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-14: Licensed Premises Diagram Change

What is this form?

This licensed premises diagram change form is required for all marijuana establishment licensees seeking to alter the functional floor plan or reduce or expand the area of the establishment's existing licensed premises.
The required $250 change fee may be made by check, cashier's check, or money order.

This form must be completed and submitted to AMCO's main office prior to altering the existing floor plan, and along with an initiated application for an Onsite Consumption Endorsement if applicable. The licensed premises may not be altered unless and until the application has been approved by the board.

Section 1 – Establishment Information

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

Licensee:	H.E. Holdings, LLC	**MJ License #:**	12488		
License Type:	Standard Marijuana Cultivation Facility				
Doing Business As:	Thirdstate				
Premises Address:	200 Pheasant Farm Road				
City:	Fairbanks	**State:**	Alaska	**ZIP:**	99712

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:

- ☐ License number and DBA
- ☐ Legend or key
- ☐ Color coding
- ☐ Dimensions
- ☐ Labels
- ☐ True north arrow
- ☐ Surveillance room
- ☐ Licensed premises boundary
- ☐ Restricted access areas
- ☐ Storage areas
- ☐ Entrances, exits, and windows
- ☐ Walls, partitions, and counters
- ☐ Any other areas that must be labeled for specific license types
- ☐ Serving area**
- ☐ Employee monitoring area**
- ☐ Ventilation exhaust points, if applicable**

Items marked with a double asterisks (**) are only required for those retail marijuana establishments that are submitting the MJ-14 form in conjunction with an onsite consumption endorsement application.

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Section 3 – Summary of Changes

Provide a summary of the changes for which you are requesting approval.

Thirdstate would like to add a 255' x 102' outdoor fenced in grow area. Thirdstate would also like to add a 30' x 30' "head house" for drying/curing/processing and a new 72' x 30' greenhouse to the cultivation facilities licensed premises.
The fencing around the existing cultivation facility will be extended from its existing location to incorporate the proposed outdoor grow, head house and the greenhouse (as indicated on the attached diagram)

Section 4 – Declarations

Read each statement below, and then sign your initials in the corresponding box to the right [if applicable]:	Initials
If a local building permit is required, I have attached a copy of it to this form.	
The proposed changes conform to all applicable public health, fire, and safety laws.	HE
I have included a title, lease or other documentation showing sole right of possession to the additional area(s) if the additional area(s) are not already part of my approved licensed premises.	

As a marijuana establishment licensee, I declare under penalty of unsworn falsification that this form, including all accompanying schedules and statements, is true, correct, and complete.

Haley Mae Essig
Signature of licensee

Haley Essig
Printed name of licensee

ALBERTO CATAGA
Notary Public - State of Florida
Commission # GG 924625
Expires on October 21, 2023

Alberto Cataga
Notary Public in and for the State of ~~Alaska~~. Florida

My commission expires: 10/21/2023

Subscribed and sworn to before me this 31st day of July, 2020.

Notarized online using audio-video communication

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Form MJ-14: Licensed Premises Diagram Change

Section 5 – Approvals

Local Government Review is required to be completed before submission to the Alcohol and Marijuana Control Office.

Local Government Review (to be completed by an appropriate local government official):	Yes	No	Pending
The proposed changes shown on this form conform to all local restrictions and laws. Per conditions of CU 2020-009	☑	☐	☐
A local building permit is required for the proposed changes.	☐	☑	

D. Christine Nelson — Signature of local government official

NA — Building Permit #

9-22-2020 — Date

D. Christine Nelson — Printed name of local government official

Community Planning Director — Title

Section 6 – AMCO Review

AMCO Review:		Approved	Disapproved
Signature of AMCO Enforcement Supervisor	Signature of Director (DocuSigned by: 3877CBCDD3CA4CA...)	X	☐
James Hoelscher 10/30/2020	Glen Klinkhart	12/1/2020	
Printed name of AMCO Enforcement Supervisor	Printed name of Director	Date	

AMCO Comments:

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- proposed Greenhouse / head house

N

DRIVE SHAFT LOCATION WITH 2" SQ. SUPPORTS. ALUMINUM ANGLE TEK SCREWED TO 2" SQ. UPRIGHTS

ALUMINUM ANGLES WITH 1" SQ SUPPORTS

ALUMINUM ANGLES WITH 1" SQ SUPPORTS

Mezzanine

Head house: Drying/curing/ processing

Mezzanine

30'

30'

Greenhouse

Cultivation space

72'

36'

GABLE END WITH 2" SQ TUBES NO ALUMINUM ANGLE AT THIS END

ALUMINUM ANGLE ATTACHED TO 2" SQ GABLE END TUBES

30'

72'

SHADE SYSTEM CLOSING DIRECTION THE SHADE SYSTEM IS TO BE DETERMINED ON SITE

Diagrams 1 & 2'

H.E. Holdings, LLC
DBA- Thirdstate
License # 12488

MOUNTAIN GREENHOUSE

25701

DECLOET
Greenhouse Manufacturing Ltd.
RR#1 Simcoe, Ontario N3Y 4J9

PLAN LAYOUT 30' GROWMAX (CATHEDRAL)	DRAWN BY: AEB	DATE: SEP 08/17	REV NO: 0
	SHEET: 1 of 6		REV DATE: -
DWG NO: PL17 117-SP	DWG PATH: G:\1 Post Layouts\2017\PL17 117		SCALE: N.T.S.

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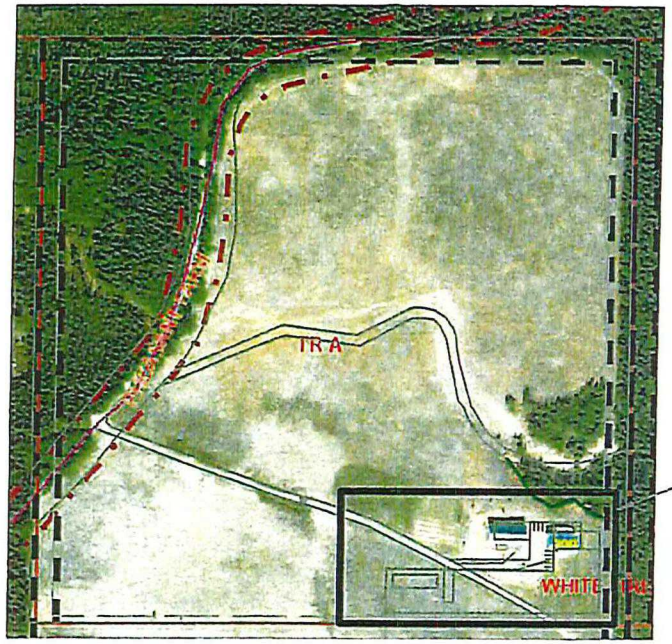

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SEE PHEASANT FARM DETAIL BELOW

Diagrams 3,4 & 5

GREEN DIAMOND ENGINEERING	Drawn by: G ST PIERRE
	Registration: AELC14658
	Title: PHEASANT FARM DETAIL
	Date: 08/22/2017
	Sheet: 1 of 1
	Rev: 1

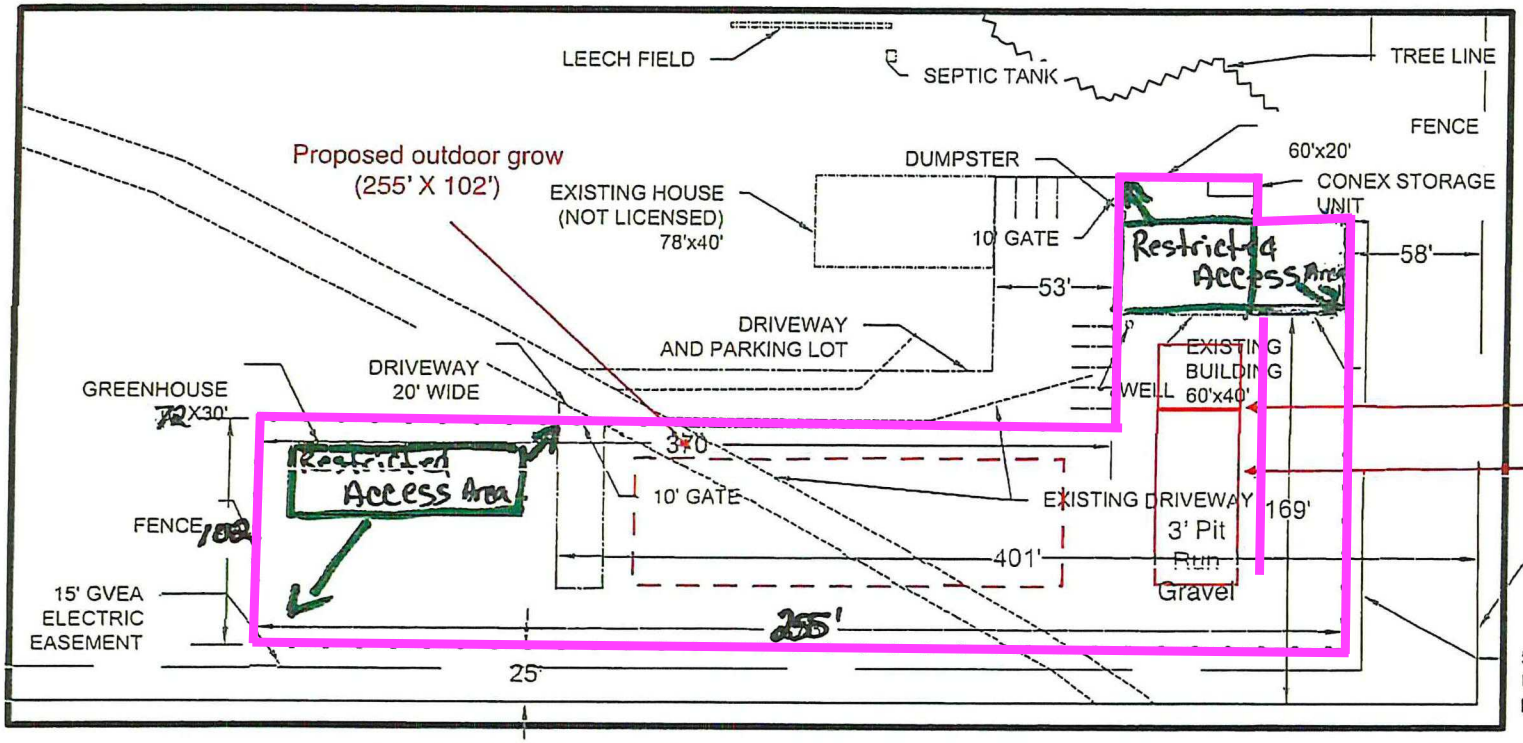
H.E Holdings, LLC
DBA: Third State
License #12488

- proposed outdoor grow
- proposed headhouse + greenhouse
- Existing Licensed premises / Restricted Access Area

Restricted Access Area

Total outdoor cultivation space: 32,070 sq. ft.

- Fence / Restricted Access Area



PHEASANT FARM DETAIL

0 10' 50' 100' 200'

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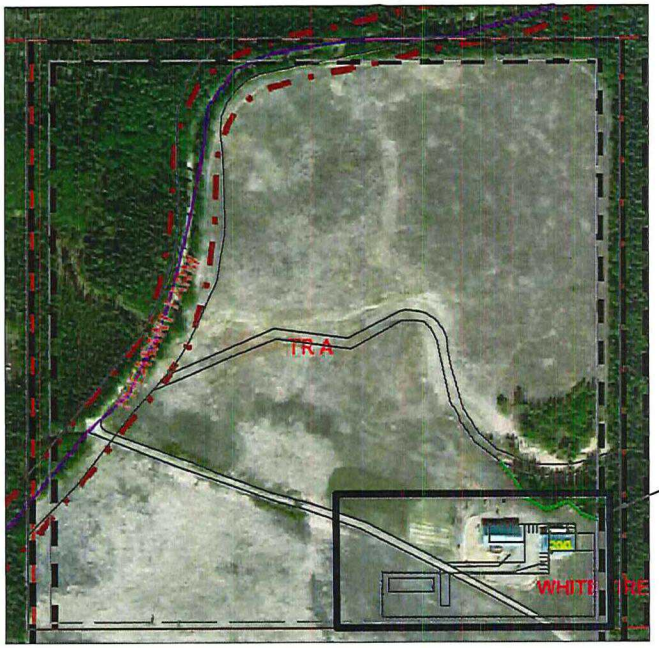

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SEE PHEASANT FARM DETAIL BELOW

GREEN DIAMOND ENGINEERING

Drawn by:	G ST PIERRE
Registration:	AELC14658
Title:	PHEASANT FARM DETAIL
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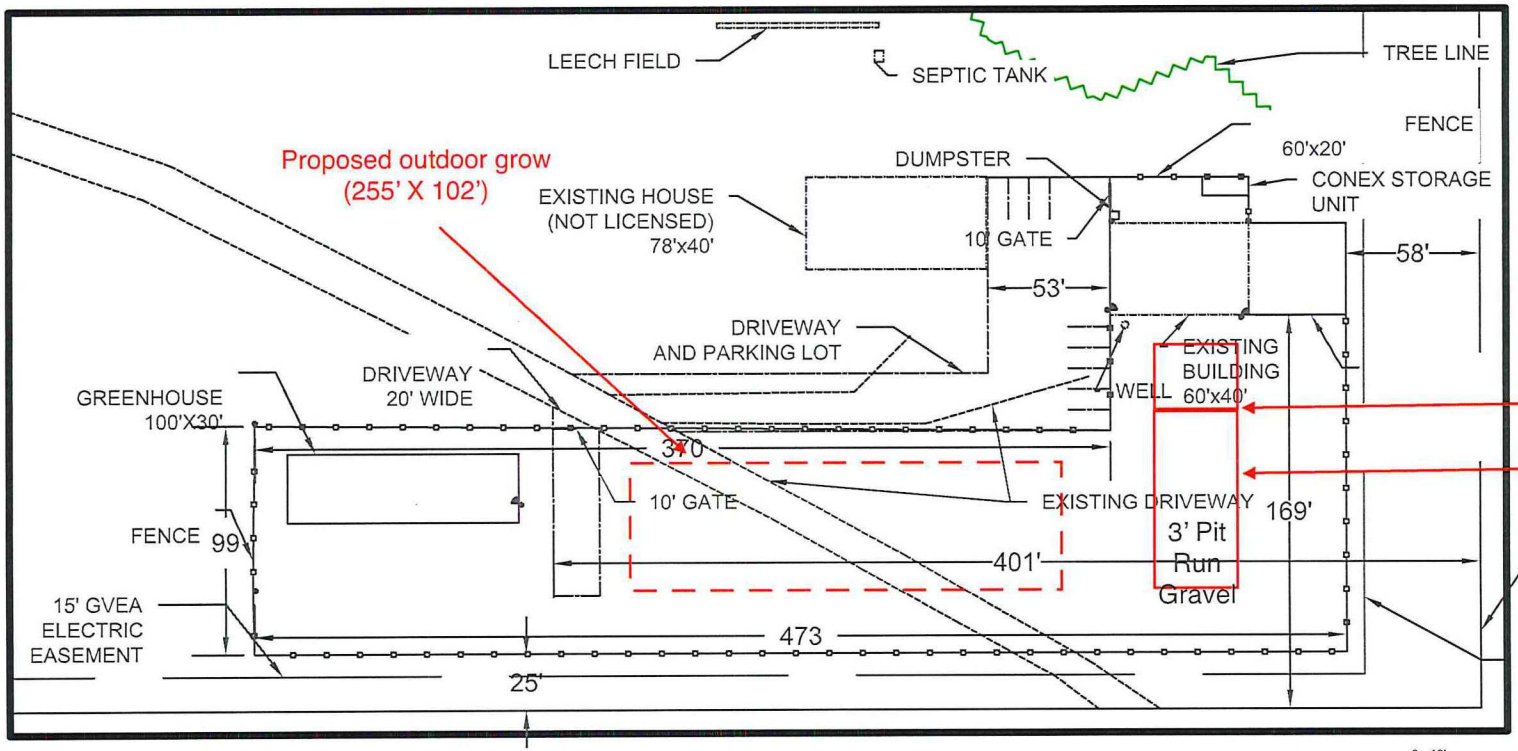

Total outdoor cultivation space: 32,070 sq. ft.

Proposed headhouse (30' X 30')

Proposed greenhouse (72' X 30')

PHEASANT FARM DETAIL

0 10' 50' 100' 200'

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FAIRBANKS NORTH STAR BOROUGH Department of Community Planning
907 Terminal Street ☆ P.O. Box 71267☆ Fairbanks, Alaska 99701-1267 (907) 459-1260 ☆ FAX (907) 205-5169

NOTICE OF DECISION RE: CU2020-009

July 20, 2020

Original sent via US Postal Service/emailed to:
haley@thirdstate.co

Haley Essig
H. E. Holdings LLC
1244 Viewpointe Drive
Fairbanks, AK 99709

Dear Ms. Essig:

At its regular meeting of July 14, 2020 the Planning Commission of the Fairbanks North Star Borough considered your request on behalf of H. E. Holdings LLC to amend their conditional use permit for a marijuana outdoor limited cultivation facility in the General Use (GU-1) zoning district on Tract A, White Fireweed Subdivision (Located at 200 Pheasant Farm Road, South of Chena Hot Springs Rd).

The Commission voted nine (9) in favor, zero (0) opposed, to **approve** your request. Further, it adopted the Staff Report and following Conditions and Findings of Fact in support of its decision:

CONDITIONS

1. The applicant or holder of this permit shall comply with all of the following State of Alaska requirements:
   a. Department of Public Safety (Division of Fire and Safety)
   b. Department of Commerce, Community, and Economic Development (Alcohol and Marijuana Control Office)
   c. Department of Environmental Conservation
2. The applicant or holder of this permit shall submit a revised site plan of their proposed expansion that conforms to the 50-foot buffer per Title 18.96.240(B)(1). This conditional use permit shall not be valid until after the FNSB Department of Community Planning has confirmed that the revised site plan conforms with Title 18.96.240(B)(1).
3. If any modifications are made to the site plan or other FNSB required documents or operational characteristics, the applicant or holder of this conditional use permit shall

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e. The subject property will continue to access and maintain Pheasant Farm Road which is classified as a Local Road.

3. The proposed conditional use protects public health, safety, and welfare because the property complies with Title 18 standards for the GU-1 zone (FNSBC 18.40) as well as with other applicable land use related laws.
   a. Noise and odor from the expansion is not expected to increase considerable, since the nearest residences on the adjacent properties are more than 500 feet away from the proposed facilities and consist of agricultural operations during the summer.
   b. Both Pheasant Farm Road and the site driveway are maintained by the applicant.
   c. The proposed expansion will only add four seasonal employees to the current operations 10 employees.
   d. All marijuana products will be stored indoors in a secured building where the public does not have access to them.
   e. All lights are angled down in order to prevent the light from crossing property lines, and security devices are installed and in accordance with the state surveillance requirements.

This decision may be appealed in writing to the Office of the Borough Clerk within fifteen (15) days from the date of the decision to the Fairbanks North Star Borough Board of Adjustment.

Public notice signs must be returned within 10 days. Upon receipt, in good condition, we will promptly initiate a refund of the sign deposit.

If you have any questions regarding this matter, please feel free to contact the Department of Community Planning, 907 Terminal Street, Fairbanks, Alaska 99707 or call (907) 459-1260.

Sincerely,

Melissa Kellner

for D. Christine Nelson, AICP
Community Planning Director

CN/sw

Fairbanks North Star Borough is subject to the Alaska Public Records Act, AS 40.25 et seq. and this document may be subject to public disclosure under state law.

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