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:	Alaskan Pipe Dreams, LLC	MJ License #:		26946	
License Type:	Limited Cultivation Facility				
Doing Business As:	One Sweet World				
Premises Address:	5675 E Blue Lupine Dr				
City:	Wasilla	State:	Alaska	ZIP:	99654

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:

- [x] License number and DBA
- [x] Legend or key
- [x] Color coding
- [x] Dimensions
- [x] Labels
- [x] True north arrow
- [x] Surveillance room
- [x] Licensed premises boundary
- [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
- [ ] Serving area**
- [ ] Employee monitoring area**
- [ ] Ventilation exhaust points, if applicable**

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OCT 12 2021

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.

Section 3 – Summary of Changes

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

Adding on an addition for more space in the facility. A 19' x 36' addition has been added that did not alter the original premises diagram. The original facility is still intact and operating as per the current operating plan on file.

The addition will mirror currently approved rooms but will update the operating plan, and maximize our canopy and space after understanding the needs of the rooms. Each room will reduce the footprint as the current specs in the operating plan caused overcrowding in the canopy and spacing issues.

Room 1 will be utilized for Vegetative and Cloning. No more than 175 sq ft will be utilized in the Room 1 for cultivation of Marijuana. The diagram outlines the areas that marijuana will be cultivated.

Room 2 (Current Diagram)
3' x 27' = 81 sq ft per row, 2 Rows each side of door per room (Highlighted by green line diagram 1)
162 sq ft total Room 2

Room 3 (New Addition)
3'x27' = 81 sq ft per row, 2 Rows each side of door per room (Highlighted by green line diagram 2)
162 sq ft total Room 3

Total size to be under cultivation will not exceed 499 sq ft. There are a total of 3 rooms that will be under various stages of cultivation.

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.	
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.

Signature of licensee

Chad Ragsdale

Printed name of licensee

Official Seal
Helen A. Duarte
Notary Public-State of Alaska
My Comm. Expires 12/1/2024

Notary Public in and for the State of Alaska.

My commission expires: 12-01-2024

Subscribed and sworn to before me this 1st day of October, 2021.

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.	X		
A local building permit is required for the proposed changes.		X	

Digitally signed by Mark Whisenhunt
Date: 2021.10.07 11:03:55 -08'00'

Signature of local government official | Building Permit # | Date: October 7, 2021

Mark Whisenhunt
Printed name of local government official

Planner II
Title

Section 6 – AMCO Review

AMCO Review:	Approved	Disapproved
	X	

Signature of AMCO Enforcement Supervisor | Signature of Director

James Hoelscher 4/20/2022
Printed name of AMCO Enforcement Supervisor

Carrie Craig
Printed name of Director

4/20/2022
Date

AMCO Comments:

Inspection by enforcement required once area is completed.

Diagram shows squarefootage for room 1 is 164 sq ft. Licensee confirmed they will not go over 175 sq ft in room 1 as stated in summary of changes.

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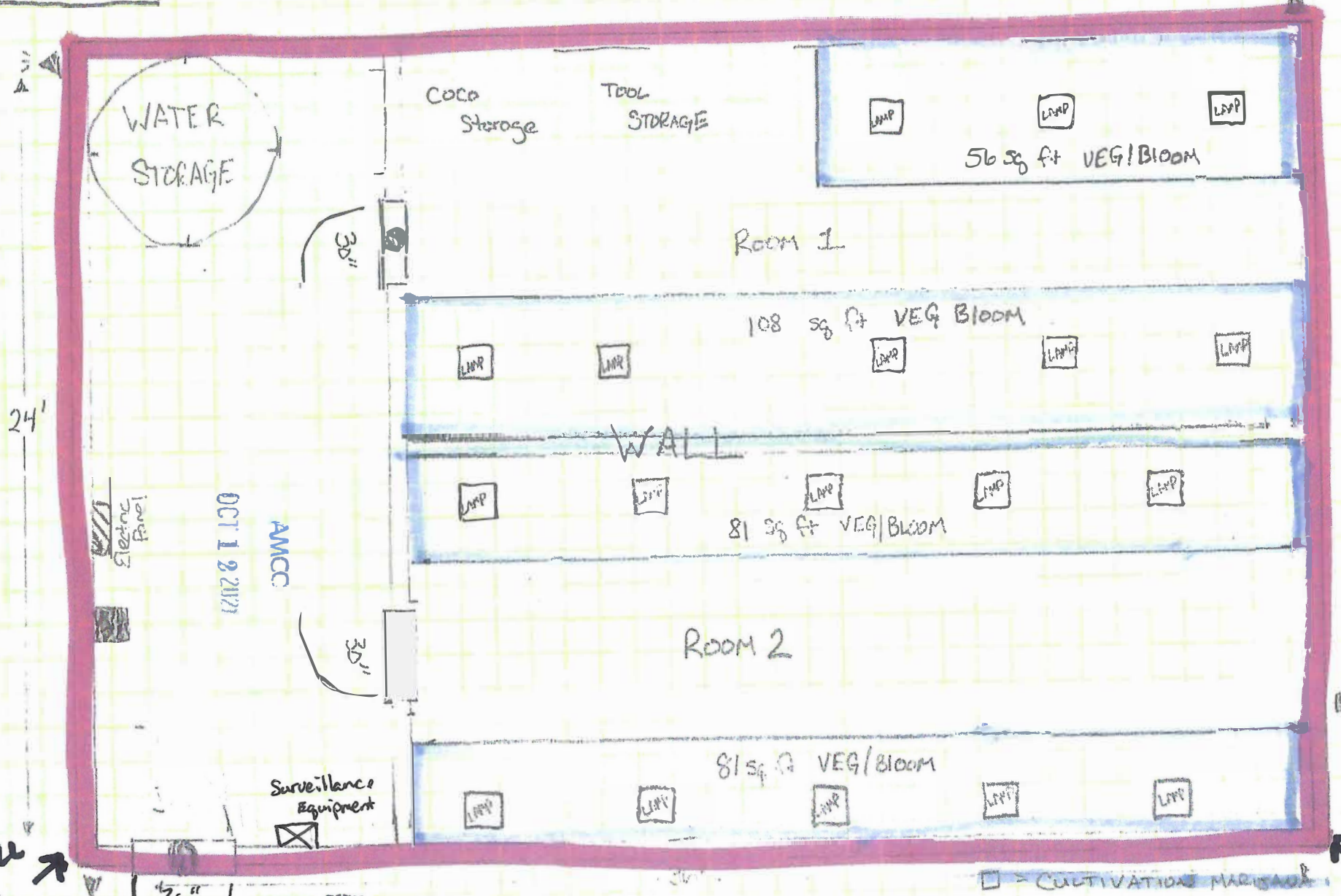
DIAGRAM 1A

LIMITED MARIJUANA CULTIVATION
864 sq ft
326 sq ft marijuana

#1 26946
ONE SWEET WORLD
5675 E Blue Lupine Dr
Palmer AK 99645



WALL A

WALL A

= CULTIVATION MARIJUANA

= FIRE EXTINGUISHER

= EMERGENCY LIGHT / EXIT SIGN

= LED OUTDOOR LIGHTS

= SURVEILLANCE

SCALE = 1'

AMCO received 4/7/2022

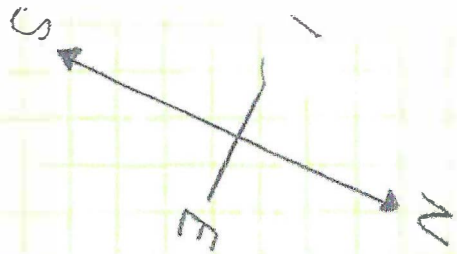
AMCO received 4/7/2022

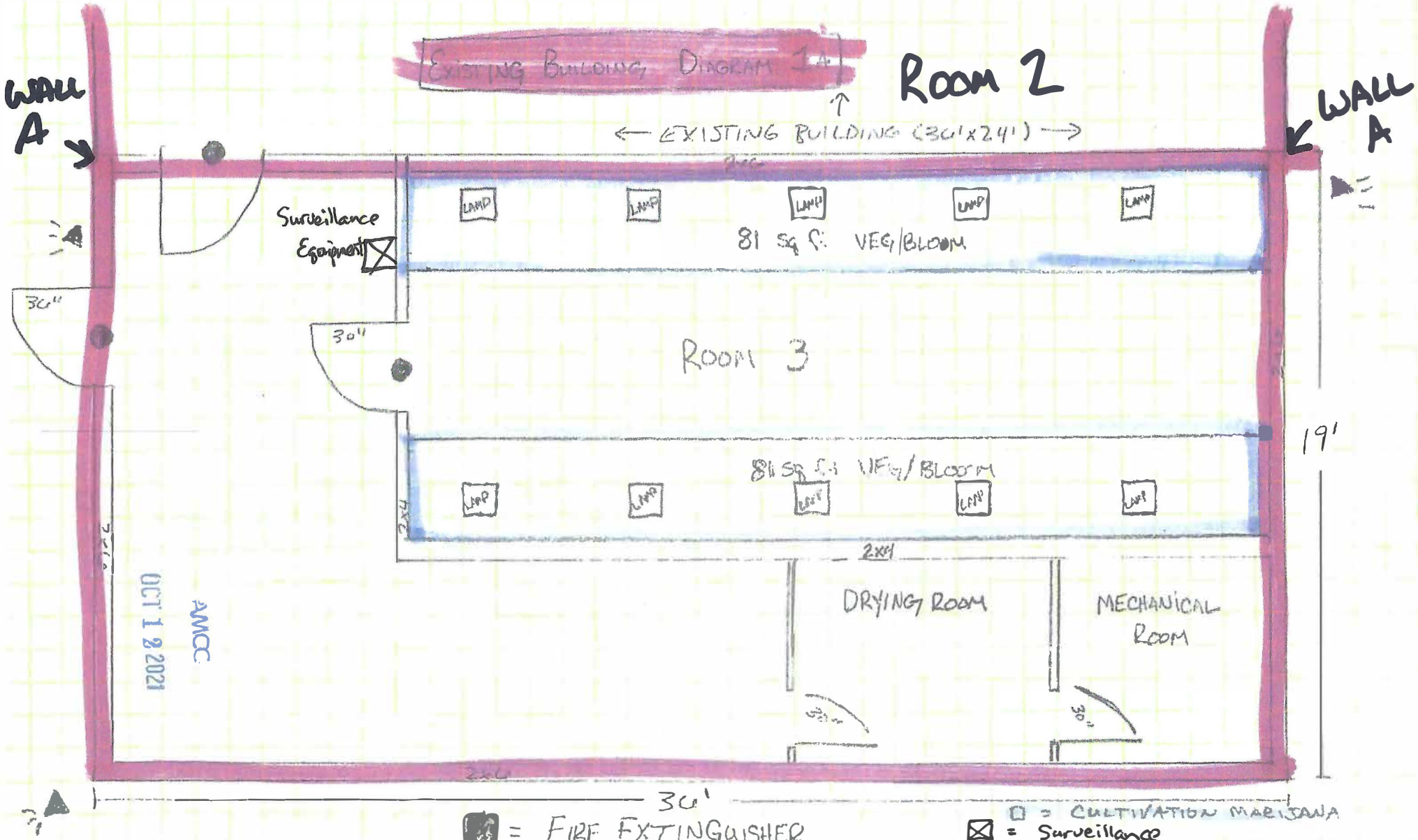
DIAGRAM 1B

LIMITED MARIJAUNA CULTIVATION
684 sq ft
162 sq ft Room 3 MARIJAUNA

ROOM 1 ↑

#26946
One Sweet World
5675 E Blue Lupine Dr
Wasilla AK 99654





AMCC
OCT 1 8 2021

SCALE □ = 1'

■ = FIRE EXTINGUISHER
● = EMERGENCY LIGHTS/EXIT SIGN

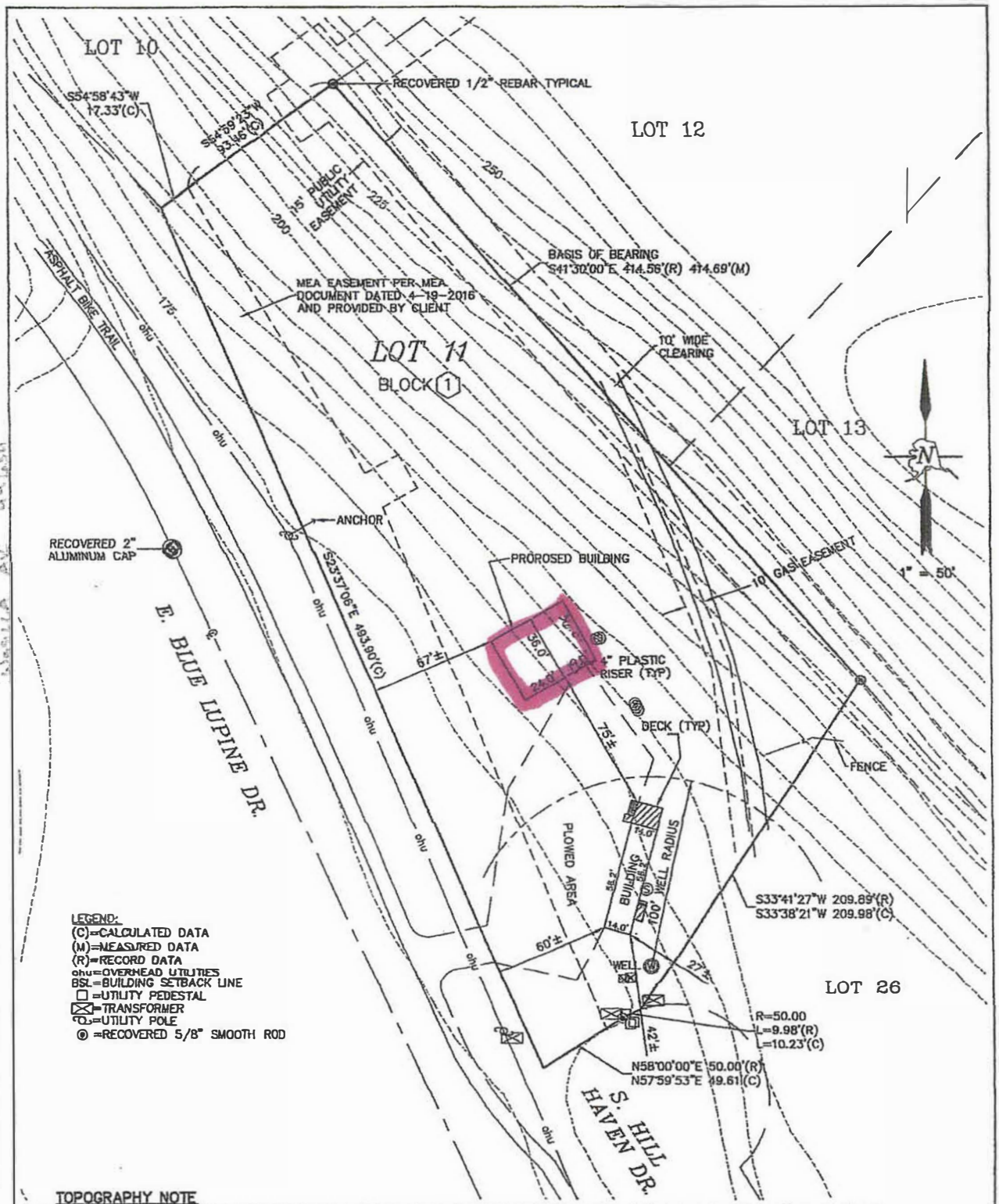
□ = CULTIVATION MARIJAUNA
⊠ = Surveillance
▲ = LED OUTDOOR LIGHTS

= Licensed premises

DIAGRAM #3

#20916
ONE SWEET WORLD
5675 E BLUE LUPINE DR.
PALMER, AK 99645

LIMITED MARIJUANA CULTIVATION
1548 sq ft
499 or less sq ft MARIJUANA CULTIVATED



TOPOGRAPHY NOTE

1. TOPOGRAPHY DERIVED FROM MAT-SU BOROUGH LIDAR TOPOGRAPHY MAP 17602765 DATED 2011. HORIZONTAL DATUM IS BASED ON NAD83.
2. CONTOURS ARE IN 5 FOOT INTERVALS AND ARE BASED ON NAVD 88 GEOID 09 VERTICAL DATUM.
3. THIS LOT HAS BEEN RE-CONTOURED.

NOTES:
1. PRELIMINARY FIELD WORK PERFORMED THIS DATE 01-13-2020.
2. THE FINAL BUILDING LOCATION AND FINISHED FLOOR ELEVATION IS TO BE DETERMINED IN THE FIELD BY THE CONTRACTOR.

EXCLUSION NOTE: IT IS THE RESPONSIBILITY OF THE OWNER OR BUILDER, PRIOR TO CONSTRUCTION, TO VERIFY PROPOSED BUILDING GRADE RELATIVE TO FINISHED GRADE AND UTILITIES CONNECTIONS, AND TO DETERMINE THE EXISTENCE OF ANY EASEMENTS, COVENANTS, OR RESTRICTIONS WHICH DO NOT APPEAR ON THE RECORDED SUBDIVISION PLAT.

STATE OF ALASKA 49TH
Robert J. Farmer 10615-S
REGISTERED PROFESSIONAL LAND SURVEYOR
9-11-20

PLOT PLAN
FS LLC Surveyors : Planners

FARMER SURVEYING
9131 E. FRONTAGE RD.
PALMER, ALASKA 99645
PH: (907)745-0222
bob@farmersurveying.com www.farmersurveying.com

WO: 1900043	
PAGE: 1 of 1	
SCALE: 1" = 50'	FILE: 1900043PO

I HEREBY CERTIFY THAT THIS PLOT PLAN WAS PREPARED UNDER MY DIRECTION ON THE FOLLOWING DESCRIBED PROPERTY:
TWINOOK SUBDIVISION, BLOCK 1, LOT 11,
PLAT No. 79-450, PALMER RECORDING DISTRICT, PALMER, ALASKA.
SURVEYED ON THE 13th OF JANUARY, 2020.

©2020

AMCO OCT 12 2021

SEP 23 2020
AMCO

Diagram #4

Matanuska-Susitna Borough Land Information Parcel Report

Selected parcel highlighted

N
W E
S

Account ID: 1807B01L011

Owner(s): RAGSDALE CHAD

General Owner: PRIVATE

Legal Description: TWINOOK BLOCK 1 LOT 11

Parcel location within Matanuska-Susitna Borough

This map is solely for informational purposes only. The Borough makes no express or implied warranties with respect to the character, function, or capabilities of the map or the suitability of the map for any particular purpose beyond those originally intended by the Borough. For information regarding the full disclaimer and policies related to acceptable uses of this map, please contact the Matanuska-Susitna Borough GIS Division at 907-861-7858.

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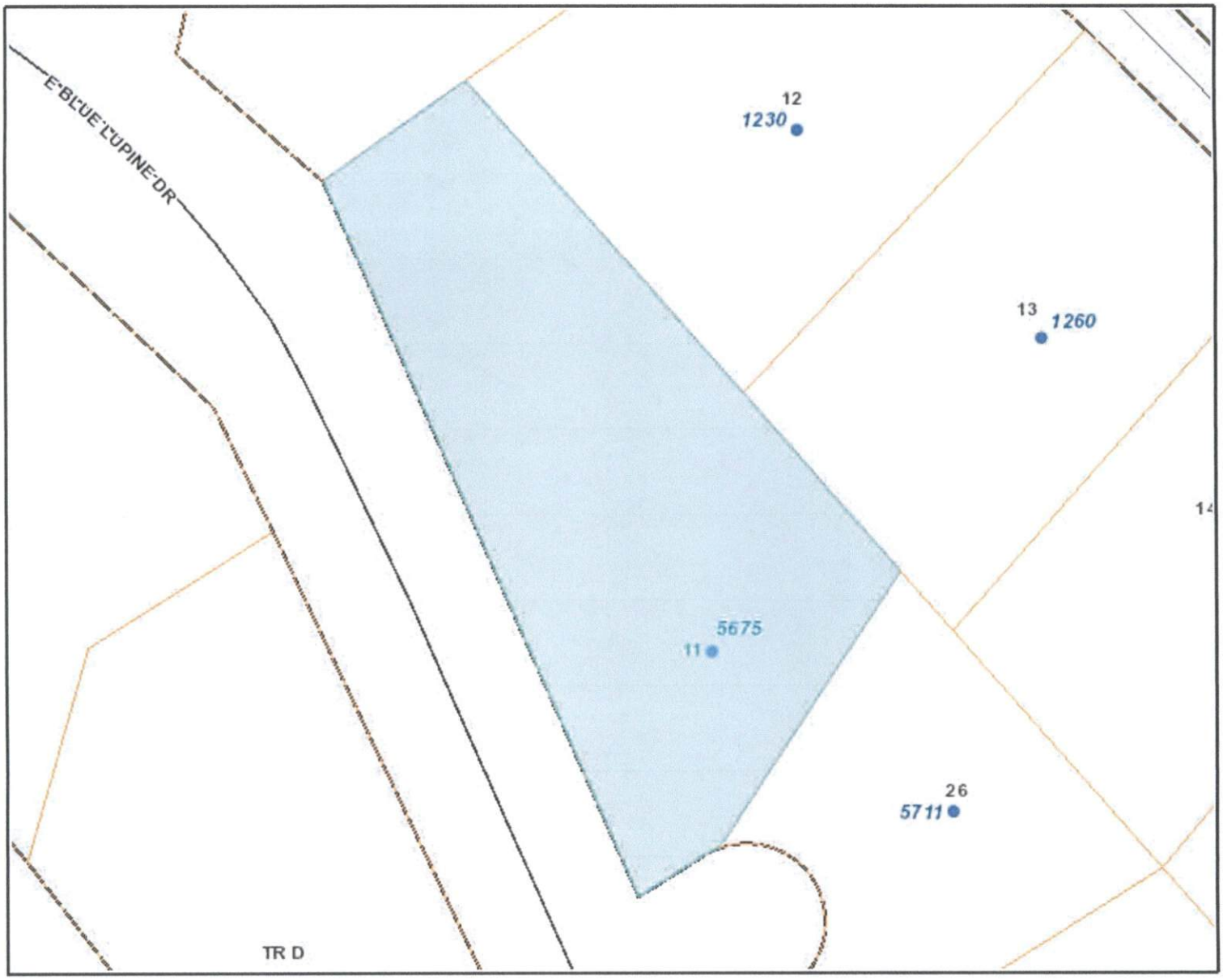
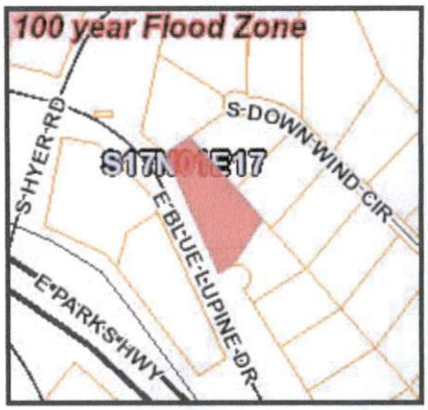
9/18/2020 11:37:30 AM

SEP 23 2020

Matanuska-Susitna Borough Land Information Parcel Report



Selected parcel highlighted



Parcel location within Matanuska-Susitna Borough

Account ID: 1807B01L011

Owner(s): RAGSDALE CHAD

General Owner: PRIVATE

Legal Description: TWINOOK BLOCK 1 LOT 11

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9/18/2020 11:36:16 AM

MATANUSKA-SUSITNA BOROUGH

Real Property Detail for Account: 1807B01L011

Site Information

Account Number	1807B01L011	Subdivision	TWINOOK
Parcel ID	19746	City	None
TRS	S17N01E17	Map WA10	Tax Map
Abbreviated Description (Not for Conveyance)	TWINOOK BLOCK 1 LOT 11		

Site Address	5675 E Blue Lupine Dr		
Ownership			
Owners	RAGSDALE CHAD	Buyers	
Primary Owner's Address	2490 S PADDOCK DR WASILLA AK 99654	Primary Buyer's Address	

Appraisal Information

Year	Land Appraised	Bldg. Appraised	Total Appraised
2021	$117,300.00	$135,700.00	$253,000.00
2020	$117,300.00	$4,500.00	$121,800.00
2019	$117,300.00	$3,500.00	$120,800.00

Assessment

Year	Land Assessed	Bldg. Assessed	Total Assessed[1]
2021	$117,300.00	$135,700.00	$253,000.00
2020	$117,300.00	$4,500.00	$121,800.00
2019	$117,300.00	$3,500.00	$120,800.00

Building Information

Structure 0 of 1

Residential Units	0	Use	Other Retail Trade
Condition	Standard	Design	Commercial
Basement	None	Construction Type	Frame
Year Built	2020	Grade	None
Foundation	Unknown	Building Appraisal	$131200
Well		Septic	Septic - 1 - Septic Tank

Building Item Details

Building Number	Description	Area	Percent Complete

Tax/Billing Information

Year	Certified	Zone	Mill	Tax Billed
2021	Yes	0006	15.304	$3871.92
2020	Yes	0006	15.763	$1919.93
2019	Yes	0006	15.889	$1919.39

Recorded Documents

Date	Type	Recording Info (eRate link to DNR)
8/9/2019	QUITCLAIM DEED (ALL TYPE)	Palmer 2019-017024-0
5/31/2019	WARRANTY DEED (ALL TYPES)	Palmer 2019-010873-0
5/1/2015	PERSONAL REPRESENTATIVE	Palmer 2015-008445-0

Tax Account Status [2]

Status	Tax Balance	Farm	Disabled Veteran	Senior	Total	LID Exists
PLEASE CALL	$2,037.00	$0.00	$0.00	$0.00	$0.00	No

Land and Miscellaneous

Gross Acreage	Taxable Acreage	Assembly District	Precinct	Fire Service Area	Road Service Area
1.92	1.92	Assembly District 002	11-085	130 Central Mat-Su	009 Midway RSA

[1] Total Assessed is net of exemptions and deferments.rest, penalties, and other charges posted after Last Update Date are not reflected in balances.
[2] If account is in foreclosure, payment must be in certified funds.

Last Updated: 9/27/2021 3:00:07 AM

AMCO
OCT 12 2021