECT: Traffic Engineering Comments for March 23, 2010 Assembly

RECEIVED

FEB 03 2010

MUNICIPALITY OF ANCHORAGE
PLATTING DIVISION

2010-030 Anchorage Original Townsite; 425 W. 5th Avenue; Conditional Use;
Sale of Alcohol; Ginger restaurant

Traffic Engineering has no comment.

Municipality Of Anchorage
ANCHORAGE WATER & WASTEWATER UTILITY

MEMORANDUM

DATE: February 17, 2010
TO: Jerry Weaver, Zoning Division Administrator, Planning Department
FROM: Paul Hatcher, Engineering Technician III, AWWU PAH
SUBJECT: **Zoning Case Comments**
Planning & Zoning Commission Hearing March 23, 2010
Agency Comments due February 23, 2010

RECEIVED

MAR 01 2010

MUNICIPALITY OF ANCHORAGE
PLATTING DIVISION

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Municipality of Anchorage
Project Management & Engineering Department



Comments to Miscellaneous Zoning Applications

RECEIVED

DATE: February 22, 2010

FEB 22 2010

TO: Jerry T. Weaver, Jr. - Planning

MUNICIPALITY OF ANCHORAGE
PLATTING DIVISION

FROM: Sharen Walsh, P.E., Private Development Plan Review Engineer

SUBJECT: Comments for Assembly Public Hearing date: March 23, 2010

Case No. 2010-030 – A request for concept/final approval of a conditional use to permit and alcoholic beverage dispensary use.

PM&E has no objection to this conditional use.

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



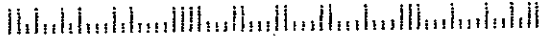
002-103-16-000
KIMM JACK
PO BOX 100007
ANCHORAGE, AK 99510

RECEIVED

FEB 12 2010

MUNICIPALITY OF ANCHORAGE
PLATTING DIVISION

**ASSEMBLY
NOTICE OF PUBLIC HEARING - Tuesday, March 23, 2010**

Planning Dept Case Number: **2010-030** 

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, March 23, 2010. 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: 2010-030
PETITIONER: Ginger, LLC
REQUEST: Assembly conditional use for an alcoholic beverage dispensary use
TOTAL AREA: 0.150 acres
SITE ADDRESS: 425 W 5TH AVE
CURRENT ZONE: B-2A Central business district-core
COM COUNCIL(S): 1---Downtown

LEGAL/DETAILS: An alcoholic beverage dispensary conditional use for a restaurant. Gingers, LLC. Original Townsite of Anchorage, Block 43, Lot 9. Generally located south of W. 4th Avenue, north of W. 5th Avenue, east of E Street and west of D Street.

The Zoning Ordinance requires that you be sent notice because your property is within the vicinity of the petition area. This will be the only public 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, Department of Planning, 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/Planning/Zoning and Platting Cases.

Name: JACK KIMM
Address: PO Box 7 Anchorage AK 99570
Legal Description: Lot 9 Block 44 0219 T/S
Comments: OK IF ALCOHOL SERVED WITH DINNER
NO ANOTHER BAR NEXT TO CLUB PARIS
IT WOULD BE TOO MANY.

JK 2/10/10 033

3

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) GINGER LLC (SEE ATTACHED LIST)		Name (last name first) GILL, MATTHEW E.	
Mailing Address P.O. Box 200808 ANCHORAGE, AK 99520-0808		Mailing Address 1820 ALDER DRIVE ANCHORAGE, AK 99508	
Contact Phone: Day: 830-7766 Night: 830-7766		Contact Phone: Day: 830-7766 Night: 830-7766	
FAX: 929-3683		FAX:	
E-mail: ginger@gei.net		E-mail: ginger@gei.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):	002-105-06-000	
Site Street Address:	425 W. 5TH AVENUE	
Property Owner (if not the Petitioner):	LUPINE COMMERCIAL CO. + TRANSPACIFIC RESOURCES	
Current legal description: (use additional sheet in necessary) BLOCK 43, LOT 9, ORIGINAL TOWNSITE OF ANCHORAGE		
Zoning: B-2A	Acreage: 6,500 SQ FT	Grid #

ALCOHOLIC BEVERAGE CONTROL BOARD LICENSE PROPOSED		
<input checked="" type="checkbox"/> Beverage Dispensary (RESTAURANT)	<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 type="checkbox"/> Package Store	<input type="checkbox"/> Restaurant	
Is the proposed license: <input type="checkbox"/> New	<input checked="" type="checkbox"/> Transfer of location: ABC license number: 4451	
	Transfer license location: 4300 OLD SEWARD HIGHWAY	
	Transfer licensed premises doing business as: EL TANGO	

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.

1-21-10	<i>Matthew Gill</i>
Date	Signature (Agents must provide written proof of authorization)

Accepted by: <i>Gill</i>	Poster & Affidavit: <i>Gill</i>	Fee: <i>\$4,000</i>	Case Number: 2010-030
--------------------------	---------------------------------	---------------------	------------------------------

COMPREHENSIVE PLAN INFORMATION

Anchorage 2020 Urban/Rural Services: Urban Rural

Anchorage 2020 West Anchorage Planning Area: Inside Outside **NA**

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/opens space Public Land Institutions

Marginal land Alpine/Slope Affected Special Study

Residential at _____ dwelling units per acre

Girdwood- Turnagain Arm

Commercial Industrial Parks/opens 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 Zone

Floodplain: None 100 year 500 year

Seismic 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):

Conditional Use - Case Number(s): **RESTAURANT/EATING PLACE LICENSE # 2925**

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.

SEE ATTACHED STATEMENT

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):

GINGER

What is the gross leaseable floor space in square feet?

5649 (TOTAL) 2953 (SERVING AREA)

What is the facility occupant capacity?

180 (FIRE)

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

64

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

96

What will be the normal business hours of operation?

11AM - 2PM LUNCH 5PM - 12 MIDNIGHT DINNER

What will be the business hours that alcoholic beverages will be sold or dispensed?

11AM - 2PM LUNCH 5PM - 12 MIDNIGHT DINNER

What do you estimate the ratio of food sales to alcohol beverage sales will be?

25 % Alcoholic beverage sales

75 % 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
NONE.	

PACKAGE STORES

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

% less than \$5.00	N/A
% \$5.00 to \$10.00	
% \$10.00 to \$25.00	
% 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.

OUR GOAL IS TO PROVIDE A QUALITY AND DIVERSE DINING EXPERIENCE IN DOWNTOWN ANCHORAGE FOR TOURISTS, EMPLOYEES OF DOWNTOWN BUSINESSES, LOCAL RESIDENTS, AND THOSE ATTENDING DOWNTOWN CULTURAL EVENTS.

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

OUR RESTAURANT LIES WITHIN THE B-2A CENTRAL BUSINESS DISTRICT CORE. THE PROPOSED CONDITIONAL USE WOULD CONFORM WITH THE INTENT OF MUNICIPAL PLANS FOR THIS DISTRICT BY PROVIDING RESTAURANT SERVICE ON THE GROUND FLOOR LEVEL WITHIN A CONCENTRATED AREA OF RETAIL, FINANCIAL, AND PUBLIC INSTITUTIONAL FACILITIES, WHICH WOULD BE EASILY ACCESSIBLE TO PEDESTRIANS. NO ALCOHOL WOULD BE SERVED OUTSIDE THE RESTAURANT.

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.

THE PROPOSED LOCATION FOR THIS PERMIT IS IN THE CORE BUSINESS DISTRICT WHICH IS ALREADY DEVELOPED. THIS USE IS COMPATIBLE WITH EXISTING AND PLANNED LAND USES IN THE SURROUNDING NEIGHBORHOOD.

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.
THE PROPOSED LOCATION IS AN ESTABLISHED RESTAURANT WITHIN THE CORE DOWNTOWN BUSINESS DISTRICT. NO NEGATIVE IMPACTS ARE EXPECTED.
2. The demand for and availability of public services and facilities.
NO NEGATIVE IMPACTS.
3. Noise, air, water or other forms of environmental pollution.
NO NEGATIVE IMPACTS.
4. The maintenance of compatible and efficient development patterns and land use intensities.
NO NEGATIVE IMPACTS.

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?

1 RESTAURANT (EATING PLACE LICENSE)

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

4

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

3 (MODERATE FOR THE CORE DOWNTOWN BUSINESS DISTRICT)

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

UNKNOWN

In your opinion, is this quantity of licenses a negative impact on the local community?

No.

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?

ALL GINGER EMPLOYEES WHO ARE IN DIRECT CONTACT WITH ALCOHOL ARE CURRENTLY AND WILL CONTINUE TO BE TRAINED IN ACCORDANCE WITH ABCB LIQUOR SERVER AWARENESS TRAINING PROGRAM.

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:

ALL SERVERS AND BARTENDERS WILL BE TAM-CERTIFIED, TRAINED IN CARDING AND ASSESSMENT OF WHEN NOT TO SERVE ALCOHOL, AND WILL FOLLOW ALL LAWS. PROPER ALCOHOL PLACARDS WILL BE DISPLAYED IN THE RESTAURANT, AS WELL AS DATE-OF-BIRTH SIGNS. OUR HOURS OF SERVING ALCOHOL WILL END AT MIDNIGHT, IN ACCORDANCE WITH OUR RESTAURANT SERVICE.

outside facility:

NO ALCOHOL WILL BE SERVED OUTSIDE OUR RESTAURANT AND NO LOITERING WILL BE ALLOWED OUTSIDE THE PREMISES.

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*

Municipality of Anchorage
Planning Department
P.O. Box 196650
Anchorage, AK 99519-6650

Re: Application for Conditional Use Permit for Beverage Dispensary License
Ginger LLC, 425 W. 5th Avenue, Anchorage, Alaska

PROPERTY OWNER AUTHORIZATION

(I)(WE) hereby grant permission to and acknowledge that the 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.

Peter A. Lekisch
Peter Lekisch, Partner
Lupine Commercial Company
1403 P Street
Anchorage, AK 99501

1-20-10
Date

Herb Lee
Herb Lee, Its Managing Partner
Transpacific Resources

1-19-10
Date

Ginger LLC, dba Ginger
425 W. 5th Avenue
P.O. Box 200808
Anchorage, AK 99520-0808

OWNERSHIP INTEREST:

Managing Members:

Colleen M. Handel & Robert E. Gill, Jr. (Joint membership)
Matthew E. Gill & Tessa J. Copeland (Joint membership)

Non-managing Members:

Skye and Donavahn P. McRoberts (Joint membership)
Kirk Benson
Joseph J. Jolley
Erica L. Jolley
Derrick T. Duitscher
Mauri E. Long

Ginger
425 W. 5th Avenue
Anchorage, AK 99501

Application for Conditional Use Permit for Beverage Dispensary License

NARRATIVE:

Ginger has been in the Anchorage community for three years. We are a 75-seat restaurant in the core business district of downtown Anchorage and offer Pacific Rim cuisine using fresh Alaskan ingredients. We currently have a Restaurant/Eating Place License and offer fine beer and wine to accompany lunch and dinner. We provide an exciting culinary alternative for tourists, downtown employees, and local residents. Our proximity to the Alaska Center for the Performing Arts and the Egan and Dena'ina Civic and Convention Centers allows us to serve patrons of cultural events and conventions. We provide validated parking at the 5th Avenue and JC Penney parking garages, which are both within easy walking distance. We are excited about our planned expansion into the adjacent space at our current downtown location, which will help us with our growing customer demand. With this expansion, we will have space for a banquet room and catering facilities, giving the Anchorage community another option for special events. With a Beverage Dispensary License, we will be able to provide our customers with a choice of fine cocktails with dinner. We will also add a lounge side to our existing restaurant, providing our customers with a quiet, relaxing atmosphere and a choice of a different menu, offering lighter yet savory fares. We will continue to be open for lunch (11 am – 2 pm) and dinner (5 pm – 12 midnight) and alcohol will be served only during those hours. Our staffing will grow from 30 to 50 employees, including front- and back-of-the-house positions. We have prepared architectural drawings for the expansion. We plan to begin remodel of the expansion space as soon as we have received an approved MOA building permit and to have the remodel completed by mid-May 2010 in time for the upcoming summer tourist season.

Soup

Banana & Lemongrass Soup
with crab and curried eggplant
cup-5 / bowl-7

Soup of the Day
ask server
cup-4 / bowl-6

Greens

House Salad
mesclun greens, cucumbers, sprouts, and tomatoes
wasabi and lemon vinaigrette
7

Spinach and Prosciutto
warm ginger and prosciutto dressing
pine nuts and julienne of roma tomato and carrot
8

Strawberry Chili
butterleaf lettuce, fresh strawberries
creamy sweet chili cilantro dressing
candied pecans and shaved red onion
7

Field Greens with Baked Camembert
tossed with apricots, mint, and cashews
sherry wine vinaigrette
8

Grilled Tofu Sunomono
tomato, cucumber, and seaweed sunomono
served with grilled tofu
12

Specialties

Panang Beef Curry
beef tips simmered in a spicy coconut curry
with onions and crimini mushroom
served over jasmine rice with chopped peanuts
17

Thai Shrimp Noodle Soup
tangy lemongrass shrimp broth
large prawns, green onions, bok choy,
fresh cilantro and crimini mushrooms
16

Pad Thai Noodles
classic Thai rice noodle dish
with shrimp, tofu, and egg
tossed with tamarind chili sauce
16

- for split plates add \$4

Entrées

Duck Breast Chinois
five-spice marinade, malt mustard glaze
tamarind-mango beurre blanc
served with crab fried-rice
24

Baked Sea Scallops "Mac & Cheese"
seared and oven-finished jumbo Alaskan scallops
served over penne pasta
with three-cheese cream sauce
drizzled with truffle oil
29

12oz Ribeye
grilled with a coriander, Schezwan pepper crust
served with roasted peanut potatoes
wilted spinach, arugula and baby bok choy
topped with a blue cheese and
roasted red pepper compound butter
27

**Hot & Sour Seafood Pot
(Tom Kha)**
clams, shrimp, mussels, and seasonal fish
steamed with lemongrass, coconut milk, and chilies
served over jasmine rice
with vegetables julienne
31

Garlic Barbeque Ribs
cured and oven-roasted pork ribs
topped with ginger and garlic barbeque sauce
spicy peanut noodles and marinated cucumbers
23

Sesame Crusted Ahi
grilled and served over a white bean ragout
fresh tomatoes, leeks, mushrooms, and spinach
finished with a tamarind beurre blanc
28

Grilled Tofu & Quinoa
firm tofu marinated and grilled
served with potato, edamame, and quinoa salad
tossed in lemon and miso-honey vinaigrette
18

Filet Mignon
grilled 8-ounce beef filet
served over wasabi mashed potatoes
with raspberry port demi glace
spicy sauteed green beans
33

- parties of 6 or more are subject to
an 18% gratuity charge

Beverages

Non-Alcoholic

House-Made Ginger Ale - 2.00

Soda - 1.75
Coke, Diet Coke, Sprite, Fanta Orange, Dr. Pepper

Thomas Kemper Root Beer - 2.50

Iced Tea - 1.75

Milk - 3.00

Juice - Orange or Cranberry - 3

Coffee - 2.50
Hot Tea - 2.50
Hot Chocolate - 2.50

San Pellegrino Sparkling Water

750 ml - 5.00

Sake

Gekkelkan - small or large carafe - 4.00 / 8.00

Hana Flavored Sake
Fuji Apple / Raspberry / Lychee
small or large carafe - 4.00 / 8.00

Plum Wine - small or large carafe - 4.00 / 8.00

Beer

On tap: 5.00
Import on tap: 5.50

Stella Artois - Belgium
Widmer Hefeweizen - Oregon
Alaskan Amber - Alaska
Alaskan IPA - Alaska
Midnight Sun Coffee Porter - Alaska

Bottles - Import / craft: 4.50

Singha - Thailand
Tsingtao - China
Great Divide Samurai Ale - Colorado
Kirin - Japan
12 oz - 4.50 / 22 oz - 6.50

Bottles - domestic: 4.00

Budweiser
Bud Light
Coors Light
Miller Genuine Draft
Clausthaler Non-alcoholic

Starters

Pommes Frites
fresh fried potatoes
tossed in special seasoning
served with wasabi mayo
7

Fresh Oysters on the Half Shell
fresh with lemongrass mignonette
or
tempura fried with Thai cocktail sauce
one pair
4

Chicken Wings
fried crisp and tossed in ginger-teriyaki glaze
served with curry-pineapple sauce
12

Spicy Tuna Tower
marinated ahi
with avocado salad, wasabi tobiko, wonton crisp
13

Spring Rolls
fresh or fried
hand-made tofu and vegetable roll
fresh rolls served with a cilantro mint sauce
fried rolls served with a raspberry chili sauce
8

Thai Meatballs
house made pork and beef meatballs
mixed with ginger, cilantro, onion and sambal
topped with a sweet and spicy glaze
10

Fresh Ahi Tuna
seared with blackening spices
Thai mango relish and wasabi sauce
14

Satay Beef Skewers
marinated with lemongrass and coriander
grilled and served with spicy peanut sauce
10

Chicken & Lettuce Hand Wraps
stir-fried ground chicken, peanut, and vegetables
with fresh crisp lettuce, and coconut-curry sauce
9

Executive Chef: Guy Conley

Sandwich of the Day

Monday - Pulled Kalua Pork
Tuesday - Teriyaki Chicken
Wednesday - Ah! Tuna
Thursday - Vietnamese Pork
Friday - Beef Tenderloin Sliders
10

Sandwiches

(includes choice of fries, rice, or house soup)

Mu Shu Tacos
ground seasoned chicken
Chinese slaw and house-made Hoison sauce
warmed flour tortillas
10

Steak Sandwich
marinated and charbroiled New York steak
sliced thin and served with horseradish aioli
white mushroom demi-glace
caramelized yellow onions
served on a freshly baked poor boy bun
14

Turkey Burger
ground spiced turkey
fresh alfalfa sprouts and sliced tomato
served with Thai peanut sauce
toasted wheat bun
9

Tofu Burger
tofu, ginger, scallion, and shitake-mushroom patty
spicy plum aioli, tomatoes, sprouts, and cucumbers
served on freshly baked Kaiser roll
11

Specialties and Entrées

Panang Beef Curry
beef tips simmered in a spicy coconut curry
with onions and cran-fini mushroom
served over jasmine rice with chopped peanuts
12

Pad Thai Noodles
classic Thai rice noodle dish with shrimp, tofu, and egg
tossed with tamarind chili sauce
14

Grilled Tofu & Quinoa
firm tofu marinated and grilled
served with potato, edamame, and quinoa salad
tossed in lemon and miso-honey vinaigrette
18

Express Menu

Looking for something simple? 3 choices at \$8

Bento

jasmine rice, pickled Asian vegetables
and your choice of:

Teriyaki Chicken
Spicy Chicken
teriyaki New York Steak
Grilled Tofu

Stir-Fry
udon noodles and vegetables
sauteed with a hoison-mango sauce
topped with your choice of protein (beef)

Peanut Noodles
udon noodles and sauteed vegetables
dressed with a creamy Thai spice peanut sauce

Greens

(add grilled chicken breast - \$6)

House Salad
mesclun greens, cucumbers, sprouts, and tomatoes
wasabi and lemon vinaigrette
7

Strawberry Chili
butterleaf lettuce, fresh strawberries
creamy sweet chili cilantro dressing
candied pecans and shaved red onion
7

Field Greens with Baked Camembert
tossed with apricots, mint, and cashews
sherry wine vinaigrette
8

Wilted Spinach and Prosciutto
warm ginger and prosciutto dressing
pine nuts and sweet red peppers
8

Soup

Banana & Lemongrass Soup
with crab and curried eggplant
cup-5 / bowl-7

Soup du Jour
ask server
cup-4 / bowl-6

Beverages

Non-Alcoholic

House-Made Ginger Ale - 2.00

Soda - 1.75
Coke, Diet Coke, Sprite, Fanta Orange, Dr. Pepper

Thomas Kemper Root Beer - 2.50

Iced Tea - 1.75

Milk - 3.00

Juice - Orange or Cranberry - 3

Coffee - 2.50
Hot Tea - 2.50
Hot Chocolate - 2.50

San Pellegrino Sparkling Water
750 ml - 5.00

Sake

Gekkeikan - small or large carafe - 4.00 / 8.00

Hana Flavored Sake
Fuji Apple / Raspberry / Lychee
small or large carafe - 4.00 / 8.00

Plum Wine - small or large carafe - 4.00 / 8.00

Beer

On tap: 5.00 - Domestic
5.50 - Import

Stella Artois - Belgium
Widmer Hefeweizen - Oregon
Alaskan Amber - Alaska
Alaskan IPA - Alaska
Midnight Sun Rhino Coffee Porter - Alaska

Bottles - Import / craft: 4.50

Singha - Thailand
Tsingtao - China
Pike Brewery Kilt Lifter - Washington
Great Divide Samural Ale - Colorado
Kirin - Japan
12 oz - 4.50 / 22 oz - 6.50

Bottles - domestic: 4.00

Budweiser
Bud Light
Coors Light
Miller Genuine Draft
Clausthaler Non-alcoholic

Lunch Menu



Starters

Chicken & Lettuce Hand Wraps
stir-fried ground chicken, peanut, and vegetables
with fresh crisp lettuce, and coconut-curry sauce
9

Pommes Frites
fresh fried potatoes
tossed in special seasoning
served with wasabi mayo
7

Ginger Chicken Wings
fried crisp and tossed in ginger-teriyaki glaze
served with curry-pineapple sauce
12

Spicy Tuna Tower
marinated ahi
with avocado salad, wasabi tobiko, wonton crisp
13

Spring Rolls
fresh or fried
hand-made tofu and vegetable roll
with fresh mint and bibb lettuce
raspberry and chili dipping sauce
8

* per this or more are subject to
an 18% gratuity charge
- for split plates add \$3

Executive Chef: Guy Conley

PROJECT SUMMARY

PROPERTY ADDRESS: 425 W. 5TH AVENUE
ANCHORAGE, ALASKA 99501
LEGAL DESCRIPTION: ORIGINAL BLOCK 41 LOT 9
LOT SIZE: 4,300 SF
SUMMARY: WORK INCLUDES THE EXPANSION OF THE EXISTING RESTAURANT LOCATED AT 425 W. 5TH INTO ADJACENT SPACE. WORK INCLUDES A RENOVATION OF THE FACADE ON 5TH AVENUE, AND INTERIOR RENOVATIONS INCLUDING NEW MECHANICAL, ELECTRICAL, AND PLUMBING FACILITIES, FOOD SERVICE AREAS AND MECHANICAL AND ELECTRICAL UPDATES.

BUILDING CODE COMPLIANCE

APPLICABLE CODES:
2006 INTERNATIONAL EXISTING BUILDING CODE
2006 INTERNATIONAL BUILDING CODE
W/ MOA LOCAL AMENDMENTS
BUILDING AREA / CLASSIFICATION / CONSTRUCTION TYPE
EXISTING RESTAURANT @ 425 W 5TH AVE
OCCUPANCY TYPE: A-2, ASSEMBLY
CONSTRUCTION TYPE: TYPE VAS, NON-SPRINKLED
EXISTING AREA: 2,540 SF
EXISTING RETAIL @ 427 W 5TH AVE
OCCUPANCY TYPE: A-2, ASSEMBLY
CONSTRUCTION TYPE: TYPE VAS, NON-SPRINKLED
EXISTING AREA: 2,140 SF
NEW COMBINED SPACE
OCCUPANCY TYPE: A-2, ASSEMBLY
CONSTRUCTION TYPE: TYPE VAS, NON-SPRINKLED
ALLOWABLE AREA: 2 STORY / 11,500 SF
ACTUAL AREA: 1 STORY / 5,478 SF

THE EXPANSION INTO THE 427 W 5TH SPACE CONSTITUTES A CHANGE OF OCCUPANCY FROM A1 TO A-2 AND IS SUBJECT TO THE REQUIREMENTS OF A CHANGE OF OCCUPANCY AS DEFINED BY THE INTERNATIONAL EXISTING BUILDING CODE.

OCCUPANT LOAD:
KITCHEN: 200 GROSS
ACCESSORY STORAGE: 300 GROSS
RESTROOMS: 15 NET
UNCONCENTRATED ASSEMBLY: 1 PER 24 INCHES OF SEAT
BOOTH SEATING:
FIRE AREA 1 OCCUPANT LOAD: 84
FIRE AREA 2 OCCUPANT LOAD: 98
TOTAL OCCUPANT LOAD: 183

EXITING:
• 2 EXITS ARE REQUIRED
• MINIMUM EGRESS WIDTH: 9 INCHES
• MINIMUM CLEARANCE UNDER OBSTACLES SHALL BE 6 INCHES
• MEASUREMENT SHALL BE TAKEN FROM THE FACE OF THE TABLE. EXCESS WIDTH IS 12 INCHES PLUS 0.8 INCHES FOR EVERY FOOT OVER 12 FEET LENGTH. THE LENGTH OF TRAVEL SHALL NOT EXCEED 30 FEET.
• OCCUPANT LOAD MUST BE LISTED IN ASSEMBLY OCCUPANCIES
• DOOR THRESHOLDS SHALL NOT EXCEED 1/2 INCH

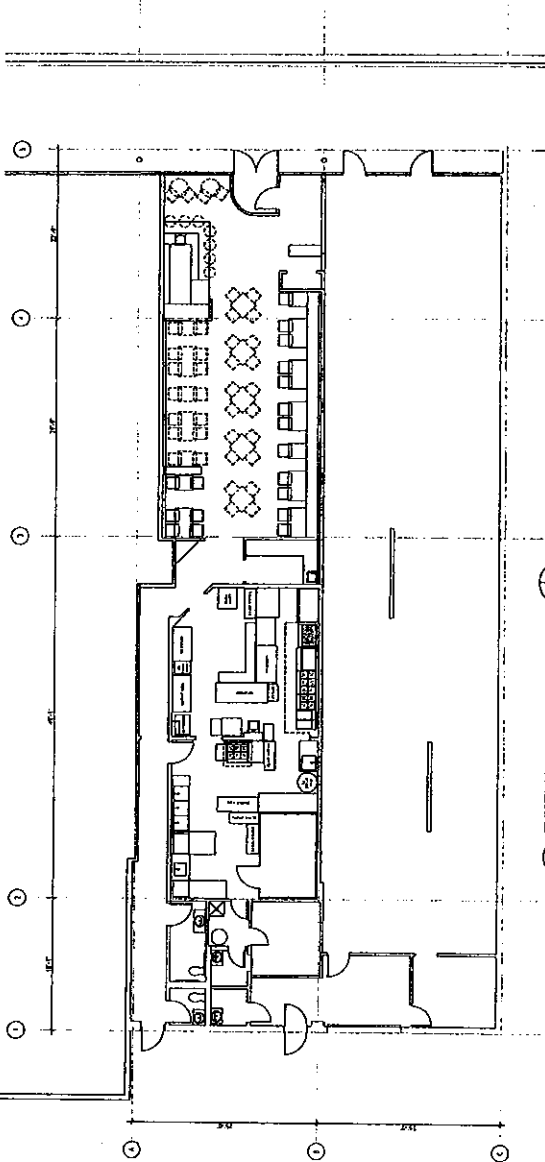
SEATING:
FIRE: 64 SEATS
TOTAL: 128 SEATS + 34 = 160 TOTAL SEATS
64 FIXED SEATS
34 UNFIXED SEATS

ZONING CODE COMPLIANCE

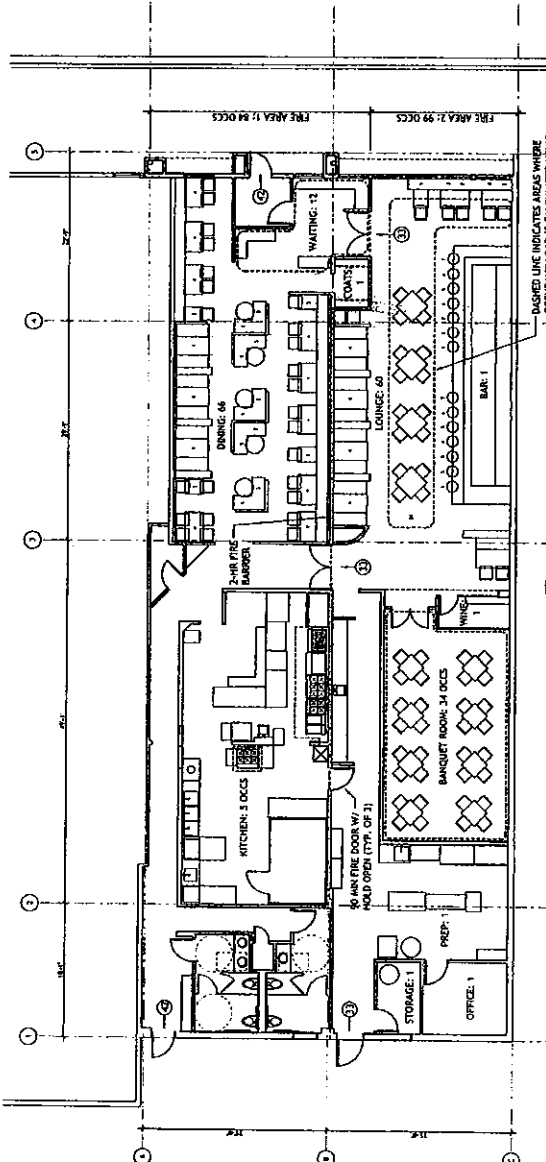
ZONING: R-2A
APPLICABLE ZONING REQUIREMENTS:
MINIMUM CLEARANCE OR PERCENT OF LENGTH, 25 PERCENT OF AREA
SIGNAGE MUST BE IN ACCORDANCE WITH CHAPTER 21.47

PLUMBING FIXTURE COUNT

RESTROOMS: 15 MALE
15 FEMALE
1275 1/2" FEMALE
15 BATHROOMS REQD
30 FEMALE 2 BATHROOMS REQD



1 EXISTING PLAN
1/8" = 1'-0" (SEE 2204) 1/8" = 1'-0" (SEE 1157)



2 CODE PLAN
1/8" = 1'-0" (SEE 2204) 1/8" = 1'-0" (SEE 1157)

DASHED LINE INDICATES AREAS WHERE OCCUPANT LOAD IS CALCULATED USING UNCONCENTRATED ASSEMBLY LOAD FACTOR OF 15 NET

ALBERDING WHITE ARCHITECTS LLC
1100 DOWLING AVE SUITE 400
ANCHORAGE, ALASKA 99501
P: 907.546.8040
F: 907.546.7818
E: INFO@ALBERDINGWHITE.COM
WWW.ALBERDINGWHITE.COM

REVISIONS:
PROJECT: **Ginger Restaurant**
CLIENT: **Ginger**
425 West 5th Ave
Anchorage, Alaska 99501
LOCATION:
DATE: **January 19, 2010**
SUBMITTAL:
Concept Design
DRAWING TITLE: **CODE PLAN**
CODE INFORMATION: **GENERAL NOTES**
DRAWING NUMBER: **A0.01**

PROJECT SUMMARY

PROPERTY ADDRESS: 425 W. 5TH AVENUE
ANCHORAGE, ALASKA 99501
LEGAL DESCRIPTION: ORIGINAL, BLOCK 43 LOT 9
LOT SIZE: 6,500 SF

SUMMARY: WORK INCLUDES THE EXPANSION OF THE EXISTING RESTAURANT LOCATED AT 425 W. 5TH INTO ADJACENT SPACE. WORK INCLUDES A RENOVATION OF THE EXISTING RESTAURANT SPACE TO INCLUDE MECHANICAL, ELECTRICAL, PARTITIONS, BATHROOM FACILITIES, FOOD SERVICE AREAS AND MECHANICAL AND ELECTRICAL UPGRADES.

BUILDING CODE COMPLIANCE

APPLICABLE CODES:
2006 INTERNATIONAL EXISTING BUILDING CODE
2006 INTERNATIONAL BUILDING CODE
VII A04. LOCAL AMENDMENTS

BUILDING AREA / CLASSIFICATION / CONSTRUCTION TYPE
EXISTING RESTAURANT @ 425 W 5TH AVE
CONSTRUCTION TYPE: TYPE V-A, NON-SPRINKLED
EXISTING AREA: 2,340 SF

EXISTING RETAIL @ 427 W 5TH AVE
CONSTRUCTION TYPE: TYPE V-A, NON-SPRINKLED
EXISTING AREA: 2,847 SF

NEW CONSUMED SPACE:
OCCUPANCY TYPE: TYPE V-A, NON-SPRINKLED
CONSTRUCTION TYPE: TYPE V-A, NON-SPRINKLED
ALLOWABLE AREA: 1 STORY / 11,500 SF
ACTUAL AREA: 1 STORY / 5,478 SF

THE EXPANSION INTO THE 427 W 5TH SPACE CONSTITUTES A CHANGE OF OCCUPANCY FROM A TO A-2 AND IS SUBJECT TO THE REQUIREMENTS OF A CHANGE OF OCCUPANCY AS DERIVED BY THE INTERNATIONAL EXISTING BUILDING CODE.

OCCUPANT LOAD:

KITCHEN: 200 GROSS
STAFF RESTROOMS: 5 NET
STAIRING SPACE: 15 NET
UNCONCENTRATED ASSEMBLY: 1 PER 24 INCHES OF SEAT
BOOTH SEATING: 1 PER 24 INCHES OF SEAT
FIRE AREA 1 OCCUPANT LOAD: 84
FIRE AREA 2 OCCUPANT LOAD: 99
TOTAL OCCUPANT LOAD: 183

DISHING:

- 1 DENTS ARE REQUIRED.
- 6 INCHES
- WHERE SEATING AT TABLES IS PROVIDED, THE CLEAR EGRESS WIDTH WILL BE MEASURED 19 INCHES FROM THE EDGE OF THE TABLE. EGRESS WIDTH IS 12 INCHES PLUS 0.5 INCHES FOR EVERY FOOT OVER 12 FEET LENGTH. THE CLEAR WIDTH SHALL NOT BE LESS THAN 30 FEET.
- OCCUPANT LOAD SHALL BE 1 PER 15 SQUARE FEET.
- EXIT DOORS REQUIRE PANIC HARDWARE & EXIT SIGNS

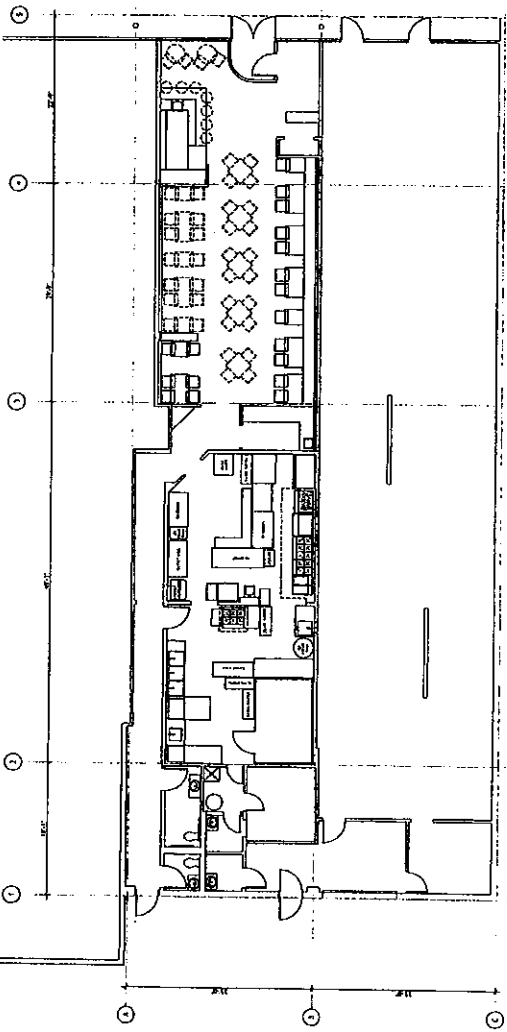
SEATING: 64 SEATS = 64 FIXED SEATS
UNFIXED: 63 SEATS + 34 BANQUET = 97 UNFIXED
TOTAL: 127 SEATS + 34 = 160 TOTAL SEATS

ZONING CODE COMPLIANCE

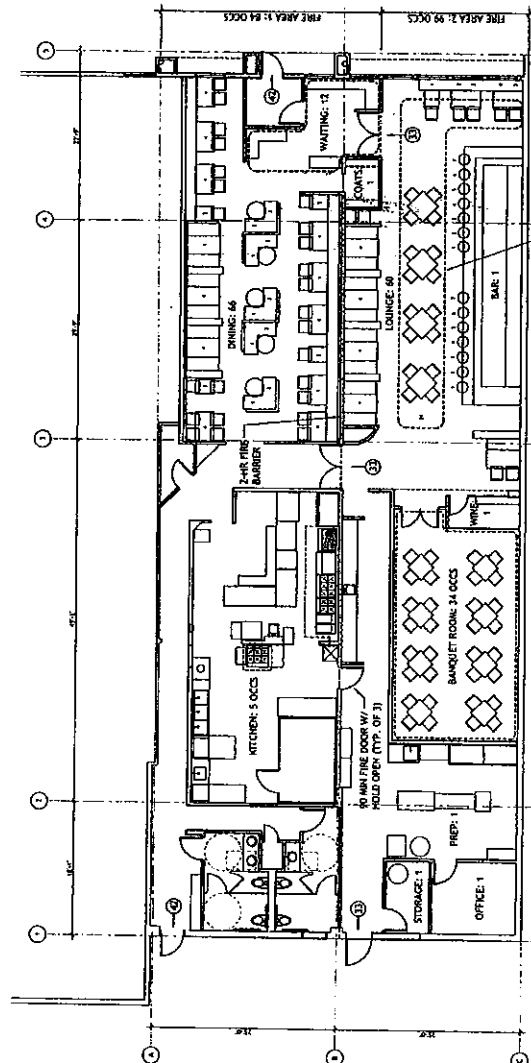
ZONING: S-2A
APPLICABLE ZONING REQUIREMENTS:
MINIMUM STREET FRONT GLAZING 50 PERCENT OF LENGTH, 35 PERCENT OF AREA
SIGNS MUST BE IN ACCORDANCE WITH CHAPTER 21.47

PLUMBING FIXTURE COUNT

RESTROOMS: WC: 10
MALE: 1:75
FEMALE: 1:75
181 OCCUPANTS
32 MALE
32 FEMALE
2 BATHROOMS RECD
2 BATHROOMS RECD



1 EXISTING PLAN
1/8" = 1'-0" (SEE 22024) (1/8" = 1'-0" PER 18173)



2 CODE PLAN
1/8" = 1'-0" (SEE 22024) (1/8" = 1'-0" PER 18173)

DASHED LINE INDICATES AREAS WHERE OCCUPANT LOAD IS CALCULATED USING FACTOR OF 15 NET

OLBERDING WHITE ARCHITECTS LLC
115 OLBERDING BLVD
ANCHORAGE, ALASKA 99501
P: 907.546.6969
F: 907.546.9118

REVISIONS:

PROJECT: Ginger Restaurant
CLIENT: 425 West 5th Avenue Anchorage, Alaska 99501
LOCATION:
DATE: January 19, 2010
SUBMITTAL: Concept Design
DRAWING TITLE: CODE PLAN
CODE INFORMATION: GENERAL NOTES
DRAWING NUMBER: A0.01

Municipality of Anchorage
Planning Department
P.O. Box 196650
Anchorage, AK 99519-6650

Re: Application for Conditional Use Permit for Beverage Dispensary License
Ginger LLC, 425 W. 5th Avenue, Anchorage, Alaska

PROPERTY OWNER AUTHORIZATION

(I)(WE) hereby grant permission to and acknowledge that the 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.

Peter A. Lekisch
Peter Lekisch, Partner
Lupine Commercial Company
1403 P Street
Anchorage, AK 99501

1-20-10
Date

Herb Lee
Herb Lee, Its Managing Partner
Transpacific Resources

1-19-10
Date

Ginger LLC, dba Ginger
425 W. 5th Avenue
P.O. Box 200808
Anchorage, AK 99520-0808

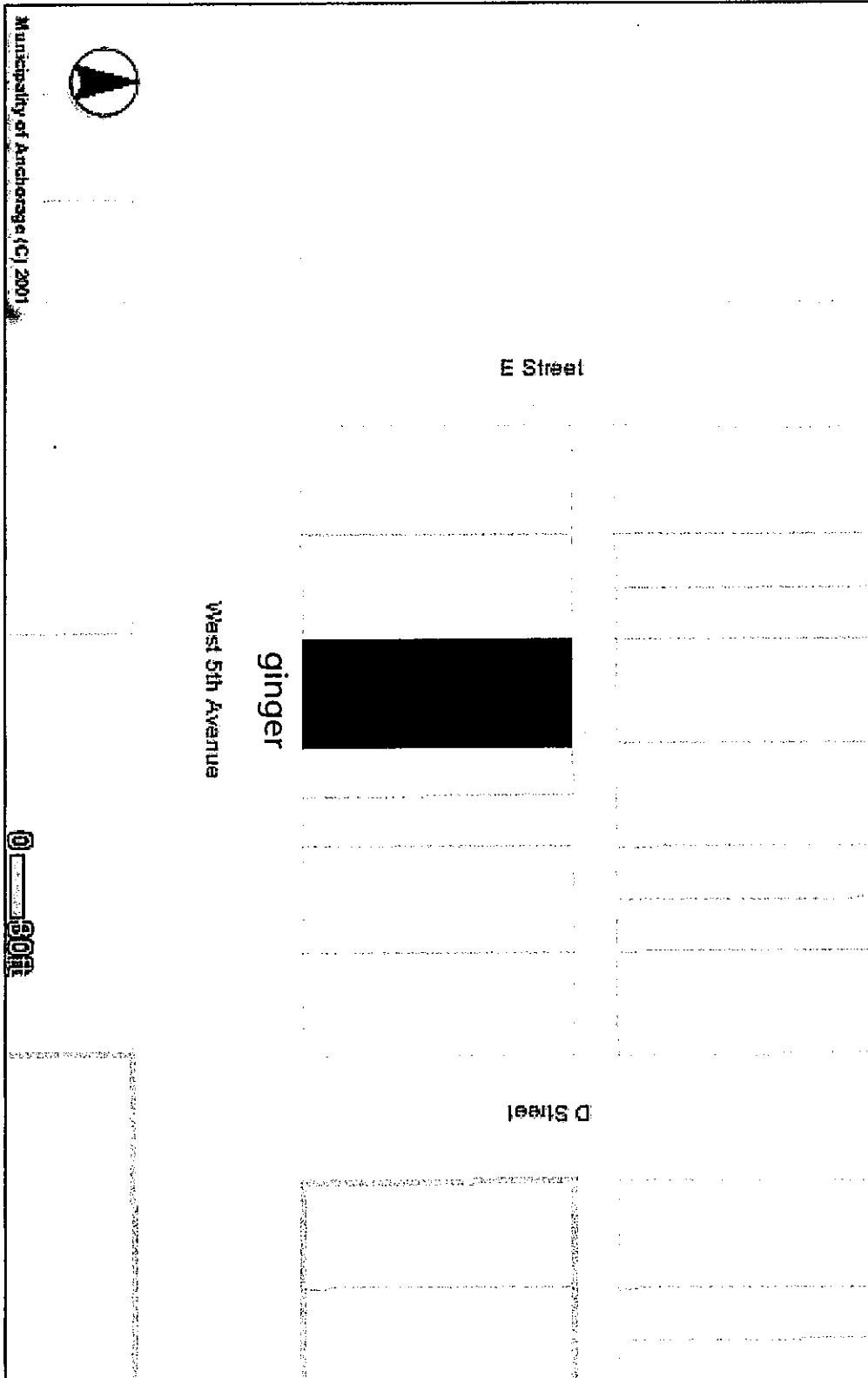
OWNERSHIP INTEREST:

Managing Members:

Colleen M. Handel & Robert E. Gill, Jr. (Joint membership)
Matthew E. Gill & Tessa J. Copeland (Joint membership)

Non-managing Members:

Skye and Donavahn P. McRoberts (Joint membership)
Kirk Benson
Joseph J. Jolley
Erica L. Jolley
Derrick T. Duitscher
Mauri E. Long



ginger
 425 W 5th Avenue

Transfer Liquor License

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

(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 _____
Mo/Day Mo/Day
- Full 2-year period

SECTION A - LICENSE INFORMATION. Must be completed for all types of applications.			FEES
License Year: 2008-2009 ^{CMH} 2010-2011	License Type: Beverage dispensary license	Statute Reference Sec. 04.11 <u>090</u>	License Fee: \$
License #: 4451			Filing Fee: \$100.00
Local Governing Body: (City, Borough or Unorganized) Municipality of Anchorage	Community Council Name(s) & Mailing Address: Downtown Community Council c/o Paul Nangle 101 Christenson Dr. Anchorage, AK 99501		Fingerprint: (<i>\$34.25 per person</i>)
Name of Applicant (Corp/LLC/LP/LLP/Individual/Partnership): Ginger LLC	Doing Business As (Business Name): Ginger	Business Telephone Number: 907-929-3680	Total Submitted: \$ 100.00
		Fax Number: 907-929-3683	
Mailing Address: P.O. Box 200808	Street Address or Location of Premise: 425 W. 5th Ave. Anchorage, AK 99501	Email Address: cmhandel@gmail.com	
City, State, Zip: Anchorage, AK 99520-0808			

SECTION B - TRANSFER INFORMATION.	
<input checked="" type="checkbox"/> Regular Transfer <input type="checkbox"/> Transfer with security interest: Any instrument executed under AS 04.11.670 for purposes of applying AS 04.11.360(4)(b) in a later involuntary transfer, must be filed with this Application (15 AAC 104.107). Real or personal property conveyed with this transfer must be described. Provide security interest documents. <input type="checkbox"/> Involuntary Transfer. Attach documents which evidence default under AS 04.11.670.	Name and Mailing Address of <i>CURRENT</i> Licensee: El Tango Inc. P.O. Box 101083, Anchorage, AK 99510 Business Name (dba) <i>BEFORE</i> transfer: El Tango Street Address or Location <i>BEFORE</i> transfer: 4300 Old Seward Hwy, Anchorage, AK 99503

SECTION C - PREMISES TO BE LICENSED. Must be completed for RELOCATION applications.		
Closest school grounds: 0.26 miles	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. <input type="checkbox"/> Premises is LESS than 50 miles from the boundaries of an incorporated city, borough, or unified municipality. <input type="checkbox"/> Not applicable
Closest church: 0.47 miles	Distance measured under: <input checked="" type="checkbox"/> AS 04.11.410 OR <input type="checkbox"/> Local ordinance No. _____	<input type="checkbox"/> Plans submitted to Fire Marshall (required for new & proposed buildings) <input checked="" type="checkbox"/> Diagram of premises attached
Premises to be licensed is: <input type="checkbox"/> Proposed building <input checked="" type="checkbox"/> Existing facility <input type="checkbox"/> New building		

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
Colleen Handel Robert E. Gill, Jr.	Ginger LLC	Restaurant / Eating Place	425 W. 5th Ave. Anchorage, AK 99501	AK
Matthew B. Gill Tessa J. Copeland	Ginger LLC	Restaurant / Eating Place	" "	AK

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.

Date Approved _____	Director's Signature _____	052
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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): Ginger LLC		Telephone Number: 907-929-3680	Fax Number: 907-929-3683
Corporate Mailing Address: P.O. Box 200808		City: Anchorage	State: AK
Name, Mailing Address and Telephone Number of Registered Agent: Colleen M. Handel 3014 Knik Ave., Anchorage, AK 99517 907-248-0684		Date of Incorporation OR Certification with DCED: NOVEMBER 3, 2006	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 must 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
Colleen M. Handel	Managing Member	55.2%	3014 Knik Ave. Anchorage, AK 99517 907-248-0684	907-786-7181	05-19-1953
Robert E. Gill, Jr.	Member	Joint	- SAME -	907-786-7184	09-08-1946
Matthew E Gill	Managing Member	18.3%	1820 Alder Dr. Anchorage, AK 907-830-7766	907-830-7766	07-19-1973
Tessa J. Copeland	Member	Joint	- SAME -	907-830-6612	10-16-1976

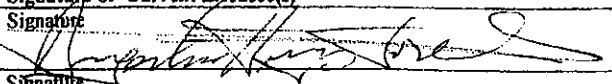
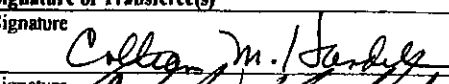
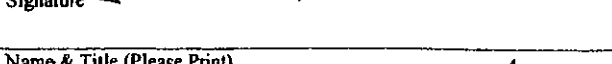
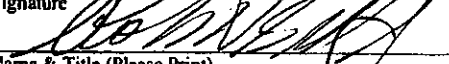
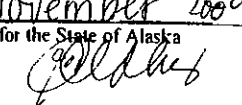
NOTE: On a separate sheet provide information on ownership other organized entities that are shareholders of the licensee.

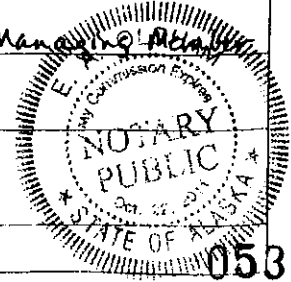
Individual Licensees/Affiliates (The ABC Board defines an "Affiliate" as the spouse or significant other of a licensee. Each Affiliate must be listed.)

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

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 Current Licensee(s) Signature: 	Signature of Transferee(s) Signature: 
Signature: 	Signature: 
Name & Title (Please Print) Hugo Forest, President	Name & Title (Please Print) Colleen M. Handel, Managing Member
Subscribed and sworn to before me this 27 day of NOVEMBER , 2009	Subscribed and sworn to before me this 30th day of NOVEMBER , 2009
Notary Public in and for the State of Alaska 6-18-2010	Notary Public in and for the State of Alaska 
My commission expires:	My commission expires: 10-22-2011



STATE OF ALASKA
ALCOHOLIC BEVERAGE CONTROL BOARD
APPLICATION FOR RESTAURANT DESIGNATION PERMIT - AS 04.16.049 & 15 AAC 104.715-794
FEE: \$50.00

The granting of this permit allows access of persons under 21 years of age to designated licensed premises for purposes of dining, and persons under the age of 19 for employment. If for employment, please state in detail, how the person will be employed, duties, etc. (13 AAC 104.745).

This application is for designation of premises where: (please mark appropriate items).

- 1 Under AS 04.16.010(c) Bona fide restaurant/eating place.
- 2 Persons between 16 & 21 may dine unaccompanied.
- 3 Persons under 16 may dine accompanied by a person 21 years or older.
- 4 Persons between 16 and 19 years may be employed. (See note below).

LICENSEE: Ginger LLC

D/B/A: Ginger

ADDRESS: 425 W. 5th Avenue, Anchorage

- 1. Hours of Operation: _____ to _____ Telephone # _____
- 2. Have police ever been called to your premises by you or anyone else for any reason: Yes No
If yes, date(s) and explanation(s).

3. Duties of employment: Host/Hostess, Busser, Dishwasher

4. Are video games available to the public on your premises? No

5. Do you provide entertainment: Yes No If yes, describe. _____

6. How is food served? Table Service Buffet Service Counter Service Other*

7. Is the owner, manager, or assistant manager always present during business hours? Yes No

*** A MENU AND A DETAILED LICENSED PREMISES DIAGRAM MUST ACCOMPANY THIS APPLICATION ***

This permit remains in effect until the liquor license is transferred OR at the discretion of the Alcoholic Beverage Control Board. (13 AAC 104.795)

I certify that I have read AS 04.16.049, AS 04.16.060, 13 AAC 104.715-795 and have instructed my employees about provisions contained therein.

Colleen M. Handel
Applicant(s) signature

Application approved (13 AAC 104.725(e))
Governing Body Official

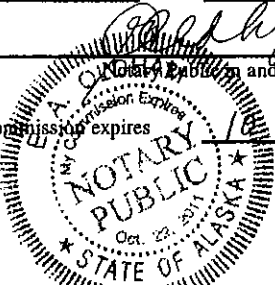
Subscribed and sworn to before me this 30th day of November 2007

Date: _____

Notary Public and for Alaska

My Commission expires 10-22-2011

Director, ABC Board



Date: _____

NOTE: AS 04.16.010(c) requires that written parental consent and an exemption by the Department of Labor must be provided to the licensee by the employee who is under 19 years of age. Persons 19 and 20 years of age are not required to have the consent or exemption.

* Describe how food is served on back of form.

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 _____ liquor license
for _____,
located at _____
(address and/or location)

OR

- b. Posting of application for transfer of a Beverage Dispensary liquor license
currently issued to El Tango, Inc. whose business name (d/b/a)
is El Tango located at 4300 Old Seward Hwy, Anchorage
(address and/or location)

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

30 November 2009 to 14 December 2009

- *** 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)

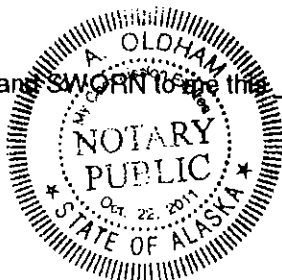
- a. Location of premises to be licensed 425 W. 5th Avenue, Anchorage
b. Other conspicuous location in the area USPS, 344 W. 3rd Ave., Anchorage

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.

Celleen M. Hande
(signature)

SUBSCRIBED and SWORN to before me this 20th day of December, 2009.



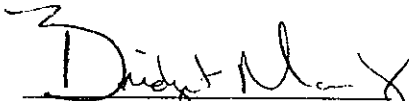
[Signature]
Notary Public in and for Alaska

My commission expires: 10-22-2011

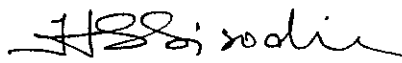
ANCHORAGE PUBLISHING, CO.
540 E. Fifth Avenue
Anchorage, Alaska 99501
Phone: 561-7737 Fax: 561-7777

Liquor License Transfer Notice
El Tango, Inc. d/b/a
El Tango located at #300
Old Seward Hwy, Anchorage,
Alaska 99503, is applying
for a transfer of a beverage
dispensary license AS
04 11 090 liquor license
to Elmer LLC d/b/a Elmer
located at 425 W. 5th Ave
Anchorage, Alaska 99501.
Interested persons should
submit written comment to
the local governing body, the
applicant and to the Alaska
Beverage Control Board at
5848 E. Tudor Rd, Anchorage
AK 99507

I, Bridget Mackey, advertising representative for Anchorage Publishing, Co., verify that the liquor license notice for El Tango, Inc. appeared in the November 26, December 3, and December 10, 2009 Issues of the Anchorage Press Newspaper.


Bridget Mackey

Subscribed and sworn to me in the Municipality of Anchorage, in the state Alaska, on this 15th day of December, 2009


Notary Public Signature

02-14-2012
Commission Expires

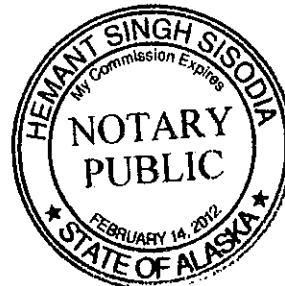
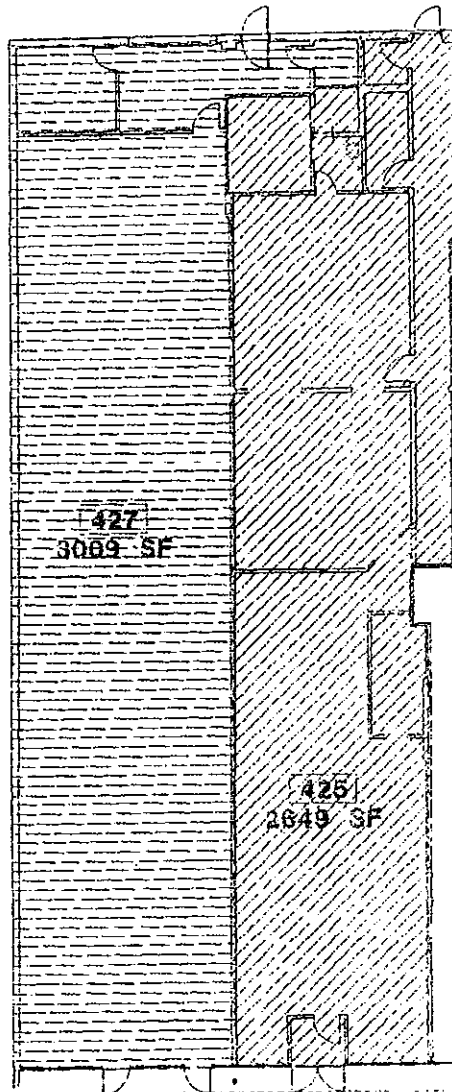
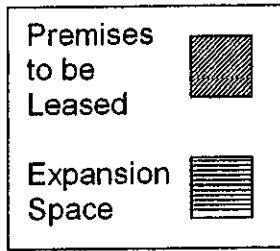


EXHIBIT A:

Portion of Building on Lot Nine (9), Block Forty-three (43), Original Townsite of Anchorage, Alaska, showing Premises to be Leased by this agreement and Expansion Space referenced in Section 38.



Alaska Entity #: 104365

State of Alaska
Department of Commerce, Community, and
Economic Development
Corporations, Business and Professional Licensing

CERTIFICATE
OF
ORGANIZATION
Limited Liability Company

THE UNDERSIGNED, as Commissioner of Commerce, Community, and Economic Development of the State of Alaska, hereby certifies that Articles of Organization duly signed and verified pursuant to the provisions of Alaska Statutes has been received in this office and have been found to conform to law.

ACCORDINGLY, the undersigned, as Commissioner of Commerce, Community, and Economic Development, and by virtue of the authority vested in me by law, hereby issues this certificate to

Ginger LLC

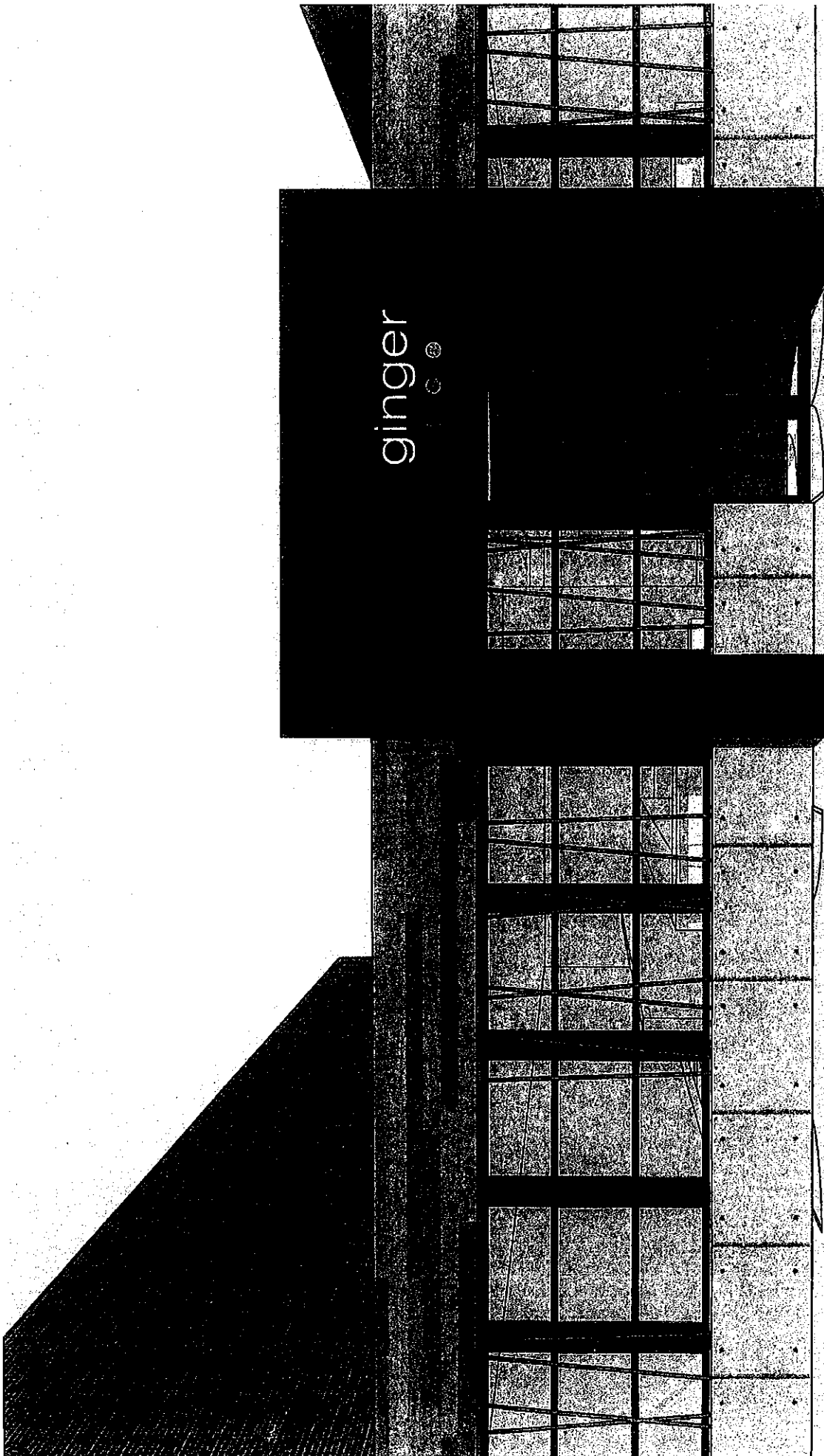
and attaches hereto the original copy of the Articles of Organization for such certificate.



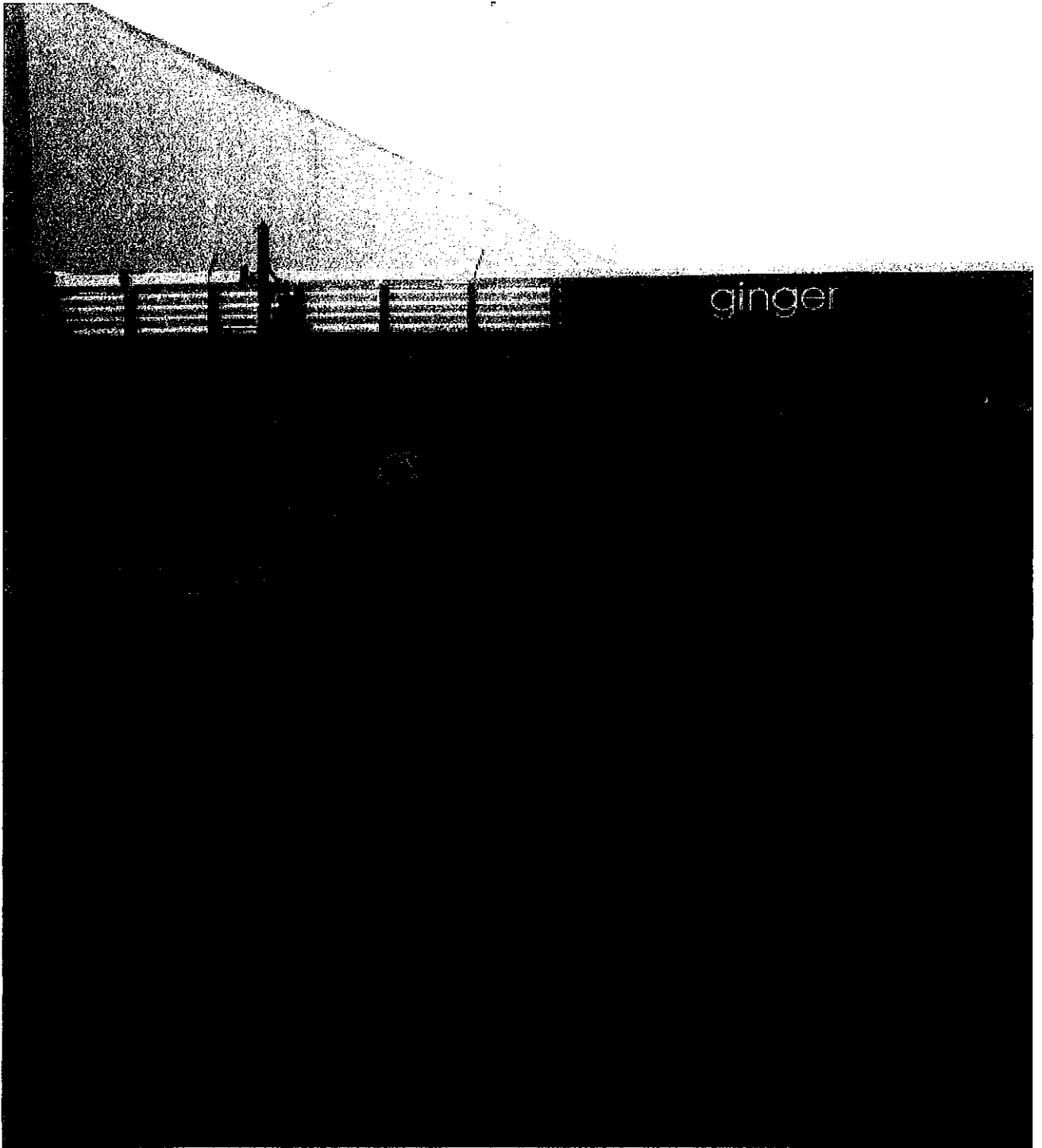
IN TESTIMONY WHEREOF, I execute this certificate and affix the Great Seal of the State of Alaska on November 3, 2006.

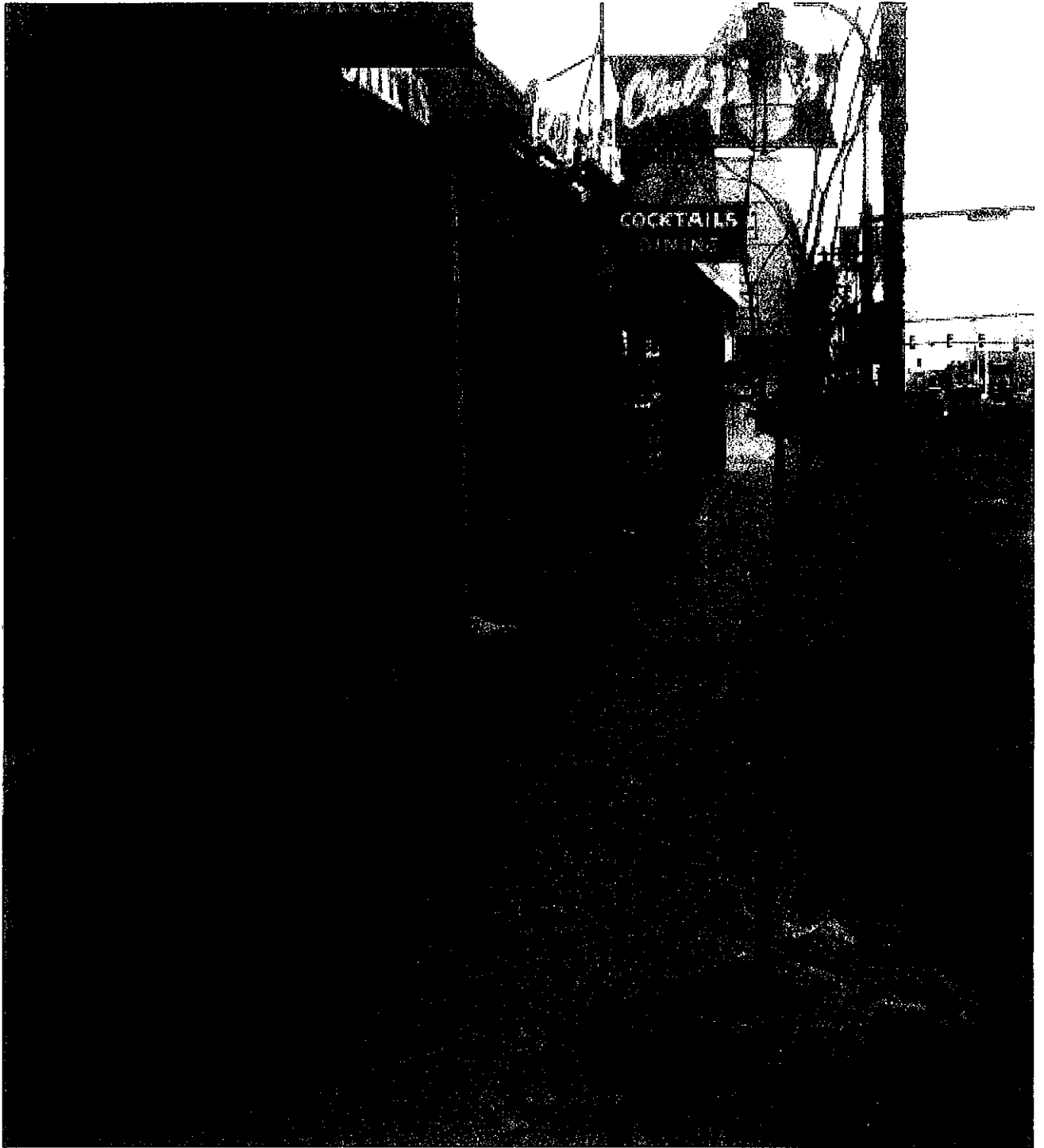
A handwritten signature in black ink, appearing to read "William C. Noll".

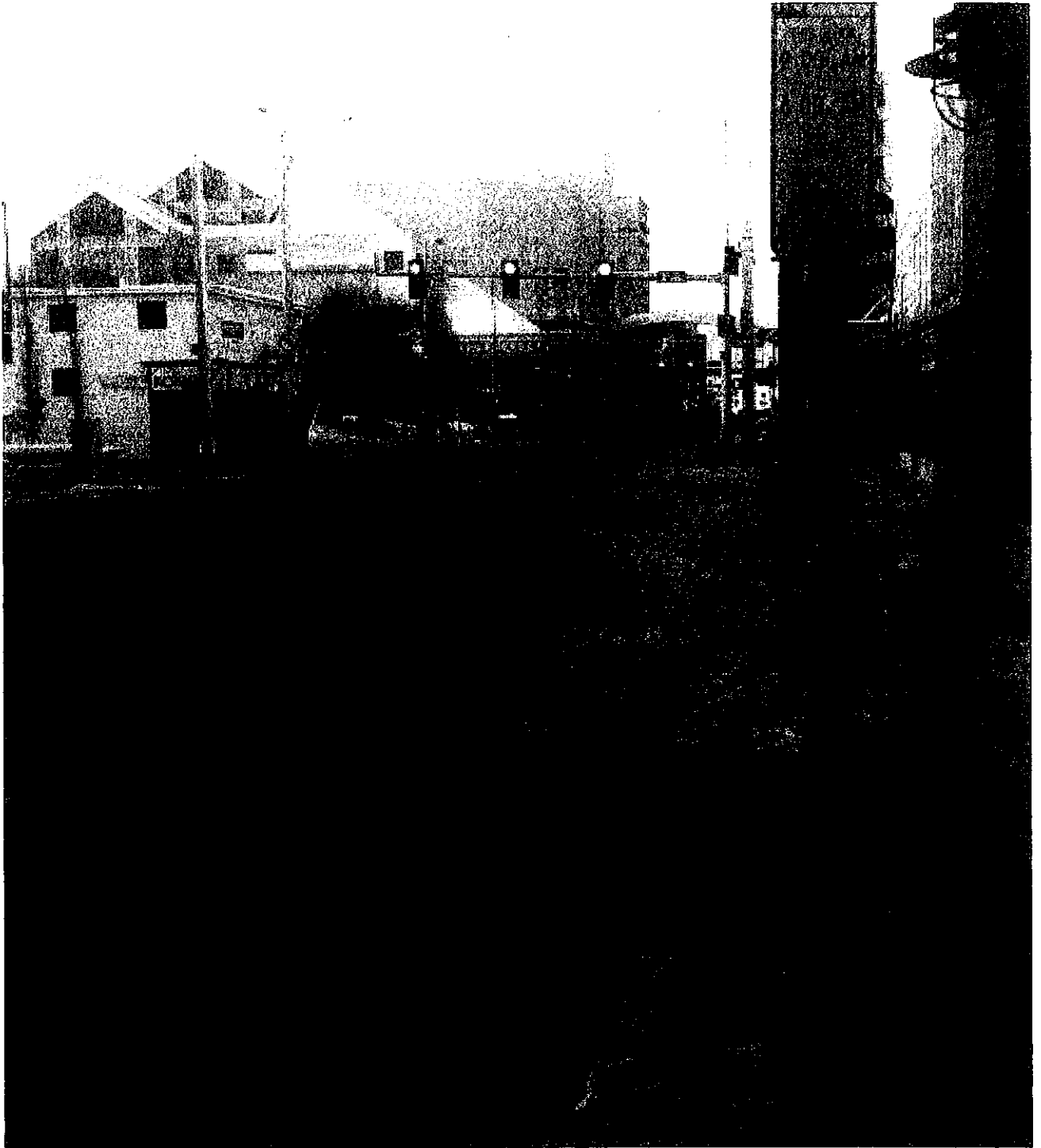
William C. Noll
Commissioner

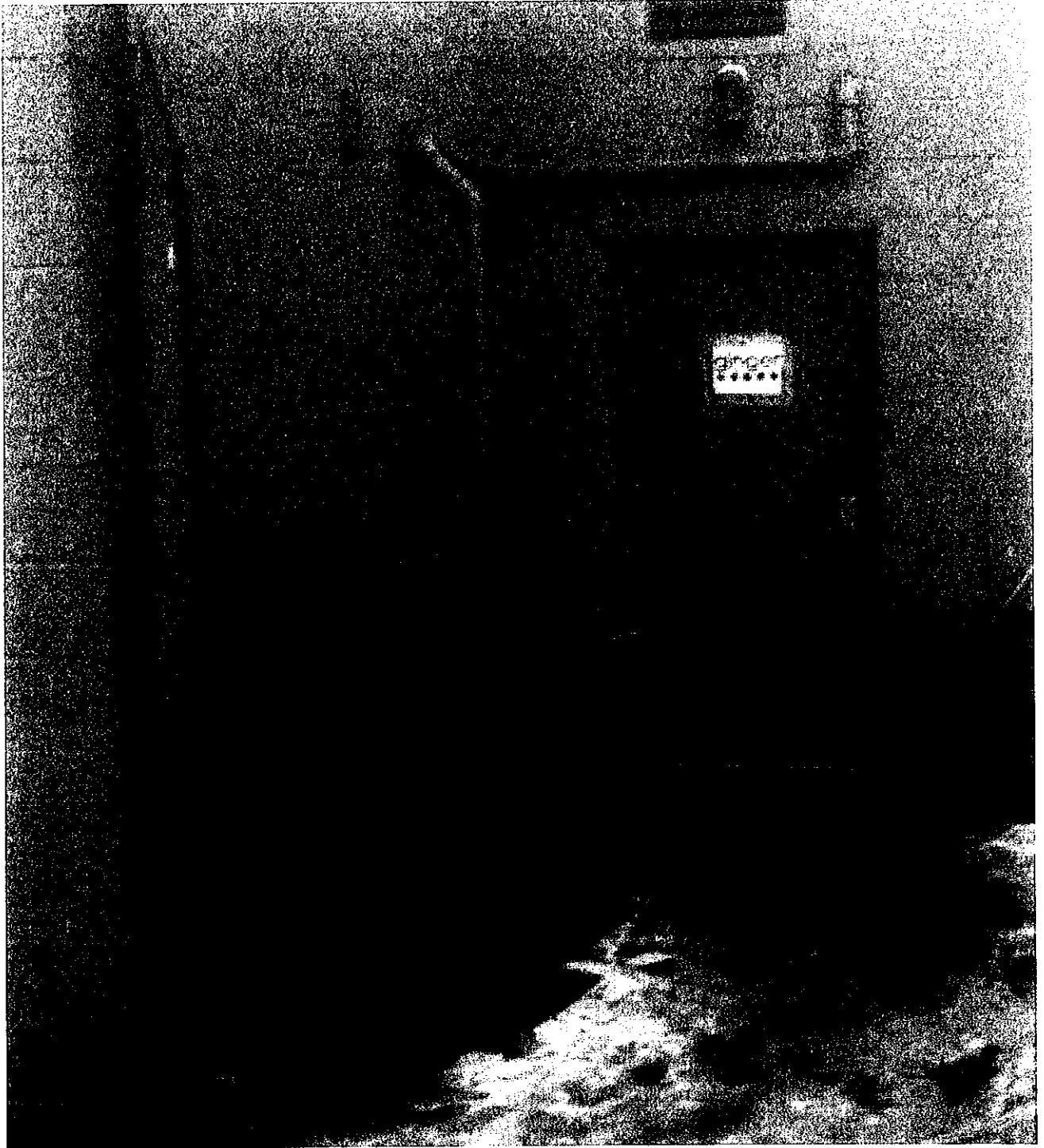


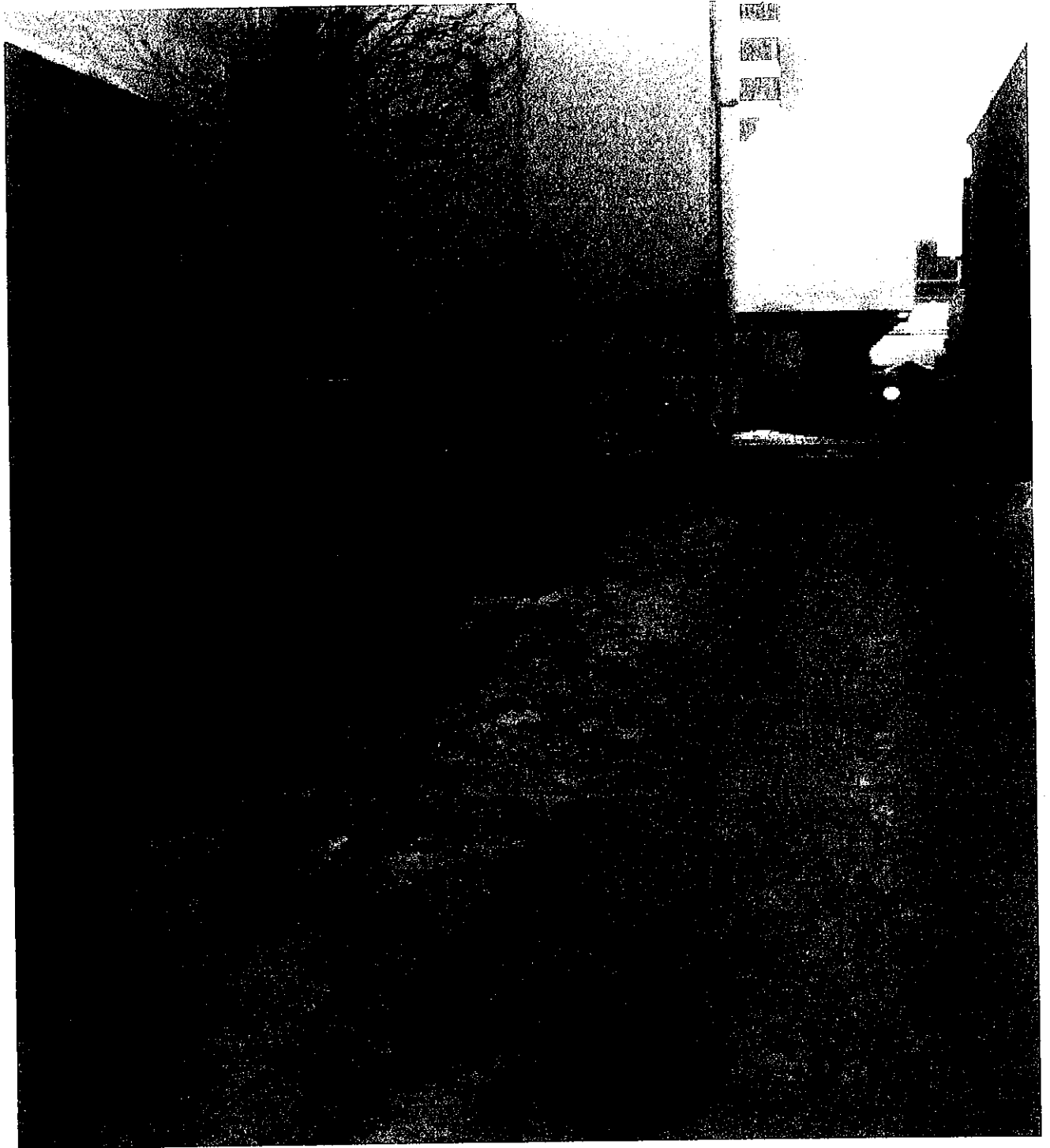


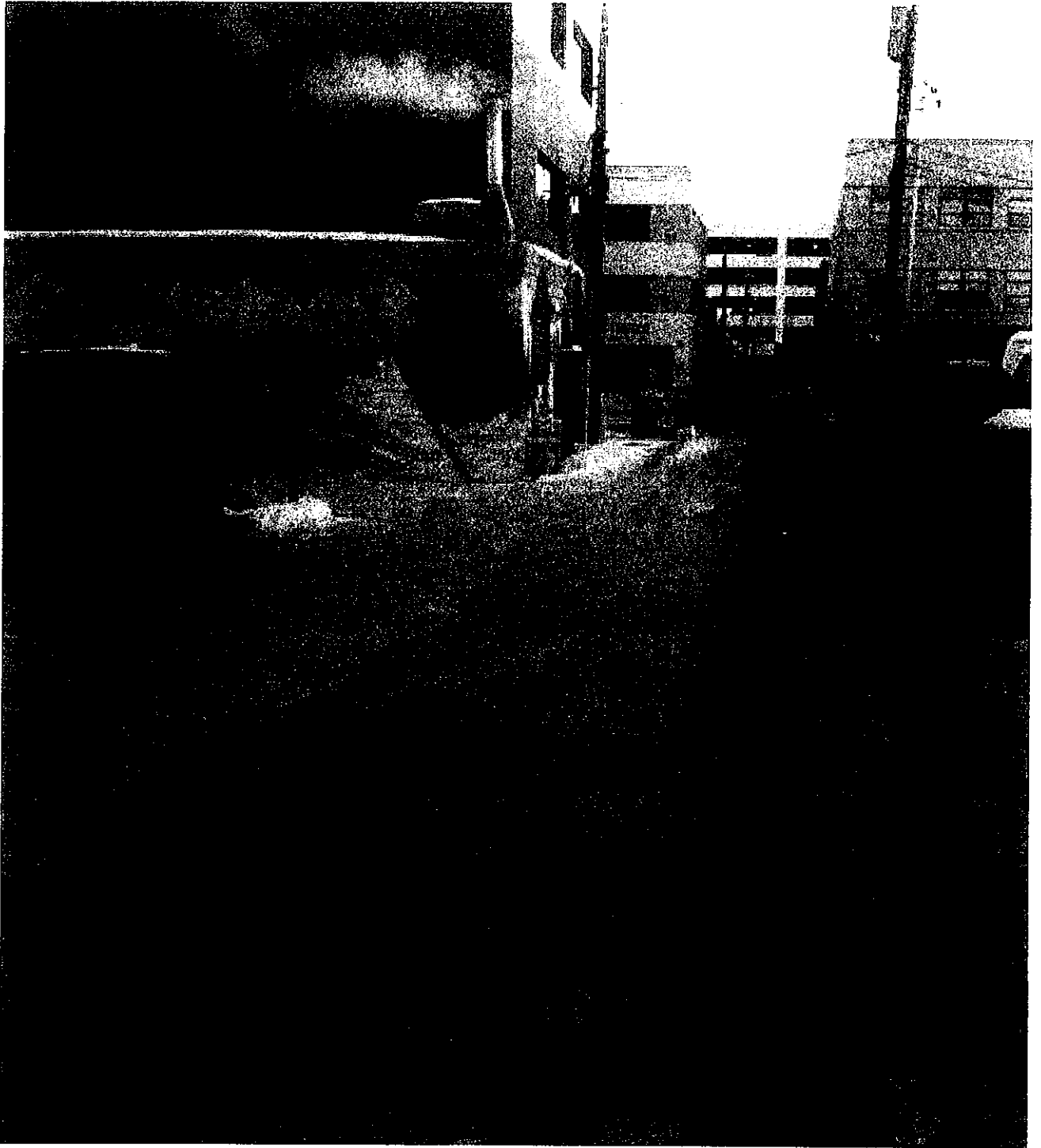


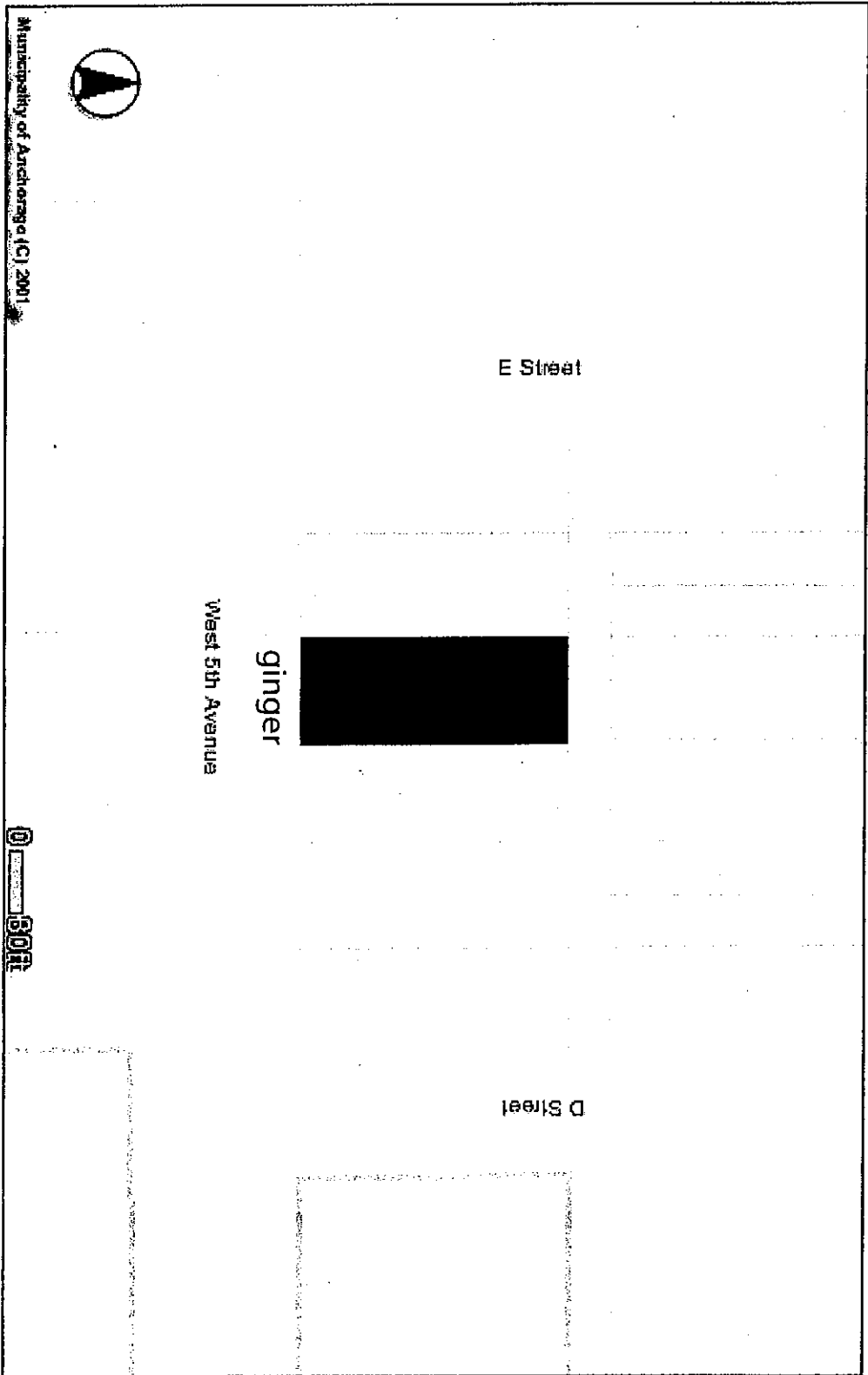









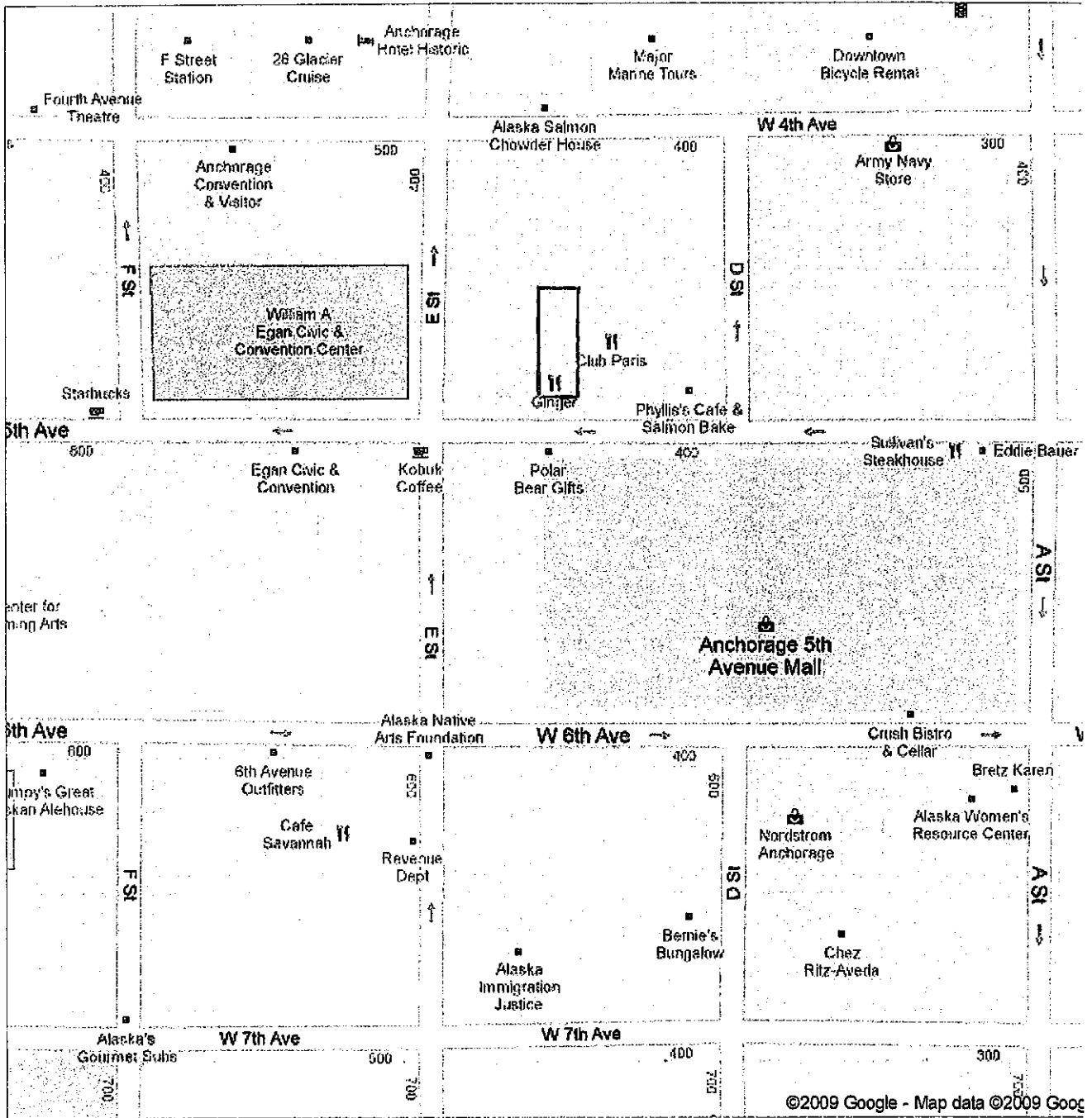




ginger
 425 W 5th Avenue

Google maps

Get Google Maps on your phone
Text the word "GMAPS" to 466453

Ginger
425 W. 5th Avenue

4

POSTING

AFFIDAVIT



AFFIDAVIT OF POSTING

CASE NUMBER: 2010-030

I, Matthew Gill 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 1-21-10 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 21 day of January, 2010

Matthew Gill

Signature

LEGAL DESCRIPTION

Tract or Lot 9

Block 43

Subdivision Original Townsite

5

**HISTORICAL
INFORMATION**

View This License Main Menu View Map

License Information

Lic. # * Requested Action * Action Date *
 2925 Renewal 01/12/10

Approval Date Protest Date License Document #
 01/12/10 2/8/10 AM 16-2010

Restaurant Date License Status Lic. Status Date *
 11/17/98 Valid/Active
 1/28/10

License Type * Lic. Years *
 Restaurant/Eating Place 10-11

Soc. Sec. Num. Fed. EIN Num.
 201297967

Parcel ID Tax ID Verified
 00210506000 Yes No

License Comments
 AM 16-2010 app renewal 1/12/10
 AM 21-2001 ap'd 12/11/2000
 AM165-2003 approved 2/25/03

ABC Approval Date
 1/14/10

Business Information

Business Name *
 Ginger

Business Address *
 425 W 5th Ave

City * State *
 Anchorage Alaska

Zip *
 99501

Phone 1 Phone 2
 907-632-1305

Applicant Information

Applicant Name
 Ginger LLC

Applicant Address
 P.O. Box 200808

City State
 Anchorage Alaska

Zip
 99520

Community Council Information

Primary Community Council
 Downtown

Secondary Community Council

Condition Documents

Document Num.	Condition Type	Request Date	Approval Date
	Land Use Conditions		
	Land Use Conditions		
	Land Use Conditions		

Owner Information

Owner Name	Address	City	State	Zip
Handel, Colleen	3014 Knik Avenue	Anchorage	AK	99517
Gill, Robert Jr	3014 Knik Avenue	Anchorage	AK	99517

View This License Main Menu View Map

License Information

Lic. # * **4451** Requested Action * **Renewal** Action Date * **01/19/10**

Approval Date **01/19/10** Protest Date **3/8/10** License Document # **AM 35-2010**

Restaurant Date **1/25/10** License Status **Valid/Active** Lic. Status Date *

License Type * **Beverage Dispensary** Lic. Years * **10-11**

Soc.Sec Num. Fed. EIN Num. **30-0222208**

Parcel ID **00913208000** Tax ID Verified Yes No

License Comments
 AM 35-2010 app renewal 01/19/10
 AM 2-2006 app renewal 01/10/06
 AM 199-2008 Renewal Approved 3/25/08

ABC Approval Date **1/25/10**

Business Information

Business Name * **El Tango**

Business Address * **4300 Old Seward Hwy**

City * **Anchorage** State * **Alaska**

Zip * **99503**

Phone 1 **9077276090** Phone 2

Applicant Information

Applicant Name **El Tango Inc.**

Applicant Address **PO Box 101083**

City **Anchorage** State **Alaska**

Zip **99510**

Community Council Information

Primary Community Council **Midtown**

Secondary Community Council

Condition Documents

Document Num.	Condition Type	Request Date	Approval Date
AR 2004-306	Land Use Conditions		
Comments		Conditional Use approved 12/20/04	
	Land Use Conditions		
	Land Use Conditions		

Owner Information

Owner Name	Address	City	State	Zip
Forest, Argentino	9441 Kylie Circle	Anchorage	AK	

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: 2/22/2010

Filed Documents

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

Print Blank Biennial Report

(To view the report, you must have Acrobat Reader installed.)

Entity Name History

Name	Name Type
Ginger LLC	Legal

Limited Liability Company Information

AK Entity #: 104365
Status: Active - Good Standing
Entity Effective Date: 11/03/2006
Primary NAICS Code: 722110: Full-Service Restaurants
Home State: AK
Principal Office Address: PO Box 200808
 Anchorage AK 99520
Expiration Date: Perpetual
Last Biennial Report Filed Date: 1/16/2009 8:00:00 AM
Last Biennial Report Filed: 2008

Registered Agent

Agent Name: Handel, Colleen M.
Office Address:
Mailing Address: 3014 Knik Avenue
 Anchorage AK 99517
Principal Office Address: PO Box 200808
 Anchorage AK 99520

Organizers

Name: Colleen M. Handel & Robert E. Gill Jr
Address: 3014 Knik Avenue
 Anchorage AK 99517
Title: Manager
Owner Pct: 57.065

Name: Colleen M. Handel & Robert E. Gill Jr
Address: 3014 Knik Avenue

Title: Anchorage AK 99517
Member
Owner Pct: 57.065

Name: **Matthew E. Gill & Tessa J. Copeland**
Address: 1820 Alder Dr.
Anchorage AK 99508
Title: Manager
Owner Pct: 15.54

Name: **Matthew E. Gill & Tessa J. Copeland**
Address: 1820 Alder Dr.
Anchorage AK 99508
Title: Member
Owner Pct: 15.54

Name: **Sky & Donavahn McRoberts**
Address: 9301 Campbell Terrace Dr.
Anchorage AK 99502
Title: Member
Owner Pct: 8.712

Officers & Directors

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

PARCEL INFORMATION

APPRAISAL INFORMATION

Legal ORIGINAL
BLK 43 LT 9

Parcel 002-105-06-000
Owner LUPINE COMMERCIAL COMPANY &
TRANSPACIFIC RESOURCES

01

Descr RETAIL - SINGLE OCCU
Site Addr 425 W 5TH AVE

1403 P STREET
ANCHORAGE AK 99501 4934

RELATED CAMA PARCELS

Related Parcel(s)	XRef Type	Leased Parcels

Cross Reference (XRef) Type Legend
 Econ. Link Replat Uncouple
 E = Old to New R = Old to New U = Old to New
 I = New to Old F = New to Old Q = New to Old
 Renumber Combine Lease
 N = New to Old C = New to Old L = GIS to Lease
 X = Old to New P = Old to New M = Lease to GIS

Get "Type" explanation
Bring up this form focused on the related parcel

REZONE

2010-030

Case Number 2010-030 # of Parcels 1 Hearing Date 01/21/2010
 Case Type Assembly conditional use for an alcoholic beverage dispensary use
 Legal An alcoholic beverage dispensary conditional use for a restaurant. Gingers, LLC. Original Townsite of Anchorage, Block 43, Lot 9. Generally located south of W. 4th Avenue, north of W. 5th Avenue, east of E Street and west of D Street.

PLAT

Case Number Action Type Grid Proposed Lots 0 Existing Lots
 Legal Action Date

PERMITS

05 4087
06 6201
08 4341

Permit Number 05 4087
 Project
 Work Desc install 33 hood and duct
 Use A-2 ASSEMBLY, RESTAURANTS, BAR

BZAP

Action No.
 Action Date
 Resolution Status Type

ALCOHOL LICENSE

2925

Business Ginger Applicants Name Ginger LLC
 Address 425 W 5th Ave Conditions
 Anchorage, AK 99501
 License Type Restaurant/Eating Place
 Status Valid/Active

PARCEL INFORMATION

OWNER
 LUPINE COMMERCIAL COMPANY &
 TRANSPACIFIC RESOURCES

1403 P STREET
 ANCHORAGE AK 99501 4934
 Deed 2035 0000336

CHANGES: Deed Date May 29, 1990
 Name Date Jun 19, 1990
 Address Date Jan 01, 1984

PARCEL
 Parcel ID 002-105-06-000
 Status # 01

Renumbr ID 000-000-00-00000
 Site Addr 425 W 5TH AVE
 Comm Concl DOWNTOWN
 Comments

TAX INFO
 2010 Tax 9,913.80 Balance 0.00 District 001

LEGAL
 ORIGINAL
 BLK 43 LT 9

Unit SQFT 6,500
 Plat 000000
 Zone B2A Grid SW1230

HISTORY

	Year	Building	Land	Total
Assmt Final	2008	239,500	357,500	597,000
Assmt Final	2009	262,600	377,000	639,600
Assmt Final	2010	271,200	403,000	674,200
Exemptions				0
State Credit				0
Tax Final				674,200

PROPERTY INFO

#	Type	Land Use
01	COMMERCIAL	RETAIL - SINGLE OCCU

SALES DATA

Mon	Year	Price	Source	Type

OWNER HISTORY

APPRAISAL INFORMATION

Legal ORIGINAL
BLK 43 LT 9

Parcel 002-105-06-000

01 of 01

01

Property Info # Descr RETAIL - SINGLE OCCU

Site Address 425 W 5TH AVE

<p>Current 05/29/90 LUPINE COMMERCIAL COMPANY & TRANSPACIFIC RESOURCES 1403 P STREET ANCHORAGE AK 99501 4934</p>	<p>3rd 1173 0000 12/11/84 TRANSPACIFIC RESOURCES % PETER LEKISCH 1403 P STREET ANCHORAGE AK 99501</p>
<p>Prev 1297 0000 07/31/85 LEKISCH PETER A & ELLEN TRANSPACIFIC RESOURCES 1403 P STREET ANCHORAGE AK 99501</p>	<p>4th 1173 0000 12/11/84 TRANSPACIFIC RESOURCES 1005 KAIMOKU PL HONOLULU HI 96821</p>
<p>2nd 1297 0000 07/31/85 SNIDER MAJORIE E 1535 SILVER MESA WAY LAS VEGAS NV 89109</p>	<p>5th 0000 0000 //</p> <p align="right">00000</p>

Content ID: 008824**Type:** AR_AllOther - All Other Resolutions

Title: A RESOLUTION OF THE ANCHORAGE MUNICIPAL ASSEMBLY APPROVING AN ALCOHOLIC BEVERAGES CONDITIONAL USE FOR A BEVERAGE DISPENSARY USE IN A RESTAURANT AND LICENSE NUMBER 4451 IN THE B-2A (CENTRAL BUSINESS DISTRICT CORE) DISTRICT FOR GINGER, LLC, DBA GINGER RESTAURANT; LOCATED AT 425 AND 427 WEST 5TH AVENUE, AOT SUBDIVISION, BLOCK 43, LOT 9; GENERALLY LOCATED ON THE NORTH SIDE OF WEST 5TH AVENUE BETWEEN "D" AND "E" STREETS (Downtown Community Council) (Case 2010-030)

Author: klebesadelm**Initiating Dept:** OCPD**Review Depts:** Legal**Date Prepared:** 3/10/10 3:48 PM**Director Name:** Greg Jones**Assembly Meeting Date:** 3/23/10**Public Hearing Date:** 3/23/10

Workflow Name	Action Date	Action	User	Security Group	Content ID
Clerk_Admin_SubWorkflow	3/12/10 11:28 AM	Exit	Joy Maglaqui	Public	008824
MuniManager_SubWorkflow	3/12/10 11:28 AM	Approve	Joy Maglaqui	Public	008824
CFO_SubWorkflow	3/11/10 10:40 AM	Approve	David Ryan	Public	008824
Legal_SubWorkflow	3/10/10 5:58 PM	Approve	Rhonda Westover	Public	008824
OCPD_SubWorkflow	3/10/10 3:51 PM	Approve	Tawny Klebesadel	Public	008824
AllOtherARWorkflow	3/10/10 3:50 PM	Checkin	Tawny Klebesadel	Public	008824

NEW PUBLIC HEARINGS