Alcohol and 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**

# 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:** | The Grass Station, LLC | **MJ License #:** | | 16579 | |
| **License Type:** | Retail Marijuana Store | | | | |
| **Doing Business As:** | Grass Station 49 | | | | |
| **Premises Address:** | 2502 Parks Highway | | | | |
| **City:** | Fairbanks | **State:** | Alaska | **ZIP:** | 99709 |



Received by AMCO 05.15.18

Alaska Marijuana Control Board

# 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:**

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

**The following additional details must be included in Diagram 1:**

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

**The following additional details must be included in Diagram 2:**

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

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

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

**The following additional details must be included in Diagram 5:**

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

Gary S. Evans

Printed name of licensee

NOTARY PUBLIC
S. Quintana
STATE OF ALASKA
Exp November 23, 2019

Notary Public in and for the State of Alaska

My commission expires: 11/23/19

Subscribed and sworn to before me this 30 day of March, 2018.



License # 16579

Received by AMCO 05.15.18

License #16579 DBA: GRASS STATION 49

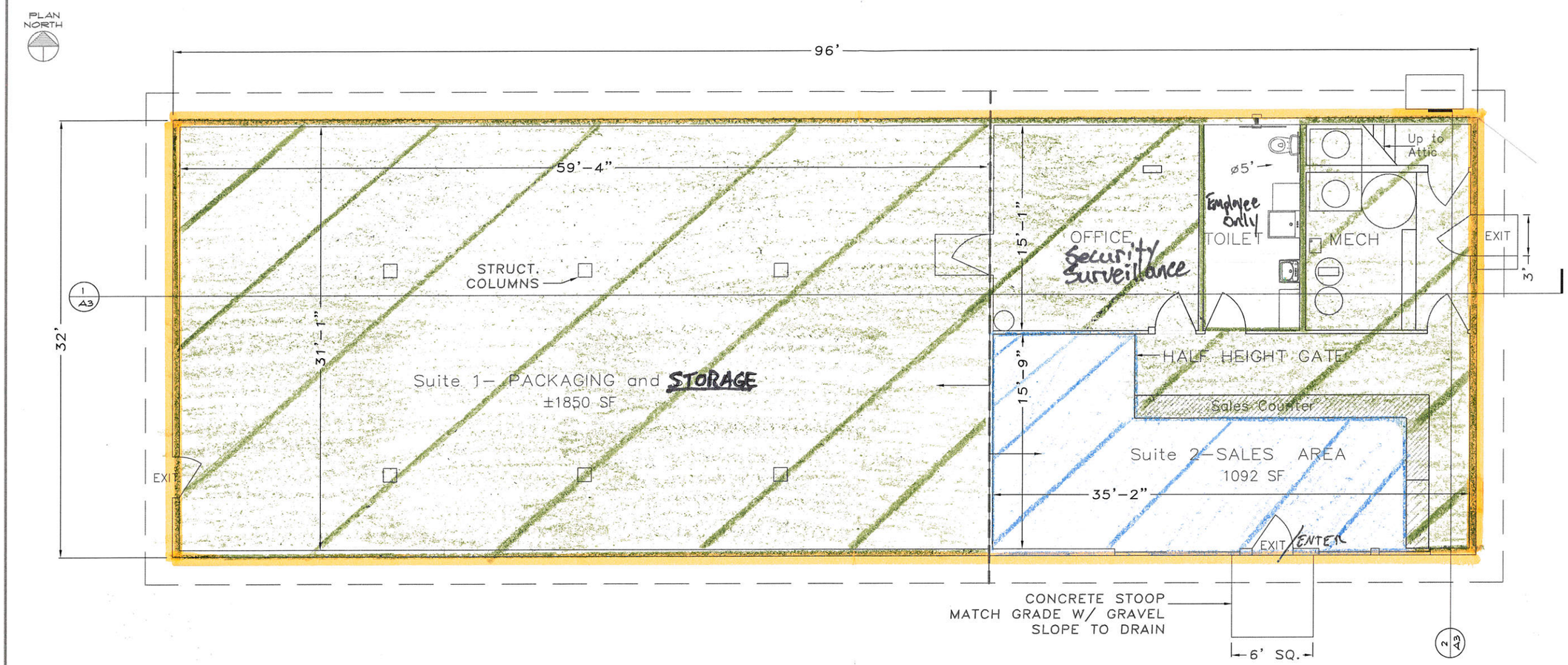



Diagram 1: operations

1 A1 1ST FLOOR PLAN

SCALE: 1/8 IN = 1 FT (FOR 11X17 SHEET) 0 4 8 16 24 FT

SCALE: 1/4 IN = 1 FT (FOR 22X34 SHEET) 0 2 4 8 12 FT

Key:

: Retail Public Access Area

: Retail Restricted Access Area

: Boundary of Licensed premises

## CODE INFORMATION

| | |
|---|---|
| BUILDING CODE: | 2012 IBC |
| OCCUPANCY: | PACKAGING and STORAGE<br>F–1 (FACTORY 1–925 SF)<br>S–1 (STORAGE 1–925 SF)<br>RETAIL AREA–SUITE 2<br>M – Mercantile – 1092 SF |
| IMPORTANCE: | II |
| CONSTRUCTION: | VB |
| FLOOR AREA: | 3072 SF< allowable 8500 SF |
| STORIES: | 1 = allowable |
| OCCUPANT LOAD: | F–1 = 5 @ 200SF / OCC.<br>S–1 = 3 @ 300SF / OCC.<br>M = 18 @ 60SF / OCC.<br>TOTAL = 26 |
| ZONE | GU–1 General Use–1 Acre |
| FLOOD ZONE: | X |

STATE OF ALASKA 49TH David C. Lanning CE 8212 1/23/18

REVISIONS


LANNING ENGINEERING
PO Box 470
Ester, Alaska 99725
907 – 460–1557
lanningak@acsalaska.net


MARIJUANA RETAIL STORE
THE GRASS STATION, LLC.
TL221, SEC 2, T1S, R2W, FM, AK
2502 PARKS HIGHWAY, FAIRBANKS, AK 99709

DRAWN dcl
CHECKED dcl
DATE 1/23/18
JOB NO. 17-1200
SHEET TITLE 1ST FLOOR PLAN
SHEET A1

AMCO Received 12/27/2018

License #16579
DBA: GRASS STATION 49
Diagram 3: Site Plan

Key:
- Licensed PREMISES
- PROPERTY Line

1 / C2 SITE PLAN

SCALE: 1" = 40' (FOR 11X17 SHEET)
0 40 80 120 160 FT

SCALE: 1" = 20' (FOR 22X34 SHEET)
0 20 40 60 80 FT

## NOTES

1. TL 221 PROPERTY LINE INFORMATION FROM DEED DATED MAY 28, 1982, BOOK 260, PAGE 650, FRD, AK
2. EASEMENT LOCATION FROM EASEMENT DOCUMENT 2015-021846-0 DATED 12/29/2015.
3. BASE MAP BY FAIRBANKS NORTH STAR BOROUGH GIS/MAP WEBSITE.
4. LOCATION OF CABINS ON GOV'T LOT 10 FROM PRELIMINARY PLAT BY MR. JIM WELLMAN, RLS.
5. LOCATION OF DRIVEWAYS ARE DIGITIZED FROM 2012 FNSB MAPPING/GIS AERIAL PHOTOGRAPHS. SOME VARIATIONS FROM THEIR TRUE LOCATIONS ARE EXPECTED.
6. THIS IS NOT A SURVEY. MAPPING IS INTENDED FOR PERMITTING USE ONLY WHICH REQUIRE DESCRIPTIONS OF PROPERTY.

## SIGNAGE

1. SIGNAGE WILL 4 FT X 8 FT, LOCATED ON THE SOUTH AND EAST SIDES OF THE BUILDING.
2. HANDICAP PARKING SIGN ON BUILDING WILL BE DIRECTLY IN FRONT OF HANDICAP PARKING SPACE.

## OUTSIDE LIGHTING

ALL OUTSIDE LIGHTING WILL BE ON THE OUTSIDE OF THE BUILDING INTENDED TO ILLUMINATE BUILDING, EXITS AND PARKING.

## MATERIALS

DRIVEWAY AND PARKING AREAS WILL HAVE AT LEAST 4 INCHES OF PIT RUN GRAVEL BASE.

## PARKING SPACES

1. THERE ARE A MINIMUM OF 4 CUSTOMER PARKING PLACES AND 2 EMPLOYEE PARKING PLACES.
2. OF THE 6 PARKING PLACES, ONE IS A HANDICAP ACCESSIBLE SPACE. 13X18 FT.
3. ALL REGULAR PARKING SPACES ARE 9 FT X 18 FT IN DIMENSION.

## WATER AND WASTEWATER

1. GIVEN PERMAFROST AT DEPTH AND SMALL LOT SIZE, ON-SITE WASTEWATER IS NOT APPROPRIATE.
2. BOTH WATER SUPPLY AND WASTEWATER DISPOSAL WILL BE PROVIDED BY HOLDING TANKS APPROVED AND PERMITTED BY ADEC.

STATE OF ALASKA 49TH David C. Lanning CE 8212 REGISTERED PROFESSIONAL ENGINEER
1/23/18

REVISIONS

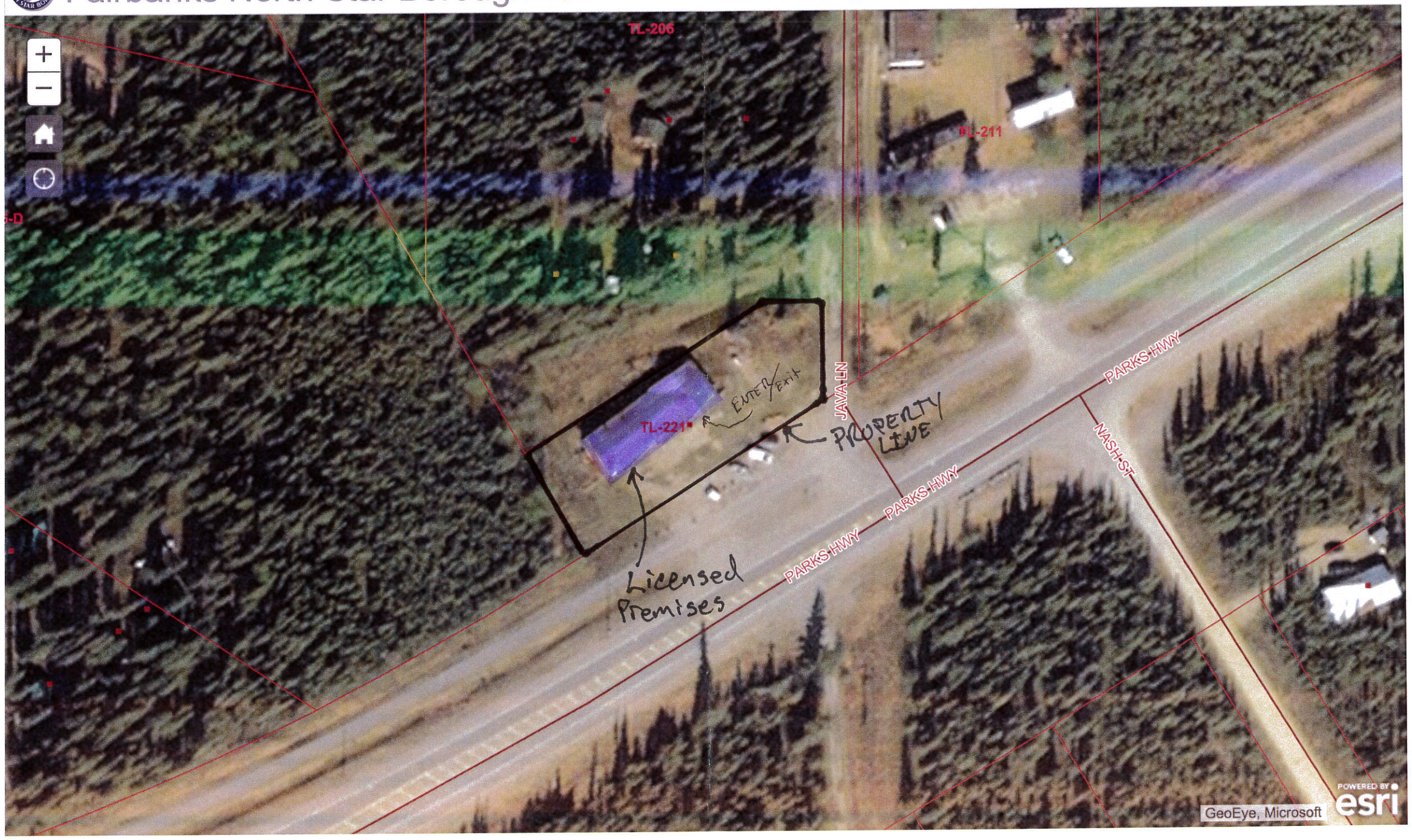

LANNING ENGINEERING
PO Box 470
Ester, Alaska 99725
907 - 460-1557
lanningak@acsalaska.net


MARIJUANA RETAIL STORE
THE GRASS STATION, LLC.
TL221, SEC 2, T1S, R2W, FM, AK
2502 PARKS HIGHWAY, FAIRBANKS, AK 99709

| | |
|---|---|
| DRAWN | dcl |
| CHECKED | dcl |
| DATE | 1/23/18 |
| JOB NO. | 17-1001 |
| SHEET TITLE | SITE PLAN |
| SHEET | C2 |

AMCO Received 12/27/2018

LICENSE #16579 DBA: GRASS STATION 49 DIAGRAM 4: ARIAL PHOTO




AMCO Received 12/27/2018