Alcohol & Marijuana Control Office
550 W 7th Avenue, Suite 1600
Anchorage, AK 99501
marijuana.licensing@alaska.gov
https://www.commerce.alaska.gov/web/amco
Phone: 907.269.0350

Alaska Marijuana Control Board

Cover Sheet for Marijuana Establishment Applications

What is this form?

This cover sheet **must** be completed and submitted any time a document, payment, or other marijuana establishment application item is emailed, mailed, or hand-delivered to AMCO's main office.

Items that are submitted without this page will be returned in the manner in which they were received.

Section 1 – Establishment Information

Enter information for the business seeking to be licensed, as identified on the license application.

Licensee:	KRC LLC	**License Number:**	17808		
License Type:	Retail Marijuana Store				
Doing Business As:	KENAI RIVER CANNABIS				
Physical Address:	14429 Kenai Spur Highway				
City:	Kenai	**State:**	AK	**Zip Code:**	99611
Designated Licensee:	Clint Pickarsky				
Email Address:	kenairivercannabis@yahoo.com				

Section 2 – Attached Items

List all documents, payments, and other items that are being submitted along with this page.

Attached Items:	Form MJ-02: Premises Diagram

OFFICE USE ONLY					
Received Date:		Payment Submitted Y/N:		Transaction #:	

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Alaska Marijuana Control Board

Form MJ-02: Premises Diagram

What is this form?

A detailed diagram of the proposed licensed premises is required for all marijuana establishment license applications, per 3 AAC 306.020(b)(8). **All areas designated as the licensed premises of a single license must be contiguous.**

What must be submitted with this form?

Applicants must attach multiple diagrams to this form, including (as applicable):

- **Diagram 1:**
  a diagram showing only the licensed premises areas that will be ready to be **operational at the time of your preliminary inspection** and license issuance;

- **Diagram 2:**
  if different than Diagram 1, a diagram outlining **all areas for which the licensee has legal right of possession** (a valid lease or deed), and clearly showing those areas' relationship to the current proposed licensed premises *(details of any planned expansion areas do not need to be included; a complete copy of Form MJ-14: Licensed Premises Diagram Change must be submitted and approved before any planned expansion area may be added to the licensed premises);*

- **Diagram 3:**
  a **site plan or as-built of the entire lot**, showing all structures on the property and clearly indicating which area(s) will be part of the licensed premises;

- **Diagram 4:**
  an **aerial photo of the entire lot and surrounding lots**, showing a view of the entire property and surrounding properties, and clearly indicating which area(s) will be part of the licensed premises *(this can be obtained from sources like Google Earth)*; and

- **Diagram 5:**
  a diagram of the **entire building in which the licensed premises is located**, clearly distinguishing the licensed premises from unlicensed areas and/or premises of other licenses within the building. If your proposed licensed premises is located within a building or building complex that contains multiple business and/or tenants, please provide the addresses and/or suite numbers of the other businesses and/or tenants *(a separate diagram is not required for an establishment that is designating the entire building as a single licensed premises)*.

This form, and all necessary diagrams that meet the requirements on Page 2 of this form, must be completed and submitted to AMCO's main office before any new or transfer license application will be considered complete.

Section 1 – Establishment Information

Enter information for the business seeking to be licensed, as identified on the license application.

Licensee:	KRC LLC	**MJ License #:**		17808	
License Type:	Retail Marijuana Store				
Doing Business As:	KENAI RIVER CANNABIS				
Premises Address:	14429 Kenai Spur Highway				
City:	Kenai	**State:**	Alaska	**ZIP:**	99611

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Form MJ-02: Premises Diagram

Section 2 – Required Information

For your security, do not include locations of security cameras, motion detectors, panic buttons, and other security devices.

The following details must be included in all diagrams:

- [✓] License number and DBA
- [✓] Legend or key
- [✓] Color coding
- [✓] Dimensions
- [✓] Labels
- [✓] True north arrow

The following additional details must be included in Diagram 1:

- [✓] Surveillance room
- [✓] Restricted access areas
- [✓] Storage areas
- [✓] Entrances, exits, and windows
- [✓] Walls, partitions, and counters
- [✓] Any other areas that must be labeled for specific license types

The following additional details must be included in Diagram 2:

- [✓] Areas of ingress and egress
- [✓] Entrances and exits
- [✓] Walls and partitions

The following additional details must be included in Diagrams 3 and 4:

- [✓] Areas of ingress and egress
- [✓] Cross streets and points of reference

The following additional details must be included in Diagram 5:

- [✓] Areas of ingress and egress
- [✓] Entrances and exits
- [✓] Walls and partitions
- [✓] Cross streets and points of reference

I declare under penalty of unsworn falsification that I have attached all necessary diagrams that meet the above requirements, and that this form, including all accompanying schedules, statements, and depictions is true, correct, and complete.

Signature of licensee

Printed name of licensee: CLINT PICKARSKY

Notary Public
SHAUNTEALA GRAHAM
State of Alaska
My Commission Expires April 10, 2022

Notary Public in and for the State of Alaska

My commission expires: 4/10/22

Subscribed and sworn to before me this 29 day of May, 2018.

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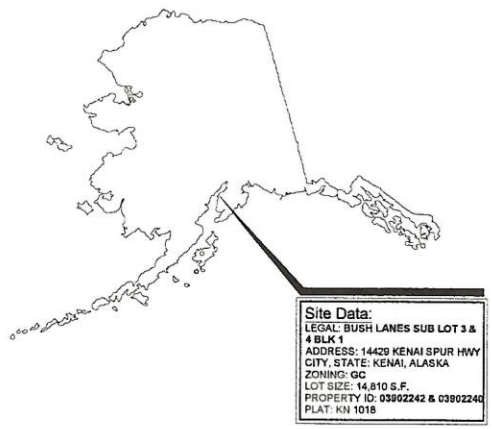
VICINITY MAP FOR (ANCHORAGE/ALASKA)



MAP OF SITE - SCALE: NTS

NOTE: USE HALF INDICATED SCALE FOR 11X17 DRAWINGS

CODE REVIEW

I. CODE: 2009 INTERNATIONAL BUILDING CODE AS ADOPTED BY THE CITY OF KENAI, ALASKA. KMC 4.05.015

II. SCOPE: ALTERATION
DESCRIPTION: ALTERATION OF BUILDING FORMERLY USED AS RETAIL AND GARAGE INTO LICENSED MARIJUANA RETAIL SALES.

III. OCCUPANT CLASSIFICATION:

AREA	FUNCTION	OCC
638 SF	M	21.3
2,569 SF	M(STORAGE)	8.6
285	B	2.8
445	(ACCESSORY)	1.5
	TOTAL:	34.2

IV. SPECIAL DETAILED OCCUPANCY REQUIREMENTS
LICENSED MARIJUANA (3 AAC 306)

V. GENERAL HEIGHTS AND AREAS

ADDRESS IDENTIFICATION: EXISTING
SIGNS SHALL BE PERMITTED SEPARATELY

BASIC ALLOWABLE (MOST RESTRICTIVE IBC T503): M
3 STORY / 14,000 SF
ALLOWABLE WITH INCREASE AREA/STORY= N/A

ACTUAL AREA/STORY: 1 STORY / 3,600 SF

VI. TYPES OF CONSTRUCTION

TYPE OF CONSTRUCTION REQUIRED: VA

REQUIRED FIRE RESISTANCE AREA	RATING
PRIMARY STRUCTURAL FRAME:	1-HOUR
LOAD BEARING WALLS:	1-HOUR
FLOOR ASSEMBLIES:	1-HOUR
ROOF ASSEMBLIES:	1-HOUR

OCCUPANT GROUP CLASSIFICATION (RESTRICTIVE): M

EXTERIOR WALL REQUIRED RATING (IBC T602)

DISTANCE		RATING(MOST RESTRICTIVE)
X<5'	-	2-HOUR
5'<X<10'	-	1-HOUR
10'<X<30'	-	1-HOUR

EXTERIOR WALLS ARE EXISTING TO REMAIN

VII. FIRE RESISTANCE REQUIRED
1-HOUR RATED FIRE RESISTANT CONSTRUCTION PER BUILDING TYPE VA PER IBC TABLE 601

VIII. INTERIOR FINISHES TABLE 803.9 & 804.4

SPRINKLER(NO)

CLASS C WALL/CEILING FINISHES REQUIRED
CLASS II FLOORS COMPLYING WITH DOC FF-1 'PILL TEST'

IX: FIRE PROTECTION SYSTEMS

IFC 506.1: PROVIDE KNOX BOX."KEY BOX SHALL BE OF AN APPROVED TYPE LISTED IN ACCORDANCE WITH UL 1037, AND SHALL CONTAIN KEYS TO GAIN ACCESS AS REQUIRED BY THE CODE OFFICIAL."
MOUNT KNOX BOX AT 66" AFG

IFC 503: FIRE APPARATUS ROAD WITHIN 150' OF ALL EXTERIOR WALLS MEASURED BY WALKING DISTANCE.

IFC 903 NFPA 13 SPRINKLER REQUIRED (NO)

IFC 906.1: PORTABLE FIRE EXTINGUISHERS REQUIRED: EVERY 75'

IFC 907: MANUAL PULL FIRE ALARM REQUIRED (NO)

X. MEANS OF EGRESS
AREA:
CORRIDOR WIDTH SHALL NOT BE LESS THAN: 36"
DOORS SHALL NOT PROJECT MORE THAN 7" INTO WIDTH.

EXIT SIGNS REQUIRED WHERE MULTIPLE EXIT REQUIRED

EXIT SHALL BE ILLUMINATED(GREEN LIGHT), 90 MINUTE BATTERY

MAX DEAD END: 20 FT
COMMON PATH: 75 FT
DISTANCE TO EXIT WHERE MULTIPLE: 200 FT

EGRESS PATH SHALL BE ILLUMINATED BY WITH 1 FOOT-CANDLE AT ALL TIMES WITH 90 MINUTE BATTERY BACKUP

STAIRS: N/A

RAMPS: N/A

XI: ACCESSIBILITY
ALTERATIONS REQUIRE COMPLIANCE WITH ACCESSIBILITY WITH REGARD TO TOILET FACILITIES, DRINKING FOUNTAINS, AND PRIMARY FUNCTION.-PER ICC/ANSI A117.1-2009

BUILDING TO BE RESTRICTED ACCESS, ONLY RETAIL SPACE WILL BE OPEN TO THE PUBLIC, 21 YEARS OF AGE MINIMUM.

XII: INTERIOR ENVIRONMENT

LIGHTING & TEMPERATURE MEP

MINIMUM ROOM HEIGHT NOT LESS THAN 7'-6"
EXCEPTION: STORAGE, RESTROOMS & KITCHEN AREAS PERMITTED MINIMUM HEIGHT OF 7'-0"
MINIMUM WIDTH IN ALL OCCUPIED AREAS NOT LESS THAN 3' EXCEPT TO ACCESS MEP, 2'

UNOCCUPIED SPACES CRAWLSPACE OR ATTIC (NO);

ATTIC ACCESS: N/A
CRAWL SPACES: N/A, SLAB ON GRADE

XXVIV: PLUMBING FACILITIES
(IBC T2902.1)

OCCUPANCY: 34.2 (≤100)

1 WATER DISPENSER PROVIDED IN RETAIL SPACE

1 SERVICE SINK PROVIDED

1 WATER CLOSET & 1 LAVATORY EXISTING TO REMAIN

IBC 2902.2 - EXCEPTION 3.
SEPARATE FACILITIES ARE NOT REQUIRE IN TYPE M OCCUPANCY WHERE OCCUPANT LOAD DOES NOT EXCEED 100 PERSONS.

CODE REVIEW; 2012 IEBC

CHAPTER 5 IEBC; NO CHANGE OF USE, M & F-1 TO REMAIN

INDEX

T-1 Index, Code Review, Vicinity
P-01 500 FT Proximity Map
SD-1 Site Design & Parking

A-01 Spec's , Door/Wall Types
A-02 Floor Plan

M SERIES TO BE DETERMINED

E SERIES TO BE DETERMINED

Determine DESIGN
Determine DESIGN LLC AECL1613
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Drawn: Chris Hayes
Date: 4/30/18
Time: 1:13 PM

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DANIEL H. CLIFT
14104
REGISTERED PROFESSIONAL ARCHITECT

PROJECT TITLE: KRC LLC LICENSE #: 17808
prepared for: KRC LLC
Sheet Title: Index, Code Review, Vicinity
ADDRESS: 14429 Kenai-Spur Highway Kenai, AK 99611

SHEET NUMBER
T-1

Architectural Set

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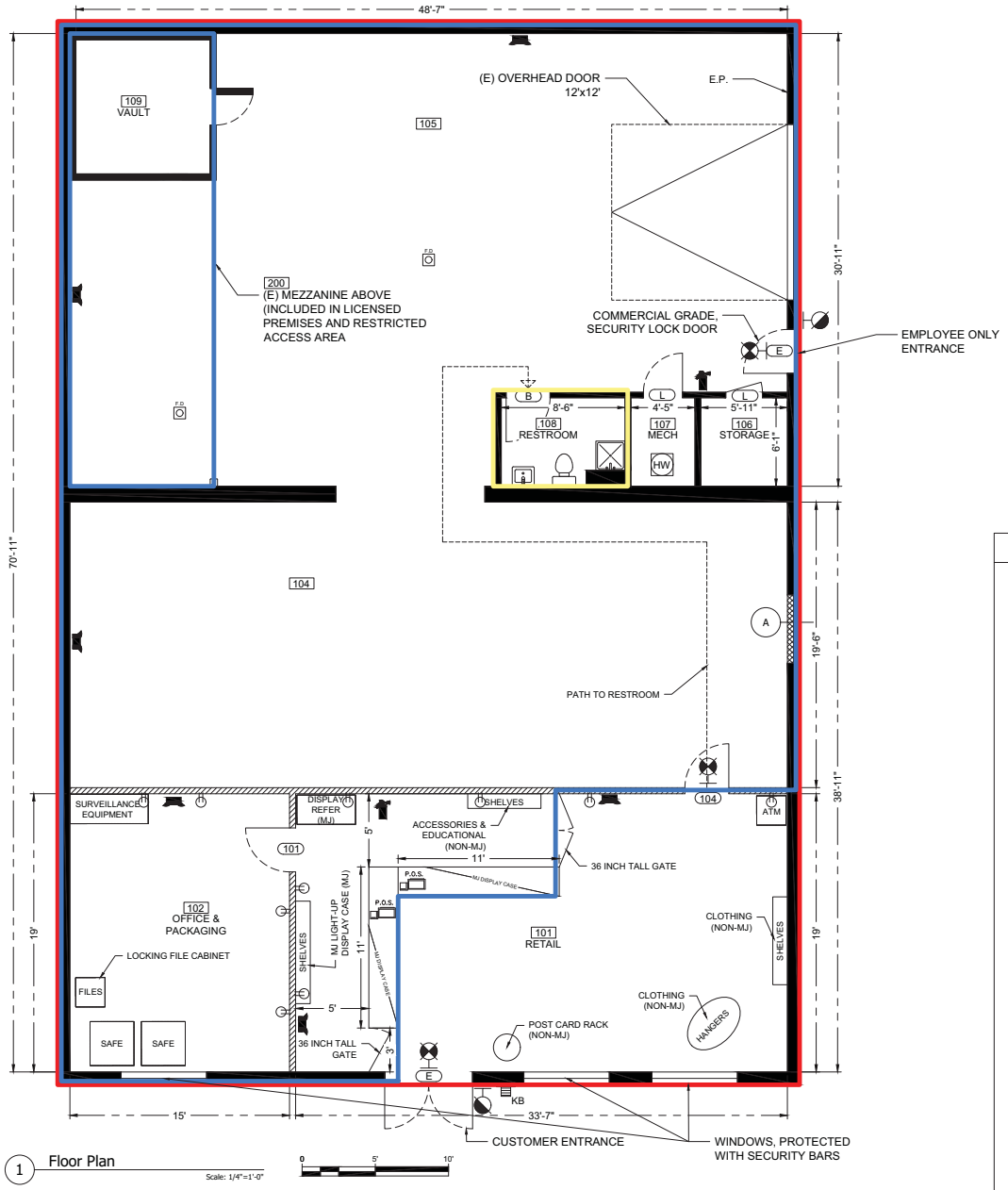

1 Floor Plan

Scale: 1/4"=1'-0"

NOTE: USE HALF INDICATED SCALE FOR 11X17 DRAWINGS

KEY - SYMBOL - LEGEND

- EXISTING WALL
- NEW WALL
- NEW INSULATED WALL, R-21 MIN. VAPOR BARRIER ON WARM SIDE
- KB — KNOX BOX, WALL MOUNT @ 66" AFG (IFC 506.1)
- P.O.S. — POINT OF SALE
- EMERGENCY LIGHT, 90 MINUTE BATTERY (GREEN LIGHT IN CULTIVATION)
- F.D. — FLOOR DRAIN (EXISTING)
- EXIT LIGHT
- EXTERIOR EXIT LIGHT
- FIRE EXTINGUISHER, 2A:10BC, MOUNT 48" AFF (MEASURED TO GRIP)
- LICENSED PREMISES
- RESTRICTED ACCESS AREA
- LICENSED PREMISES, NOT RESTRICTED
- DUPLEX RECEPTACLE (MOUNT 12" AFF MIN.)

110 ROOM FINISH AND OCCUPANT LOAD

ROOM NUMBER	AREA(NET)	USE	OCCUPANT LOAD	WALL TYPE	CL'G TYPE	WAINSCOT	FLOOR BASE	FLOOR SURFACE	EXITS/ REQUIRED
101	638	RETAIL	21.3	GYP/P1	(E)A/C	N/A	RB1	(E)C	2 PROV/1 REQ
102	285	OFFICE & PACKAGING	2.9	GYP/P1	(E)A/C	N/A	RB1	(E)C	2 PROV/1 REQ
104	956	ROOM	3.2	GYP/P1	(E)A/C	N/A	RB1	(E)C	2 PROV/1 REQ
105	1,287	ROOM	4.3	GYP/P1	(E)GYP	N/A	RB1	(E)C	2 PROV/1 REQ
106	36	ROOM	N/A	GYP/P1	(E)GYP	N/A	RB1	(E)C	2 PROV/1 REQ
107	27	MECH.	N/A	GYP/P1	(E)GYP	N/A	RB1	(E)C	2 PROV/1 REQ
108	48	RESTROOM	N/A	GYP/P1	(E)GYP	FRP	RB1	(E)C	2 PROV/1 REQ
109	85	VAULT	N/A	—	—	—	N/A	—	—
200	310	MEZZANINE	1	(E)	(E)GYP	(E)	N/A	(E)	N/A
	3,672	TOTAL	32.7						

(E): EXISTING REMAIN
GYP: GYPSUM WALL BOARD
RB1: 4" RUBBER BASE, BURKE OR SIMILAR
P1: LATEX ACRYLIC WASHABLE PAINT
MR: FIBER REINFORCED PLASTIC PANELING, 48" HEIGHT MIN.
V: SHEET VINYL
C: CONCRETE SLAB
A/C: ACOUSTIC CEILING TILE

110A DOOR SCHEDULE

DOOR NUMBER	SIZE		FRAME TYPE	DOOR TYPE	ROOM	DOOR TYPE	FRAME MATERIAL	RATING (MIN)	HARDWARE	GLASS	SPECIAL COMMENT
101	36X80	1	A		OFFICE & PACKAGING	WD	WD	0	E	NONE	3,5,7
104	36X80	1	A		CULTIVATION A	WD	WD	0	E	NONE	2,3,5,7

NOTE: UNNUMBERED DOORS ARE EXISTING TO REMAIN, CONFIRM LATCH SET HARDWARE NOTED ON PLAN

IHM: INSULATING HOLLOW METAL
HM: HOLLOW METAL
WD: SOLID CORE WOOD
MS: METAL SECURITY DOOR

1. DOOR CLOSER
2. WEATHERSTRIPPING
3. KICK PLATE
4. FLOOR BOLT
5. DOOR STOP
6. SIGN: 'MUST BE 21 OR OLDER'
7. SIGN: 'RESTRICTED ACCESS AREA'

L: PASSAGE LATCH

E: ENTRY LOCK/LATCH

B: BATHROOM PRIVACY LOCK

C: CLASSROOM LOCK; KEY ONLY OPERATION

Determine DESIGN
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Determine DESIGN LLC AECL1613

Reviewed by AMCO 11/30/18

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Drawn: Chris Hayes
Date: 11/19/18
Time: 3:27 PM

STATE OF ALASKA — DANIEL H. CLIFT — 14104 — REGISTERED PROFESSIONAL ARCHITECT

PROJECT TITLE
KRC LLC LICENSE #: 17808
prepared for: KRC LLC
Sheet Title: Floor Plan
ADDRESS: 14429 Kenai-Spur Highway Kenai, AK 99611

SHEET NUMBER:
A-02

Architectural Set

S P E C I F I C A T I O N S

01 GENERAL REQUIREMENTS

A. PROJECT IDENTIFICATION: KRC LLC

B. PROJECT SUMMARY: TENANT IMPROVEMENT.

C. DESCRIPTION OF WORK: ADD NON-LOAD BEARING PARTITIONS TO SEPARATE RETAIL, OFFICE AND STORAGE AREAS

D. PERMITS AND FEES ARE THE RESPONSIBILITY OF OWNER TO PURCHASE AND CONTRACTOR TO OBTAIN.

E. CODES: COMPLY WITH APPLICABLE CODES AND REGULATIONS OF AUTHORITIES HAVING JURISDICTION. SUBMIT COPIES OF INSPECTION REPORTS, NOTICES AND SIMILAR COMMUNICATIONS TO ARCHITECT.

F. DIMENSIONS: VERIFY DIMENSIONS INDICATED ON DRAWINGS WITH FIELD DIMENSIONS BEFORE FABRICATION OR ORDERING OF MATERIALS.

G. EXISTING CONDITIONS: NOTIFY ARCHITECT OF EXISTING CONDITIONS DIFFERING FROM THOSE INDICATED ON THE DRAWINGS. DO NOT REMOVE OR ALTER STRUCTURAL COMPONENTS OR FILL WITHOUT PRIOR WRITTEN APPROVAL FOR PERMIT.

H. COORDINATION

1. COORDINATE WORK OF ALL TRADES
2. PREPARE COORDINATION DRAWINGS OF WORKING AREAS WITH CLOSE TOLERANCES
3. VERIFY LOCATION OF UTILITIES AND EXISTING CONDITIONS.

I. ADJUSTMENT TO SPRINKLER HEAD: N/A

J. ADJUSTMENT TO EMERGENCY ALARM: N/A

02 EXISTING CONDITIONS (NOT USED)

03 CONCRETE (NOT USED)

04 MASONRY (NOT USED)

05 METALS (NOT USED)

06 WOOD, PLASTIC, COMPOSITES (NOT USED)

07 THERMAL & MOISTURE PROTECTION (NOT USED)

08 OPENINGS

DOOR HARDWARE: ALL FINISHES TO BE STAINLESS, CHROME, OR BRUSHED NICKEL, SEE DOOR SCHEDULE FOR SPECIFIC HARDWARE SCHEDULES .FURNISH HARDWARE AS NOTES IN DOOR HARDWARE SCHEDULE BEST PRODUCTS OF HAGAR, SCHLAGE, LCN.

L: PASSAGE LOCK, DOES NOT LOCK ON EITHER SIDE, EITHER LEVER OPERATES LATCHBOLT AT ALL TIMES.

E: ENTRY LOCK/LATCH, LATCHBOLT ON ENTRY SIDE, EITHER LEVER OPERATES LATCHBOLT EXCEPT WHEN LOCKED FROM EGRESS SIDE, LOCKED POSITION MAY BE RETAINED OR MAY RESET EVERY ENTRY, LATCHBOLT IS ONLY OPERATED VIA KEY ON ENTRY SIDE WHILE LOCKED, EGRESS SIDE LEVER ALWAYS ACTIVE.

B: BATHROOM PRIVACY LOCK, EITHER LEVER OPERATES LATCHBOLT UNLESS LOCKED FROM EGRESS SIDE, LOCK AUTOMATICALLY RELEASES WITH OPERATION OF EGRESS SIDE LEVER, EMERGENCY KEY UNLOCKS LATCH FROM ENTRY SIDE, EGRESS LEVER ALWAYS ACTIVE.

DOOR FRAMES: KD 20 GA. EXTERIOR, 18 GA INSULATED HOLLOW METAL INTERIOR. HOLLOW METAL: PROVIDE HOLLOW METAL FROM COLD FORMED SHEET STEEL. GAGE AS INDICATED FOR DOOR AND RELITE FRAMES. PREFABRICATE PREFIT FOR HARDWARE AND GLAZING, THROAT TO MATCH WALL THICKNESS. KD DOOR FRAMES ARE ACCEPTABLE. MANUFACTURE PER CODE FOR THE APPLICATION. BY TIMELY DOORS, REPUBLIC, OR APPROVED EQUAL. FURNISH PRE-FINISHED OR FIELD PAINT UPON APPROVAL OF BUILDING OWNER'S REPRESENTATIVE.

09 FINISHES

SEE ROOM FINISH SCHEDULE FOR SPECIFIC ROOM FINISH

10 SPECIALTIES (NOT USED)

11 EQUIPMENT (NOT USED)

12 FURNISHINGS (NOT USED)

NOTE: USE HALF INDICATED SCALE FOR 11X17 DRAWINGS

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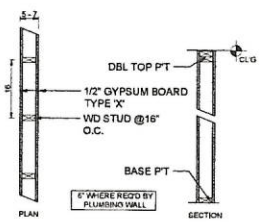
WALL TYPE



WALL NOTES:
1. WHERE NOTED PROVIDE 1-HOUR ASSEMBLY PER UL U419
2. WHERE NOTED PROVIDE 2-HOUR ASSEMBLY PER UL U419

KEY - SYMBOL - LEGEND

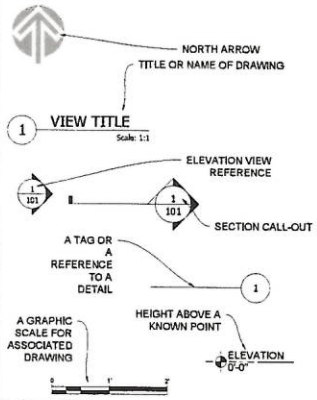


TABLE 722.2.1.4(2)
TIME ASSIGNED TO FINISH MATERIALS ON FIRE-EXPOSED SIDE OF WALL

FINISH DESCRIPTION	TIME (minutes)
GYPSUM WALLBOARD	
3/8"	10
1/2"	15
5/8"	20
2 LAYERS OF 3/8"	25
1 LAYER 3/8", 1 LAYER 1/2"	35
2 LAYERS 1/2"	40
TYPE X GYPSUM WALLBOARD	
1/2"	25
5/8"	40
PORTLAND CEMENT-SAND PLASTER ON MASONRY	See Note a
PORTLAND CEMENT-SAND PLASTER ON METAL LATH	
3/4"	20
7/8"	25
1"	30
GYPSUM SAND PLASTER ON 3/8" GYPSUM LATH	
1/2"	35
5/8"	40
3/4"	50
GYPSUM SAND PLASTER ON METAL LATH	
3/4"	50
7/8"	60
1"	80

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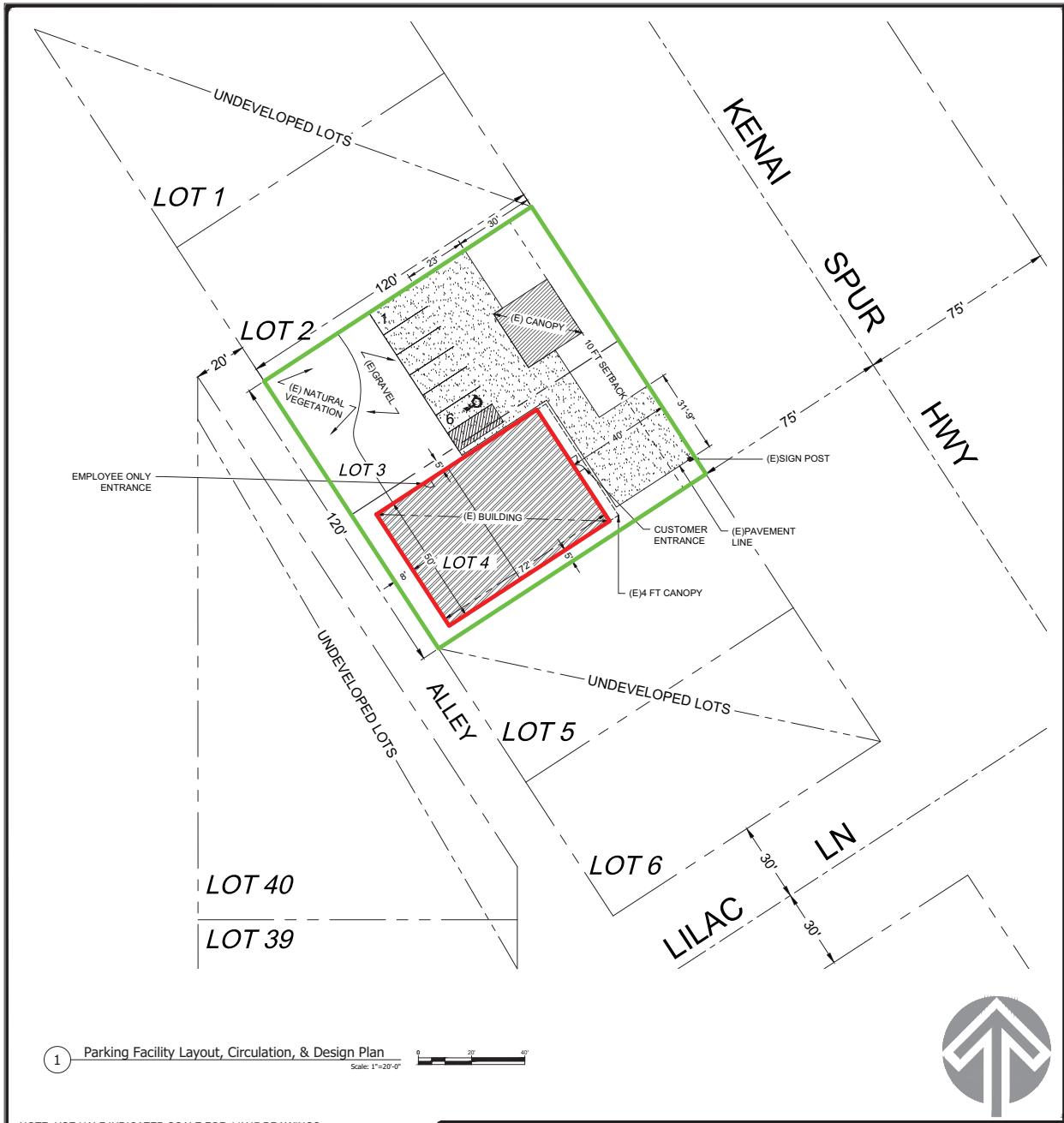
DANIEL HOLDT
14104
REGISTERED PROFESSIONAL ARCHITECT

PROJECT TITLE
KRC LLC LICENSE #: 17808
prepared for: KRC LLC
Sheet Title: Spec's , Door/Wall Types
ADDRESS: 14429 Kenai-Spur Highway Kenai, AK 99611

SHEET NUMBER
A-01

Architectural Set



1 Parking Facility Layout, Circulation, & Design Plan

Scale: 1"=20'-0"

NOTE: USE HALF INDICATED SCALE FOR 11X17 DRAWINGS

KMC 14 CODE REVIEW - DETAILS

Site Data:
LEGAL: **BUSH LANES SUB LOT 3 & 4 BLK 1**
ADDRESS: 14429 KENAI SPUR HWY
CITY, STATE: KENAI, ALASKA
ZONING: **GC**
LOT SIZE: 14,810 S.F.
PROPERTY ID: **03902242 & 03902240**
PLAT: KN 1018

ZONING: GENERAL COMMERCIAL

PARKING REQUIRED:

2,589 SF RETAIL STORAGE	=	1.3
WAREHOUSE (1/2000)		
638 SF RETAIL	=	2.1
RETAIL (1/300)		
730 SF OFFICE/ACC.	=	1.8
MANUFACTURE (1/500)		
TOTAL REQUIRED	=	5.2
PROVIDED:		**6**

LICENSED PREMISES (BUILDING)

PROPERTY

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STATE OF ALASKA
DANIEL H. CLIFT
14104
REGISTERED PROFESSIONAL ENGINEER

Received by AMCO 11/30/18

PROJECT TITLE: KRC LLC LICENSE #: 17808
prepared for: KRC LLC
Sheet Title:Site Design & Parking
ADDRESS: 14429 Kenai-Spur Highway Kenai, AK 99611

SHEET NUMBER:
SD-1

Architectural Set

NO PROTECTED USES WITHIN 500 FT RADIUS

1 500 ft Proximity

Scale: 1"=80'-0"

0 80' 160'

GENERAL COMMERCIAL

KRC LLC LICENSE #: 17808

Determine DESIGN

PROJECT TITLE: KRC LLC

prepared for: KRC LLC

Sheet Title: 500 FT Proximity Map

ADDRESS: 14429 Kenai Spur Hwy
Kenai, AK 99611

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903 W. NORTHERN LTS, BLVD # 206
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SHEET NUMBER:
P-01

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NOTE: USE HALF INDICATED SCALE FOR 8.5X11 DRAWINGS

Google Maps

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* FACILITY LOCATION:
14429 KENAI-SPUR HWY
KENAI, AK 99611

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STATE OF ALASKA