



OREGON LIQUOR CONTROL COMMISSION

# LIQUOR LICENSE APPLICATION

*Pending Am*

**LICENSE FEE:** Do not include the license fee with the application (the license fee will be collected at a later time).

**APPLICATION:** Application is being made for:

- Brewery
- Brewery-Public House
- Distillery
- Full On-Premises, Commercial
- Full On-Premises, Caterer
- Full On-Premises, Passenger Carrier
- Full On-Premises, Other Public Location
- Full On-Premises, Nonprofit Private Club
- Full On-Premises, For-Profit Private Club
- Grower Sales Privilege
- Limited On-Premises
- Off-Premises
- Off-Premises with Fuel Pumps
- Warehouse
- Wholesale Malt Beverage & Wine (WMBW)
- Winery *2<sup>nd</sup> location*

**CITY AND COUNTY USE ONLY**

Date application received \_\_\_\_\_

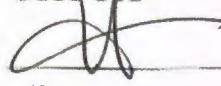
Name of City or County \_\_\_\_\_

Recommends this license be  Granted  Denied

By \_\_\_\_\_

Date \_\_\_\_\_

**OLCC USE**

Application received by 

Date 10-11-18

License Action: n/o

**1. LEGAL ENTITY (example: corporation or LLC) or INDIVIDUAL(S) applying for the license:**

Applicant #1 <b>Anne Hubatch - Vintner LLC</b>	Applicant #2	<b>Rec'd by Portland Liquor Licenses</b>  <b>OCT 24 2018</b> <b>PD CK \$100<sup>00</sup></b> <b># 2689</b>
Applicant #3	Applicant #4	

**2. Trade Name of the Business (the name customers will see):**  
Helioterra / Whoa Nelly

**3. Business Location: Number and Street** 2025 SE 7th Avenue  
 City Portland County Multnomah ZIP 97214

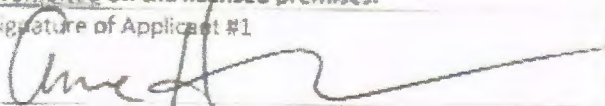
**4. Is the business at this location currently licensed by the OLCC?**  Yes  No

**5. Mailing Address (where the OLCC will send your mail):**  
 PO Box, Number, Street, Rural Route 1811 SE 76th Avenue  
 City Portland State OR ZIP 97215

**6. Phone Number of the Business Location:** 503-757-5881

**7. Contact Person for this Application:**  
 Name Judy Parker Phone Number 503-862-8583 no solicitations please  
 Mailing Address, City, State, ZIP  
PO Box 6555, Portland, OR 97228  
 Email judy@winemakerslawyer.com

I understand that marijuana (such as use, consumption, ingestion, inhalation, samples, give-away, sale, etc.) is prohibited on the licensed premises.

Signature of Applicant #1 	Signature of Applicant #2
Signature of Applicant #3	Signature of Applicant #4

**RECEIVED**  
**OCT 09 2018**

Anne Hubatch - Vintner LLC

503-757-5887

Trade name: Helio terra / Whoo Nelly



OREGON LIQUOR CONTROL COMMISSION  
BUSINESS INFORMATION

112: 2025 SE 7th Ave  
Portland 97214

Please Print or Type

Applicant Name: Anne Hubatch Vintner LLC Phone: 503-757-5887

Trade Name (dba): Helio terra / Whoo Nelly

Business Location Address: 2025 SE 7th Avenue

City: Portland ZIP Code: 97214

DAYS AND HOURS OF OPERATION

Business Hours:

Sunday	to
Monday	to
Tuesday	to
Wednesday	to
Thursday	to
Friday	to
Saturday	to

Outdoor Area Hours:

Sunday	to
Monday	to
Tuesday	to
Wednesday	to
Thursday	to
Friday	to
Saturday	to

The outdoor area is used for:

- Food service hours: to
  - Alcohol service hours: to
  - Enclosed, how:
- The exterior used is adequately viewed and/or supervised by Service Personnel.

Seasonal Variations:  Yes  No If Yes, explain

NA

NA

ENTERTAINMENT

- Live Music
- Recorded Music
- DJ Music
- Dancing
- Nude Entertainers

Check all that apply:

- Karaoke
- Coin-Operated Games
- Video Lottery Machines
- Social Gaming
- Pin Games
- Other: Video Poker

DAYS & HOURS OF LIVE OR DJ MUSIC

Sunday	to
Monday	to
Tuesday	to
Wednesday	to
Thursday	to
Friday	to
Saturday	to

SEATING COUNT

Restaurant: 0  
Bar/Grill: 11  
Total: 11

Outdoor: N/A  
Other: 11 seats 2 high top  
Total Seating: 11

OLCC USE ONLY

Investigator Verified Seating: ( ) ( )

Investigator Initials: \_\_\_\_\_

Date: \_\_\_\_\_

I understand if my answers are not true and complete, the OLCC may deny my license application.

Applicant Signature: Anne Hubatch Date: 9/14/18

OREGON LIQUOR CONTROL COMMISSION  
LIMITED LIABILITY COMPANY QUESTIONNAIRE



Please Print or Type

LLC Name: Anne Hubacher-Vintner LLC Year Filed: 2009

Trade Name (dba): Helio terra / Whan Melly

Business Location Address: 2025 SE 7<sup>th</sup> Ave

City: Portland ZIP Code: 97214

List Members of LLC:

Percentage of Membership Interest:

1. Anne Hubacher  
(managing member)

100%

2. \_\_\_\_\_  
(members)

\_\_\_\_\_

3. \_\_\_\_\_

\_\_\_\_\_

4. \_\_\_\_\_

\_\_\_\_\_

5. \_\_\_\_\_

\_\_\_\_\_

6. \_\_\_\_\_

\_\_\_\_\_

(Note: If any LLC member is another legal entity, that entity must also complete an LLC, Limited Partnership or Corporation Questionnaire. If the LLC has officers, please list them on a separate sheet of paper with their titles.)

Server Education Designee: \_\_\_\_\_ DOB: \_\_\_\_\_

I understand that if my answers are not true and complete, the OLCC may deny my license application.

Signature: [Signature] Date: 10-15-18  
(name) (title)

# CITY OF PORTLAND LIQUOR OUTLET INFORMATION FORM

PLEASE SUBMIT TO: Liquor Licensing Notification Program, 1221 SW 4<sup>th</sup> Avenue, Suite #110, Portland OR 97204

On New Outlet applications, property owners within 300 feet of the location, the Portland Police Bureau and all interested parties are notified by mail (with a copy of this form) and given an opportunity to comment on your application. The OLCC allows the City at least 45 days to complete the recommendation process. Submission of a complete operating plan can expedite the time required to process. A City liquor endorsement is not a confirmation that the property is properly zoned. Call (503) - 823-7526 to confirm that the property is properly zoned.

**On submission of this form, you must also include the following:**

- OLCC Liquor Application Form, initialed by your OLCC License Investigator
- OLCC Individual History Forms (all persons anticipated to have a financial interest, or key personnel are required)
- City Endorsement Fees

City Endorsement Fees are payable at the beginning of the application process (please make checks payable to City of Portland): New outlets are \$100.00, all others are \$75.00. All blank sections must be filled in. If the question does not apply, write "N/A" in the space.

LEGAL NAME OF BUSINESS: Anne Hubatch-Vintner LLC

DBA OR TRADE NAME: Heliokerra / Whon Nelly PHONE: 503-757-5881 FAX: \_\_\_\_\_

BUSINESS ADDRESS (Including ZIP Code): 2025 SE 7<sup>th</sup> Avenue, Portland 97214

WHAT TYPE OF LIQUOR ARE YOU APPLYING FOR? (Change of owner, new outlet, beer & wine, etc.): Winery No consumption

CONTACT PERSON: Judy Parker, Attorney PHONE: 503-862-8583 EMAIL: judy@winemabms.com

**DESCRIPTION OF OUTLET**

TYPE OF OPERATION (CHECK ALL THAT APPLY)

- |  |   |  |
|--|---|--|
| <input type="checkbox"/> Food Cart         | <input type="checkbox"/> Night Club                                     | SIZE OF SERVICE AREA: <u>367 sq ft</u>   |
| <input type="checkbox"/> Restaurant        | <input type="checkbox"/> Sports Bar                                     | EXISTING BUILDING: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| <input type="checkbox"/> Convenience Store | <input checked="" type="checkbox"/> Other: <u>Winery No Consumption</u> | ZONING: <u>1 G 1</u>   |
|  |   | STRUCTURAL CHANGES (DESCRIBE): <u>None</u>   |

RESTAURANT SEATING CAPACITY: NA LOUNGE SEATING CAPACITY: NA OUTSIDE SEATING CAPACITY: NA

DESCRIBE SECURITY: locking doors, windows, deadbolts

HAS AN APPLICATION FOR A LIQUOR LICENSE AT THIS LOCATION BEEN RECEIVED BY THE CITY OF PORTLAND IN THE LAST TWO (2) YEARS?  
 Yes  No  I Don't Know

**HOURS OF OPERATION**

SUNDAY - THURSDAY OPEN: NA CLOSE: NA FRIDAY & SATURDAY OPEN: NA CLOSE: NA

HOW LATE WILL THERE BE OUTSIDE SEATING? NA HOW LATE WILL THERE BE ENTERTAINMENT? NA

**HISTORY OF LOCATION**

PREVIOUS BUSINESS NAME OF THIS LOCATION: Currently Alter Ego Ciders LLC

NAME & ADDRESS OF PROPERTY OWNER: Burt & Linda Peterson

**ENTERTAINMENT**

- TYPE OF ENTERTAINMENT (CHECK ALL THAT APPLY)
- |  |   |   |   |                                       |
|--|---|---|---|---------------------------------------|
| <input type="checkbox"/> Dancing                       | <input type="checkbox"/> Video Poker              | <input checked="" type="checkbox"/> <u>NA</u> | <input type="checkbox"/> Live Music       | <input type="checkbox"/> Nude Dancers |
| <input type="checkbox"/> Karaoke                       | <input type="checkbox"/> Video Games/Pinball      | <input type="checkbox"/> Recorded Music       | <input type="checkbox"/> DJ Entertainment |                                       |
| <input type="checkbox"/> Pool Tables (How Many): _____ | <input type="checkbox"/> Events (Describe): _____ | <input type="checkbox"/> Other: _____         |   |                                       |

The City requires an Amusement Location Permit for all locations with amusement devices or pool tables. Contact the Revenue Bureau for rules and an Amusement Location Permit application form now. Permits are non-transferable from one owner to another and must be paid before games are placed on the premises. Contact Anne Holm at 503-865-2488. The City of Portland will notify affected nearby neighbors and a copy of this form will be included in our mailing.

Use this area to provide any additional information that you wish to be considered on this liquor application

\_\_\_\_\_

**A false answer or omission of any requested information may result in an unfavorable City recommendation.**

SIGNATURE: [Signature] DATE: 10/19/18

Property Search

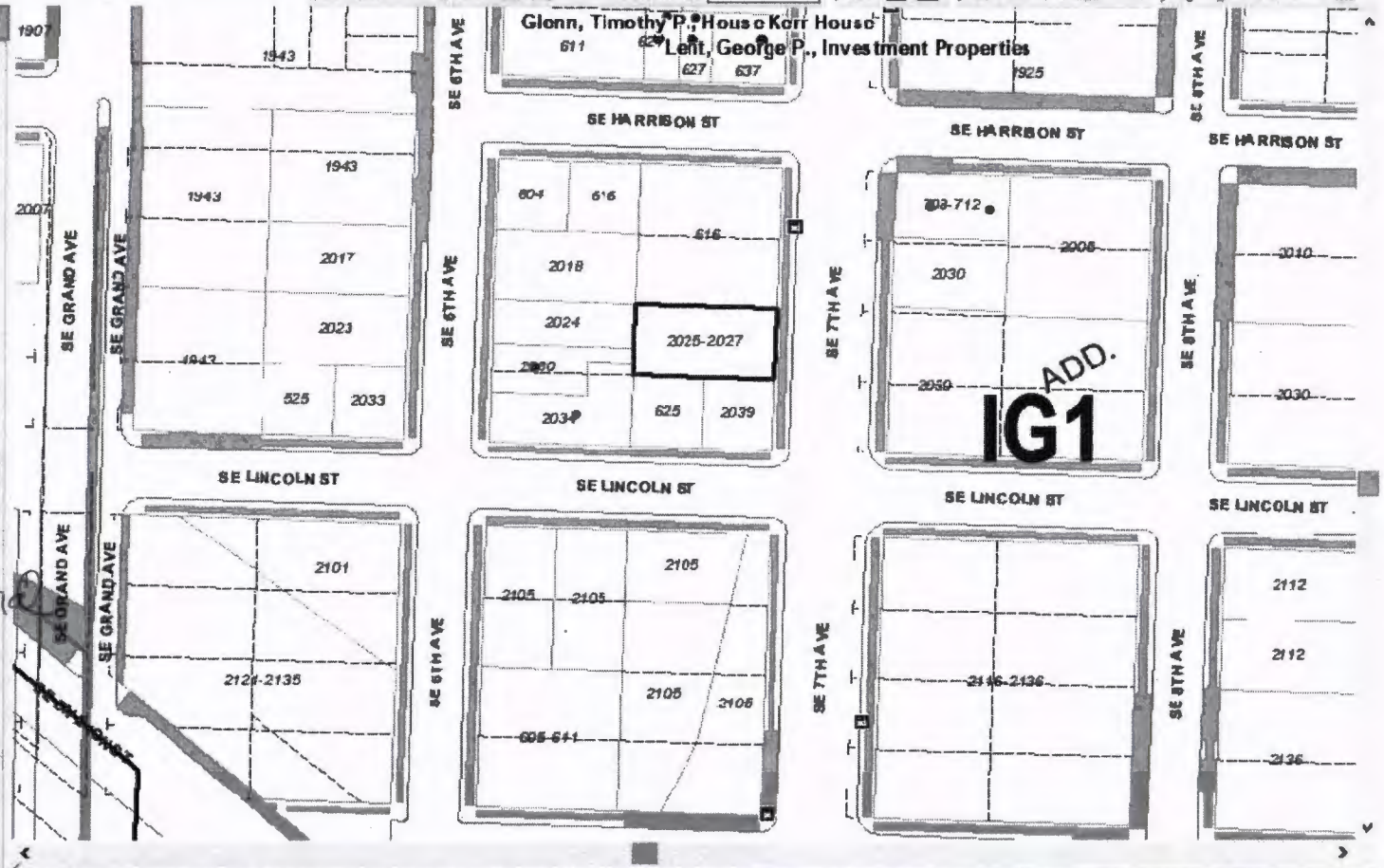
Owner Name: PETERSON, BURT W & PETERSON,  
 Site Address: 2025-2027 SE 7TH AVE  
 State ID: 151E02CC 1000  
 Account #: R275886

Search Clear PortlandMaps

Geocode Address When Taxlot Not Found  
 Search is Based on Active Field Only  
 Hide Personal Property Accounts  
 Display Taxlot Detail Window

Navigate Query Results

Owner	Site Address	State
PETERSON, BUR...	2025-2027 SE 7...	151E02...



IG1 - General Industrial  
 Business is for wine-making = Manufacturing and Production  
 Use - allowed in IG1 zone\*  
 No Retail Sales/Service Use proposed or reviewed

Taxlot Details

Lot Size: 5000 sqft	Building Size: 3675 sqft	Map Number: 3231	Zoning Code(s): IG1
Legal Description: STEPHENS ADD, BLOCK 75, LOT 6	Lot & Block: 6, 75	Historic District:	Conservation District:
Mailing Information: PETERSON, BURT W & PETERSON, LINDA A, 103 TALA SHORE DRIVE, PORT LUDLOW, WA 98365	Jurisdiction: Portland	Plan District: Central City	LLR Case History:

1/4 Section Map Tax Map Zoning Map

SubArea: CENTRAL EASTSIDE

NRNP: [ ] Draw LLRs LUR Search

Oct. 24, 2018

\*per 33.140.100

Marguerite Feuerriegel  
City Planner  
503-823-7300

Bureau of Development Services  
1900 SW 4th Ave., Suite 5000  
Portland, OR 97201