Joint Board of Trustees and Planning Commission Workshop prior to Regularly Scheduled Planning Commission Meeting

Wednesday, May 01, 2024 at 4:30 PM and 6:30 PM

Town Hall - 1026 Park Ave. * Participation In-Person Only*

The Town of Grand Lake upholds the Six Pillars of Character:
Citizenship, Trustworthiness, Respect, Responsibility, Fairness and Caring

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AGENDA FOR JOINT WORKSHOP AT 4:30PM

1. Pre-Application Meeting with Developer about 1001-1007 Lake Dr. and 1016 Grand Ave. to get direction on Proposal

AGENDA FOR REGULARLY SCHEDULED PLANNING COMMISSION MEETING 6:30PM

1. Call to Order
2. Roll Call
3. Consideration to approve Meeting Minutes: Minutes 4-17-2024
4. Unscheduled Citizen Participation
This time is reserved for members of the public to make a presentation to the Commission on items or issues that are not scheduled on the agenda. The Commission will not make any decisions on items presented during this time.
5. Conflicts of Interest
6. Items of Business

A. Review of a Conditional Use Permit business that generates income from the use of animals, also known as a dog boarding and training at Subd: Grand Lake Lots:9-10, Block 28, more commonly referred to as 304 West Portal Rd.

B. Resolution 04-2024, Reviewing a Conditional Use Permit for a Marijuana Business Located at Block 26, Lots 15, Town of Grand Lake; More Commonly Referred to as 525 Grand Avenue

7. Items for Discussion
8. Future Agenda Items
9. Adjourn Meeting

For live streaming (listening only) scan the QR code.
You will not be able to actively participate via the web streaming.

https://us06web.zoom.us/j/83779056558
You can also dial in using your phone. 1 (346) 248-7799
Meeting ID: 837 7905 6558

May 1st, 2024 – 4:30PM Joint Workshop

To: Mayor Kudron, Chairman Shockey, Board of Trustees and Planning Commissioners

From: Kim White, Community Development Director

RE: Leatherwood Grand Lake Development Pre-Application Meeting

Purpose

To discuss the new development proposed at 1001-1007 Lake St and 1016 Grand Ave. prior to submitting the development application for review.

MA STUDIOS

PO Box 21
Granby, CO 80446
970-887-9366

March 20th, 2024

Town of Grand Lake & Community Development - Planning Department
Subject: Preliminary – Leatherwood Master Plan Concept – Spirit Lake Condos, LLC & MA Studios

Dear Residents, Stakeholders, and Community Members,

We are delighted to share with you an exciting vision for the future of downtown Grand Lake. As our community continues to grow and evolve, it's essential that we shape our environment to meet the needs and aspirations of all who call this place home. With that in mind, allow us to introduce you to a transformative mixed-use development project that promises to enhance our downtown area and foster a stronger sense of connection and vibrancy.

At the heart of this vision lies a commitment to revitalizing the connection between Grand Avenue and Grand Lake, breathing new life into our urban core while preserving the unique charm and character that defines our community. The proposed development seeks to create an energetic & active pedestrian plaza, serving as a welcoming gathering space for residents and visitors alike. Picture a bustling hub of activity, where families can stroll, friends can meet, and neighbors can come together to enjoy the beauty of our surroundings.

Central to our plans is the extension of the beach frontage on Grand Lake, offering expanded opportunities for recreation and relaxation along the water's edge. This enhancement not only celebrates the natural context of RMNP, Grand Lake, etc, but also ensures that our community continues to thrive as a destination for outdoor enthusiasts and nature lovers.

Furthermore, we are excited to unveil plans to reimagine the existing boathouse/marina, transforming it into a dynamic amenity space that is accessible and welcoming to all. Our proposal includes the expectation that the town re-locates the existing marina & boathouse - by reworking this area, the town will help us create a multifunctional space that not only caters to the needs of boating enthusiasts but also offers a myriad of recreational opportunities for the general public to enjoy.

Central to our approach is a holistic consideration of the long-term growth and sustainability of our community. Through thoughtful urban planning and design, we seek to strike a harmonious balance between economic development, environmental stewardship, and social equity, ensuring that our downtown remains a vibrant and inclusive hub for generations to come.

Beyond physical enhancements, our vision for downtown Grand Lake encompasses a comprehensive plan for sustainable growth and development. We are committed to creating spaces that are not only beautiful and functional but also environmentally responsible, ensuring that future generations & visitors can continue to enjoy all that our community has to offer.

But perhaps most importantly, this development is about people – about creating spaces that bring us together, foster a sense of belonging, and celebrate the unique spirit of Grand Lake. We invite you to join us on this journey as we work together to shape a brighter future for our community.

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In the coming weeks and months, we look forward to engaging with you, our valued stakeholders, to gather feedback, answer questions, and refine our plans. Your input is crucial to the success of this project, and we are committed to ensuring that all voices are heard and considered every step of the way. A few questions/items that are of particular note at this stage:

1. ***Parking concerns:*** *We currently have 300' feet of frontage on Lake Avenue which equates to 30 parking spaces. We have 150' of frontage on Grand Avenue with equates to 15 spaces. The 100' of frontage on Garfield Street equates to 10 parking spaces, for a total of 55 spaces provided. We intend to receive credit for all potential on-street parking spaces, and will provide accessible spaces as needed per Grand Lake's code requirements. Preliminary parking count provided on conceptual site plan attached – off street parking layouts and counts are to be determined – with our existing parking spaces, we expect to provide ample parking for the project's future commercial requirements.*

2. ***Existing conditions intended to remain:*** *There is currently limited commercial use on the upper level of the event center (not street level) and currently no commercial uses or spaces on Lake Avenue for the Event Center or Lakehouse buildings. We, therefore, do not intend to provide any commercial uses in those buildings – we are re-using and renovating these buildings, and intend to keep their current uses as multi-unit residential buildings. We feel that it is not appropriate to provide commercial space in these existing buildings because of expected congestion/traffic for pedestrian access/etc. The use of these buildings for multi-unit residential will mitigate traffic/access issues along the newly pedestrian Lake Ave, and will increase potential for the existing snack bar to receive welcome pedestrian traffic from the east.*

3. ***Phase breakdown:*** *at this conceptual stage, our phases are inter-related & may be completed concurrently. Please reference the attached concept plans for detail:*

    a. Overall site re-grading & plaza landscaping, incl. alley re-grade, remove buildings
    b. 'Event center' (multi-family residential, restoration/addition)
    c. 'Lakehouse' (multi-family residential, restoration/addition) - (no existing commercial)
    d. 'Treehouse' (multi-family residential, restoration/addition) - (no existing commercial)
    e. Retail kiosk off Grand Ave (new construction)
    f. Clean up site 825 w/ historic building - open space counts towards new project
    g. Building #2 (mixed-use, new construction)
    h. Building #1 (mixed-use, new construction)
    i. Building #3 (mixed-use, new construction)
    j. Landscape/outdoor public plaza scope and boardwalk extension to & along Lake Ave
    k. Private dock extension and lakefront
    l. Relocate marina building
    m. Extend beachscape and lake-side boardwalk(s)
    n. Resurface/reconfigure lake avenue for pedestrian-only use
    o. Private boat docks/slips

    (Phases J and beyond are to be coordinated/collaborated with the town of GL.)

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4. ***Conditions:*** *All undeveloped and under-construction sites will be fenced. Safe walkways will be maintained throughout construction for the general public to retain their current pedestrian access routes (including but not limited to sidewalks along Grand, Garfield, Lake, etc).*

5. ***Boat Docks:*** *Per the conceptual illustrated plan, we intend to include "Private" boat docks for our new building residents on the lake near our new public plaza/reconfigured public open space at the lake's edge.*

6. ***Open Space:*** *The owner and developer intend to transfer 'air rights' to allow the site at 825 Lake Ave to count towards our project's open space requirements. The site at 825 Lake Avenue would be permanently dedicated as public open space (perhaps a dog park, an open recreational area, a multi-functional & public outdoor space).*

7. ***Scale of development:*** *Overall building heights are intended to be 35' maximum from the center point of the "Existing alley max height and Lake Avenue for the Tree House remodel and Event Center. Beyond height compliance, the design is intended to relate and comingle with the current scale of Grand Lake development (pedestrian boardwalk presence with roof coverage at a single-story height, upper floors set-back to provide terraced massing that does not over-power neighboring lots and overall frontages, views, shadows, etc.*

8. ***Alley Re-Grade:*** *The alley will be re-graded and will have a dead-end located adjacent to the existing 'Treehouse' building (see concept plans) to accommodate our intended re-grading strategy. This will not affect any existing alley conditions on the existing buildings to remain, and is not intended to cause changes to any neighboring properties – intent is to open up the public plaza to create an activated view-corridor from Grand Avenue down to the lake's edge. The alley currently rises about 10' above Grand Avenue, so the existing grading will cause a hinderance to our public plaza & lake-connection concept on which the master plan is founded.*

9. ***Affordable housing:*** *Portions may be supplied off site as required by the town of Grand Lake, if possible.*

Together, let's build a Downtown Grand Lake that we can all be proud of – a place where memories are made, connections are forged, and the spirit of community thrives. On the following page you'll find our master plan team's contact information, currently containing the following members:

MA STUDIOS

PO Box 21
Granby, CO 80446
970-887-9366

Owner:

Spirit Lake Condos, LLC
(720) 446-7390
glservicesllc@yahoo.com

Project Manager:

Jim Kreutzer
(720) 446-7390
glservicesllc@yahoo.com

Architect/Planner:

MA Studios, LLC (Scott Munn, AIA & Gabe Bellowe, AIA)
(970) 887-9366
gabe@maarchitectural.com
scott@maarchitectural.com

Consultant Engineers:

CORE Engineering – Civil Engineering and Design (Andrew Kidder)
(303) 720-5990
dkidder@liveyourcore.com
Ascent Engineering – Structural Engineering and Design (Jared Veenstra & John Cevaal)
(970) 363-6100
j.veenstra@ascentgrp.com
Azimuth Surveying – Survey & Topographical Analyses (Warren Ward, PLS)
(970) 531-1120
wward8100@gmail.com

Thank you all for your support and partnership. MA will be happy to walk through the design and discuss anything that comes up. Looking forward to speaking soon!

Best,

Gabe Bellowe
Architect, MA Studios

CC J. Scott Munn
Principal Architect, MA Studios

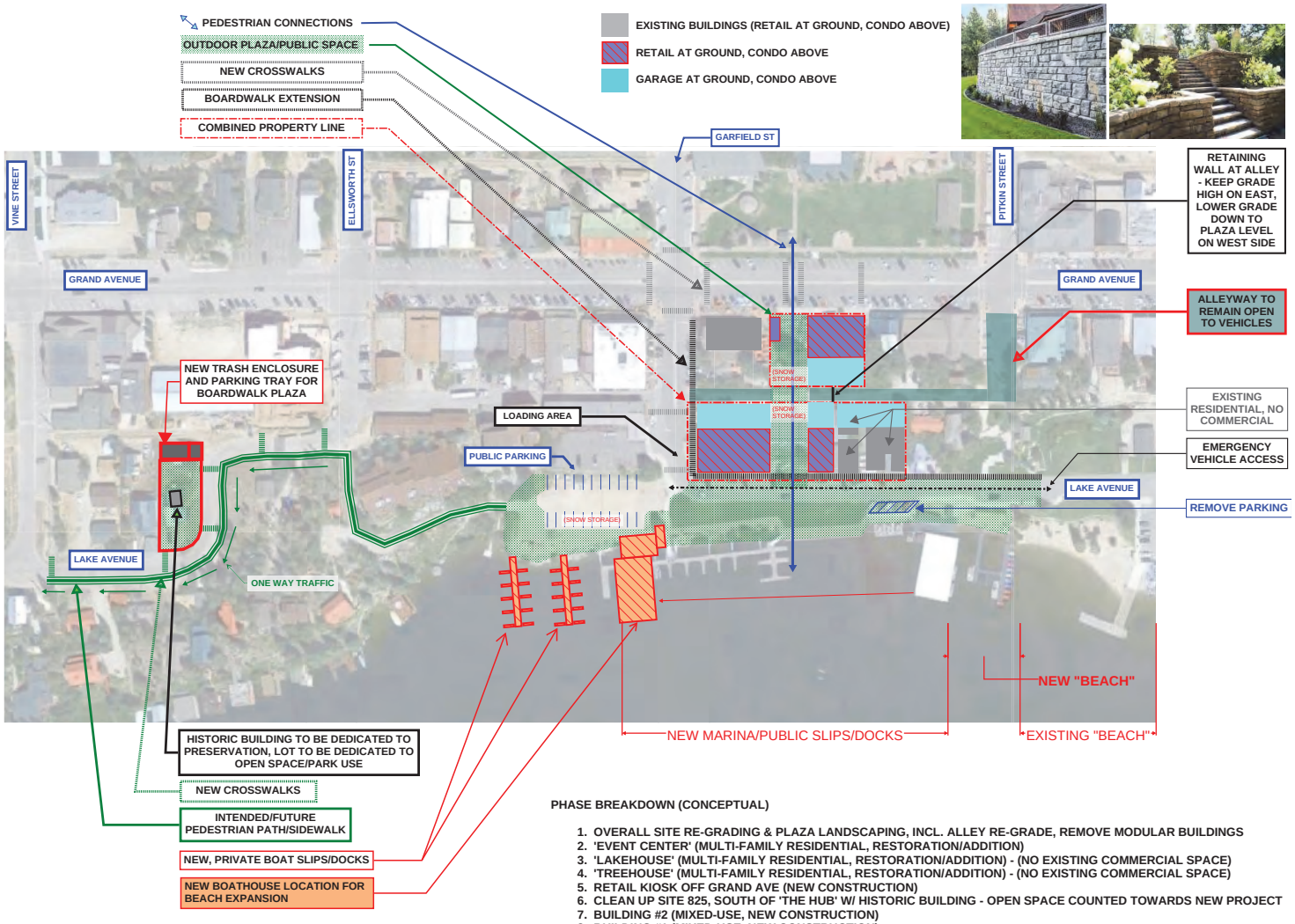
Leatherwood Grand Lake

Block 5, Grand Lake, CO 80447

Spirit Lake Condos, LLC

Preliminary Concept Design Imagery

04/12/2024



PHASE BREAKDOWN (CONCEPTUAL)

1. OVERALL SITE RE-GRADING & PLAZA LANDSCAPING, INCL. ALLEY RE-GRADE, REMOVE MODULAR BUILDINGS
2. 'EVENT CENTER' (MULTI-FAMILY RESIDENTIAL, RESTORATION/ADDITION)
3. 'LAKEHOUSE' (MULTI-FAMILY RESIDENTIAL, RESTORATION/ADDITION) - (NO EXISTING COMMERCIAL SPACE)
4. 'TREEHOUSE' (MULTI-FAMILY RESIDENTIAL, RESTORATION/ADDITION) - (NO EXISTING COMMERCIAL SPACE)
5. RETAIL KIOSK OFF GRAND AVE (NEW CONSTRUCTION)
6. CLEAN UP SITE 825, SOUTH OF 'THE HUB' W/ HISTORIC BUILDING - OPEN SPACE COUNTED TOWARDS NEW PROJECT
7. BUILDING #2 (MIXED-USE, NEW CONSTRUCTION)
8. BUILDING #1 (MIXED-USE, NEW CONSTRUCTION)
9. BUILDING #3 (MIXED-USE, NEW CONSTRUCTION)
10. LANDSCAPE/OUTDOOR PUBLIC PLAZA SCOPE AND BOARDWALK EXTENSION TO & ALONG LAKE AVE
11. PRIVATE DOCK EXTENSION AND LAKEFRONT
12. RELOCATE MARINA BUILDING
13. EXTEND BEACHSCAPE AND LAKE-SIDE BOARDWALK(S)
14. RESURFACE/RECONFIGURE LAKE AVENUE FOR PEDESTRIAN-ONLY USE
15. PRIVATE BOAT DOCKS/SLIPS

MASTER PLAN: CONCEPTUAL

MA STUDIOS

Preliminary Concept Design Imagery

04/12/2024

LEATHERWOOD GRAND LAKE

Spirit Lake Condos, LLC

BLOCK 5, GRAND LAKE, CO 80447

PROJECT #2402

TOGL COMMERCIAL REGULATIONS:

MAX LOT COVERAGE: THE FIRST FLOOR OF MULTI-STORY BUILDINGS MAY COVER ONE HUNDRED (100%) PERCENT OF THE LOT OR PARCEL, BUT ALL ITEMS CALLED FOR IN THE ON-SITE UTILITY USE AREA DESCRIBED BELOW SHALL STILL BE PROVIDED ON THE LOT OR PARCEL. (TOGL ARTICLE 2: ZONING REGULATIONS 12-2-18(D)(3)

ON-SITE UTILITY USE AREA: EACH LOT OR PARCEL SHALL PROVIDE TWO (2) OFF-STREET PARKING SPACES AND A TRASH STORAGE AREA ON THE LOT. (TOGL ARTICLE 2: ZONING REGULATIONS 12-2-18(D)(10)

SNOW STORAGE: CONVENIENT AND ACCESSIBLE SNOW STORAGE AREAS SHALL BE PROVIDED FOR PARKING AREAS EQUIVALENT TO ONE-THIRD (1/3) OF THE TOTAL DRIVE AND PARKING AREAS. (TOGL ARTICLE 2: ZONING REGULATIONS 12-2-28(C)(2)

SNOW STORAGE (REQUIRED) = XXXX SF
SNOW STORAGE (PROVIDED) = XXXX SF

LIGHTING (EXTERIOR): LIGHTING SHALL BE CONSISTENT WITH THE DARK-SKY CONCEPT THROUGH THE UTILIZATION OF APPROVED NIGHTSCAPING FIXTURES, WHICH PREVENT ADVERSE EFFECTS OF ARTIFICIAL NIGHT LIGHTING. THIS SHALL INCLUDE COMPONENTS TO REDUCE: SKY GLOW GLARE, LIGHT TRESPASSING AND CLUTTER, DECREASED NIGHT VISIBILITY, AND ENERGY WASTE. (TOGL ARTICLE 7: DESIGN REVIEW STANDARDS 12-7-6)

ASSUMPTION: EXISTING REAR ALLEY, PITKIN STREET AND GRAND AVENUE ARE PUBLIC RIGHT OF WAYS (R.O.W.) AND AS SUCH, SNOW REMOVAL WILL BE MAINTAINED BY THE TOWN OF GRAND LAKE.

LOADING/UNLOADING AREAS: CHANGES IN STRUCTURE (ENLARGED SO AS TO INCREASE THE FLOOR AREA BY MORE THAN TEN PERCENT (10%) IN ANY GIVEN TWO-YEAR PERIOD) SHALL NECESSITATE ALLEY-ACCESS LOADING/UNLOADING AREAS.

CHANGES-IN-USE SHALL NECESSITATE ALLEY-ACCESS LOADING/UNLOADING AREAS.

BUSINESS SIGNAGE: NO SIGN SHALL BE ERECTED, PLACED, OR MODIFIED EXCEPT AS PERMITTED BY THIS SIGN CODE. (TOGL ARTICLE 2: SIGN CODE 6-2-3)

ASSUMPTION: SIGNAGE REVISIONS / NEEDS ARE YET TO BE DETERMINED AND WILL BE SUBMITTED SEPARATELY AS REQUIRED.

DRAINAGE REQUIREMENTS: THE SITE PLAN MUST INDICATE FACILITIES FOR ADEQUATE DRAINAGE REQUIRED THAT ARE PROPOSED TO CONNECT TO THE TOWN'S DRAINAGE SYSTEM. NATURAL EROSION CONTROL OR RETENTION PROVISIONS MUST BE LOCATED ON THE LANDSCAPE PLAN. (TOGL ARTICLE 1: BUILDING REGULATIONS 9-1-1(B)(7)

ASSUMPTION: N/A - NO EXISTING TOWN DRAINAGE / SEWER SYSTEMS EXIST TO CONNECT WITH AT THIS TIME. AS A RESULT, ALL ROOFS AND DOWNSPOUTS ARE DAYLIT AS INDICATED.

EXTERIOR MATERIALS: ALL PAINT COLORS SHALL BE APPROVED BY TOWN STAFF PRIOR TO PAINTING. (TOGL ARTICLE 1: BUILDING REGULATIONS 12-7-4(A)

PER EXTERIOR ELEVATIONS, ALL NEW PAINTED EXTERIOR SURFACES SHALL HAVE COLOR SELECTIONS APPROVED BY TOWN STAFF

ALL NEW METAL PANEL SIDING SHALL COMPLY W/ ZONING CODE 12-7-4(B)(4.D:

PARKING REQUIREMENTS: 12-2-28(B)-2.A

STANDARD PARKING SPACE, UNCOVERED: 10' - 0" (WIDE) x 20' - 0" (LENGTH)

STANDARD PARKING SPACE, COVERED/INDOOR: 10' - 0" (WIDE) x 18' - 0" (LENGTH)

ACCESSIBLE PARKING SPACE: 8' - 0" (WIDE) x 18' - 0" (LENGTH) W/ 5' - 0" MIN ACCESS AISLE

IN CASES OF AN EXISTING BUILDING BEING ENLARGED SO AS TO INCREASE THE FLOOR AREA BY MORE THAN TEN PERCENT (10%), CHANGED IN USE AS DEFINED IN THIS ARTICLE 2, OR REZONED (EXCLUDING TOWN INITIATED REZONING), THE TOTAL FLOOR AREA AND/OR NUMBER OF BEDROOMS OF THE RESULTANT BUILDING AFTER ENLARGEMENT, CHANGE IN USE, OR REZONING (EXCLUDING TOWN INITIATED REZONING) SHALL BE USED TO CALCULATE THE REQUIRED NUMBER OF PARKING SPACES TO BE PROVIDED. **12-2-28(B)-2.A**

STUDIO/1 BEDROOM:	1 SPACE
2 BEDROOM:	1.5 SPACES
3 BEDROOM:	2 SPACES
4+ BEDROOM:	2.5 SPACES
RESTAURANT/LOUNGE/BAR/CAFE/GROCERY/PHARMACY:	1 SPACE/250 S.F. TOTAL FLOOR AREA
RECREATIONAL RETAIL:	1 SPACE/300 S.F. TOTAL FLOOR AREA
GENERAL RETAIL/BANK/OFFICE/PUBLIC/PERSONAL SERVICES:	1 SPACE/300 S.F. TOTAL FLOOR AREA

ADDITIONAL REQUIREMENTS:

GUEST PARKING:	1 SPACES/UNITS
ASSEMBLY:	1 SPACES/SEATS
VEHICLE STACKING DRIVE THROUGH:	1 SPACE/SERVICE AREA PLUS 1 SPACE/LANE
SERVICE BAY/GAS PUMP:	1 SPACE/1 BAY OR PUMP
LOADING/UNLOADING AREAS:	1 SPACE/4 UNITS

CONCLUSIONS: PER TOGL PLANNING COMMISSION MEETING (DATED 2024-XXXX), THE PARKING REQUIREMENTS SHALL BE DETERMINED BASED ON: ..... AT THE FOREMENTIONED MEETING, THE PLANNING COMMISSION APPROVED THE TOGL ZONING DEPT TO ASSESS A $7,000 PARKING-IN-LIEU FEE TO ALLOW FOR THE OWNER'S INABILITY TO MEET THESE ADDITIONAL PARKING SPACES.

ACCESSIBLE PARKING REQUIRED: EACH 12-2-28(B)-6 ONE DESIGNATED ACCESSIBLE (HANDICAPPED) PARKING SPACE SHALL BE REQUIRED AS A PART OF THE OVERALL OFF-STREET PARKING REQUIREMENTS MANDATED UNDER THIS SECTION FOR TWENTY-FIVE (25) OFF-STREET PARKING OR FRACTION THEREOF. IN ALL CASES THE ACCESSIBLE SPACE SHALL BE LOCATED IN A MANNER CLOSE AND CONVENIENT TO THE PRINCIPAL BUILDING MAIN PEDESTRIAN INGRESS/EGRESS.

PARKING CALCULATIONS: X.XXX SF / XXX SF PER SPACE = **(XX) REQUIRED SPACES**

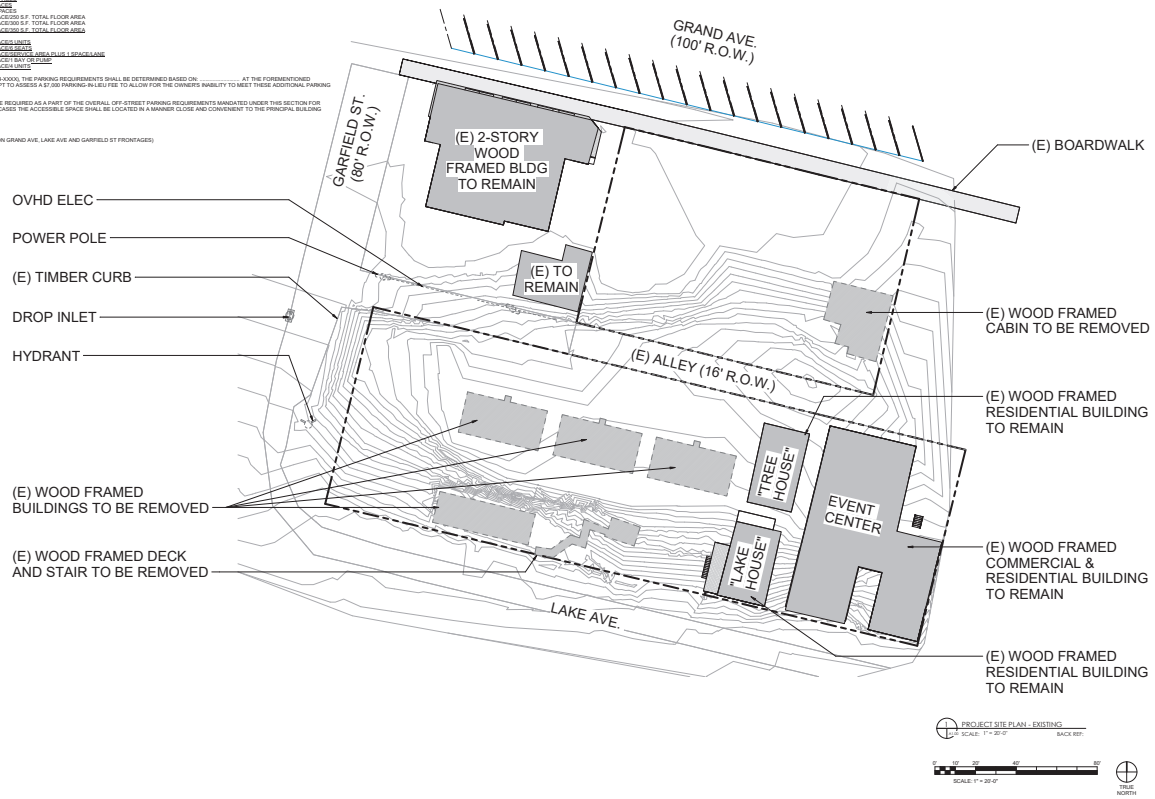
PARKING COUNT: 55 SPACES (GENERAL ON-STREET PROVIDED, BASED ON 10' PER SPACE ON GRAND AVE, LAKE AVE AND GARFIELD ST FRONTAGES)
TBD SPACES (ACCESSIBLE ON-STREET PROVIDED)
25 SPACES (GENERAL OFF-STREET PROVIDED, TBD)
80 TOTAL SPACES PROVIDED / XXX TOTAL SPACES REQUIRED

PROJECT ZONING SUMMARY

LEGAL DESCRIPTION:	BLOCK 5, LOTS 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14 TOWN OF GRAND LAKE COUNTY OF GRAND, STATE OF COLORADO
CONSTRUCTION TYPE:	EXISTING CONSTRUCTION: VARIES, VB TYPICAL NEW CONSTRUCTION: VB - WOOD FRAMED (NON-FIRE RATED) W/ AUTOMATIC SPRINKLER SYSTEM
ZONING CLASSIFICATION:	C - COMMERCIAL
FRONT YARD SETBACK: SIDE YARD SETBACK: REAR YARD SETBACK:	0' - 0" 0' - 0" 0' - 0"
MAX BUILDING HEIGHT:	35' - 00"
EXISTING BUILDING HEIGHT:	30'-8", 29'-2"
HEIGHT (STORIES):	2/3 STORIES EXISTING, NEW CONSTRUCTION TO COMPLY WITH GRAND LAKE BUILDING HEIGHT REQUIREMENTS
GROSS SITE AREA:	1.029 ACRES @ COMBINED PROPERTY LINE

SITE NOTES

1) ELECTRICAL, CABLE T.V. AND TELEPHONE TO BE UNDERGROUND IN COMMON TRENCH.
2) VERIFY ALL UTILITY LOCATIONS PRIOR TO ANY WORK. COORDINATE UTILITY ROUTING WITH APPLICABLE UTILITY COMPANY. ALL UTILITIES TO BE UNDERGROUND.
3) PROVIDE POSITIVE DRAINAGE AT ALL BUILDING PERIMETERS. (SLOPE AWAY FROM BUILDING AT 1:12 MIN.)
4) REFER TO FOUNDATION PLAN FOR FOUNDATION DRAIN LOCATION AND SLOPE. DRAINS TO BE CONNECTED TO STORM SEWER AT STREET
5) PROVIDE 4-6" DIA. STONE RIP RAP OVER WEED BARRIER FABRIC AT EAVES AND VALLEY DRIP LOCATIONS
6) STAKE BUILDING LOCATIONS FOR OWNER, ARCHITECT, AND CONSULTANT ENGINEER REVIEW PRIOR TO ANY WORK.
7) GENERAL CONTRACTOR TO REVIEW & COMPLY WITH ALL TOWN OF GRAND LAKE REGULATIONS AND REQUIREMENTS.



SITE PLAN: EXISTING

MA STUDIOS

Preliminary Concept Design Imagery

04/12/2024

LEATHERWOOD GRAND LAKE
Spirit Lake Condos, LLC
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PROJECT #2402

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EXTERIOR MATERIALS: ALL PAINT COLORS SHALL BE APPROVED BY TOWN STAFF PRIOR TO PAINTING. (TOGL ARTICLE 1: BUILDING REGULATIONS 12-7-4(A)

PER EXTERIOR ELEVATIONS, ALL NEW PAINTED EXTERIOR SURFACES SHALL HAVE COLOR SELECTIONS APPROVED BY TOWN STAFF

ALL NEW METAL PANEL SIDING SHALL COMPLY W/ ZONING CODE 12-7-4(B),4.D:

PARKING REQUIREMENTS: 12-2-28(B)-2.A

STANDARD PARKING SPACE, UNCOVERED: 10' - 0" (WIDE) x 20' - 0" (LENGTH)

STANDARD PARKING SPACE, COVERED/INDOOR: 10' - 0" (WIDE) x 18' - 0" (LENGTH)

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PARKING CALCULATIONS: X,XXX SF / XXX SF PER SPACE = **(XX) REQUIRED SPACES**

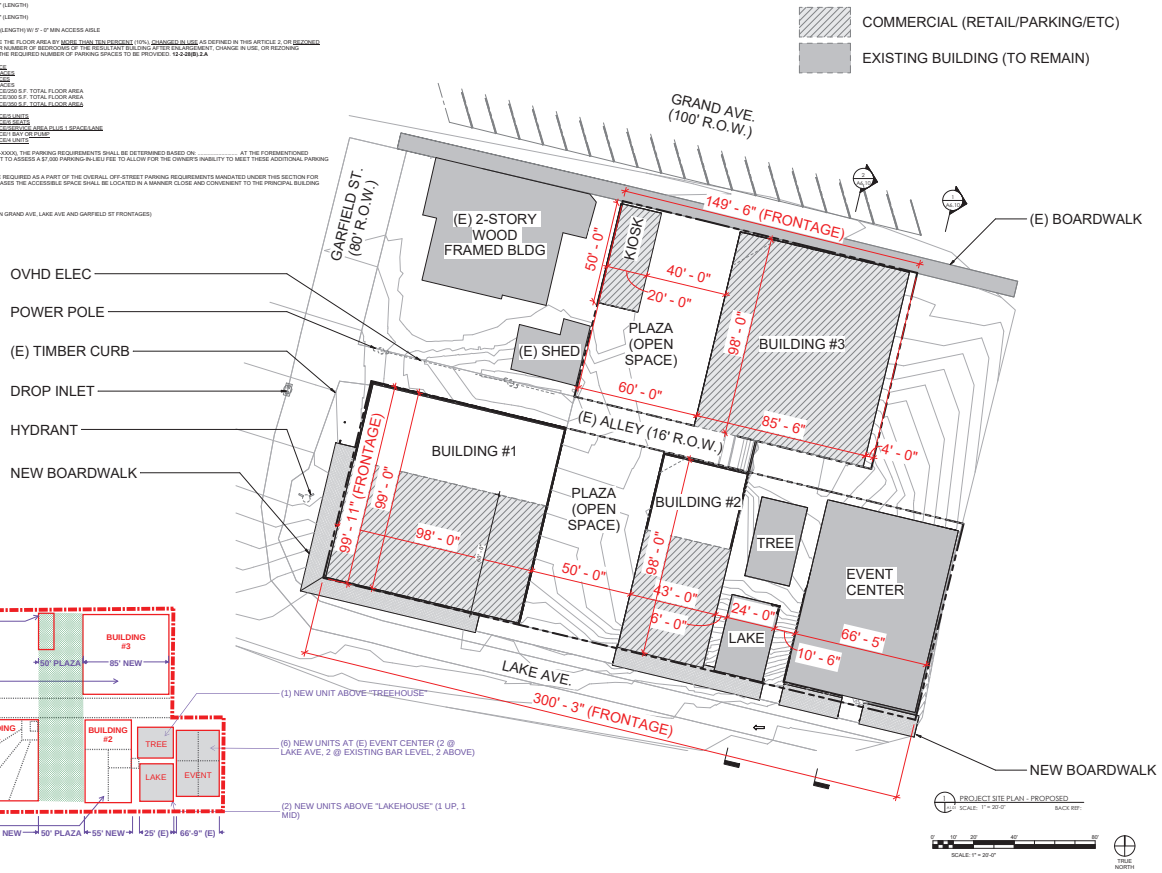
PARKING COUNT: 55 SPACES (GENERAL ON-STREET PROVIDED, BASED ON 10' PER SPACE ON GRAND AVE, LAKE AVE AND GARFIELD ST FRONTAGES)
TBD SPACES (ACCESSIBLE ON-STREET PROVIDED)
25 SPACES (GENERAL OFF-STREET PROVIDED, TBD)
80 TOTAL SPACES PROVIDED / XXX TOTAL SPACES REQUIRED

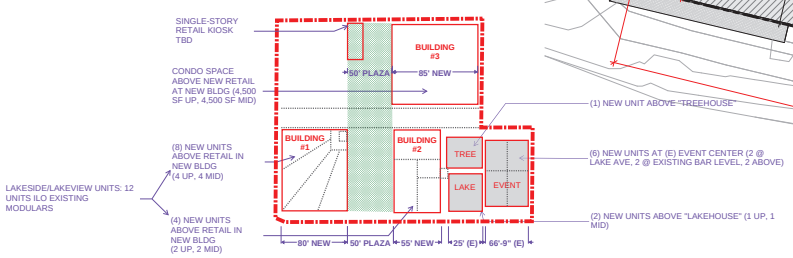
PROJECT ZONING SUMMARY

LEGAL DESCRIPTION:	BLOCK 5, LOTS 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14 TOWN OF GRAND LAKE COUNTY OF GRAND, STATE OF COLORADO
CONSTRUCTION TYPE:	EXISTING CONSTRUCTION: VARIES, VB TYPICAL NEW CONSTRUCTION: VB - WOOD FRAMED (NON-FIRE RATED) W/ AUTOMATIC SPRINKLER SYSTEM
ZONING CLASSIFICATION:	C - COMMERCIAL
FRONT YARD SETBACK:	0' - 0"
SIDE YARD SETBACK:	0' - 0"
REAR YARD SETBACK:	0' - 0"
MAX BUILDING HEIGHT:	35' - 00"
EXISTING BUILDING HEIGHT:	30'-8", 29'-2"
HEIGHT (STORIES):	2/3 STORIES EXISTING, NEW CONSTRUCTION TO COMPLY WITH GRAND LAKE BUILDING HEIGHT REQUIREMENTS
GROSS SITE AREA:	1.029 ACRES @ COMBINED PROPERTY LINE

SITE NOTES

1) ELECTRICAL, CABLE T.V. AND TELEPHONE TO BE UNDERGROUND IN COMMON TRENCH.
2) VERIFY ALL UTILITY LOCATIONS PRIOR TO ANY WORK. COORDINATE UTILITY ROUTING WITH APPLICABLE UTILITY COMPANY. ALL UTILITIES TO BE UNDERGROUND.
3) PROVIDE POSITIVE DRAINAGE AT ALL BUILDING PERIMETERS. (SLOPE AWAY FROM BUILDING AT 1:12 MIN.)
4) REFER TO FOUNDATION PLAN FOR FOUNDATION DRAIN LOCATION AND SLOPE. DRAINS TO BE CONNECTED TO STORM SEWER AT STREET
5) PROVIDE 4-6" DIA. STONE RIP RAP OVER WEED BARRIER FABRIC AT EAVES AND VALLEY DRIP LOCATIONS
6) STAKE BUILDING LOCATIONS FOR OWNER, ARCHITECT, AND CONSULTANT ENGINEER REVIEW PRIOR TO ANY WORK.
7) GENERAL CONTRACTOR TO REVIEW & COMPLY WITH ALL TOWN OF GRAND LAKE REGULATIONS AND REQUIREMENTS.





PROJECT SITE PLAN - PROPOSED
SCALE: 1" = 20'-0"
BACK 80'

SCALE: 1" = 20'-0"

TRUE NORTH

SITE PLAN: PROPOSED

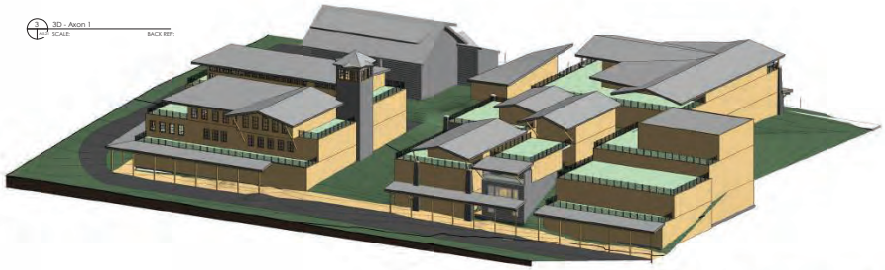
MA STUDIOS

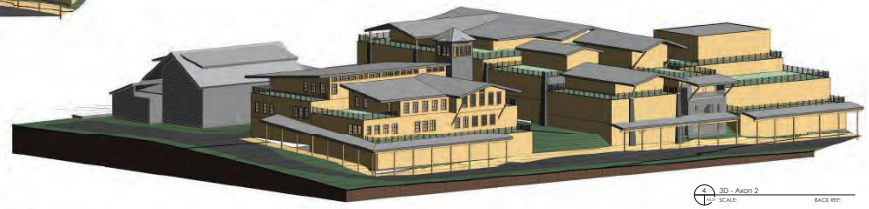
Preliminary Concept Design Imagery

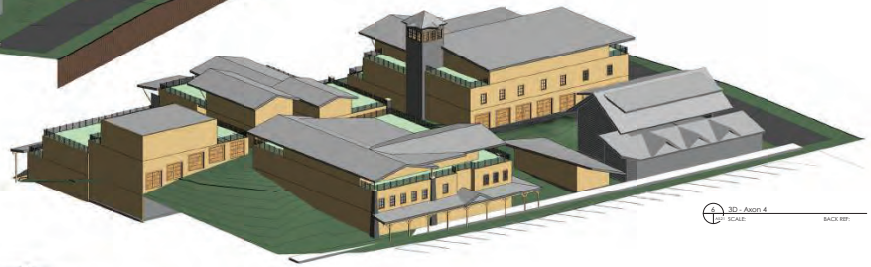
04/12/2024

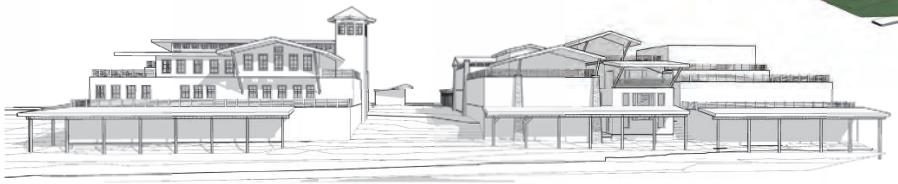
LEATHERWOOD GRAND LAKE
Spirit Lake Condos, LLC
BLOCK 5, GRAND LAKE, CO 80447
PROJECT #2402

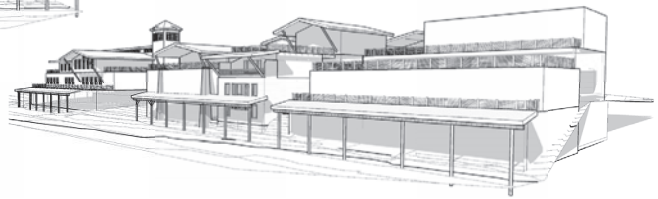
NOTE:
3D PERSPECTIVES ARE FOR REFERENCE ONLY. SEE ARCH DRAWINGS FOR MORE DETAILED INFORMATION.











CONCEPTUAL MASSING - EARLY DEVELOPMENT

MA STUDIOS

Preliminary Concept Design Imagery

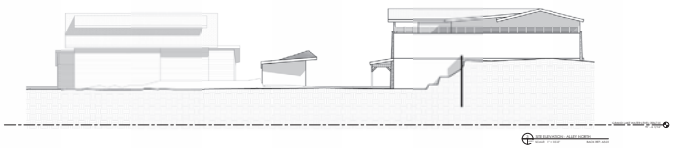
04/12/2024

LEATHERWOOD GRAND LAKE

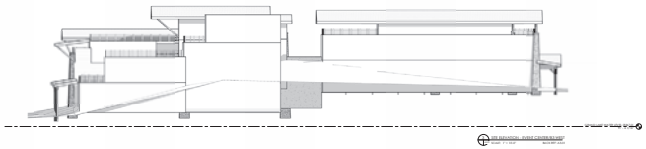
Spirit Lake Condos, LLC

BLOCK 5, GRAND LAKE, CO 80447

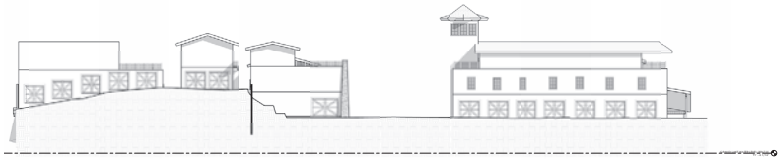
PROJECT #2402



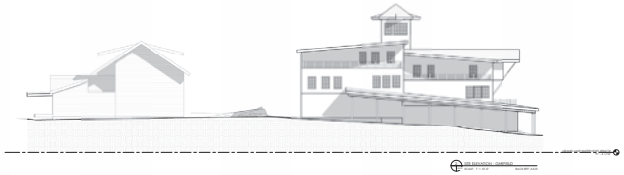
ELEVATION - FROM ALLEY LOOKING NORTH



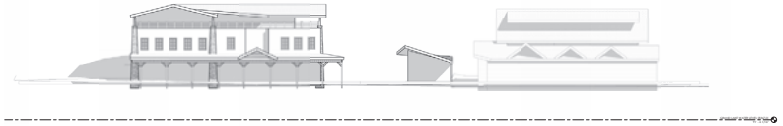
ELEVATION - FROM EAST



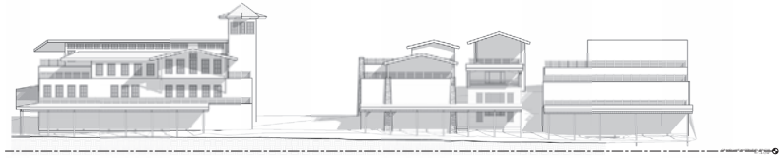
ELEVATION - FROM ALLEY LOOKING SOUTH



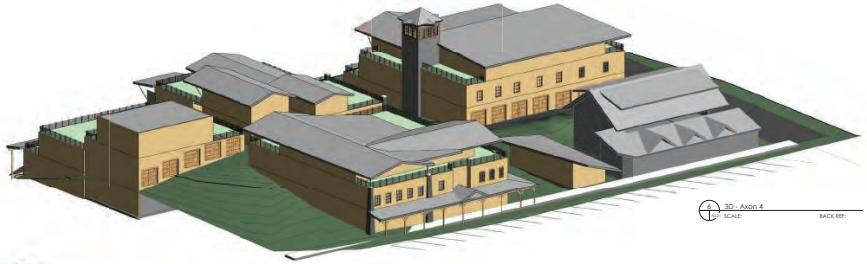
ELEVATION - FROM GARFIELD



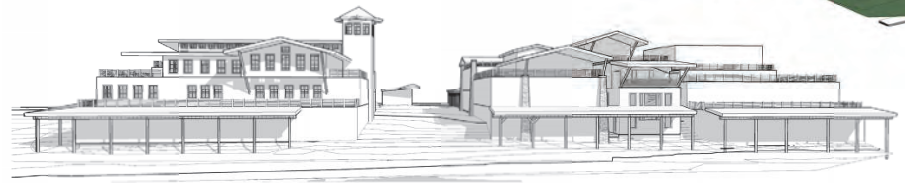
ELEVATION - FROM GRAND AVENUE



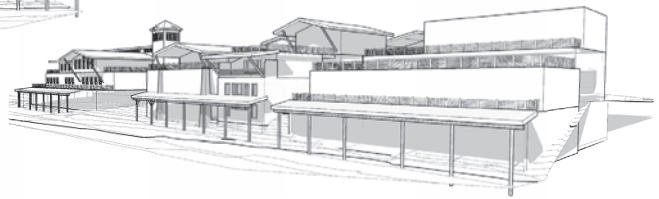
ELEVATION - FROM LAKE AVENUE



3D - Axon 4
SCALE:
BACK REF:



3D - Vignette from Lake1
SCALE:
BACK REF: A3.01



3D - Vignette from Beach
SCALE:
BACK REF: A3.01

CONCEPTUAL MASSING - EARLY DEVELOPMENT

MA STUDIOS

Preliminary Concept Design Imagery

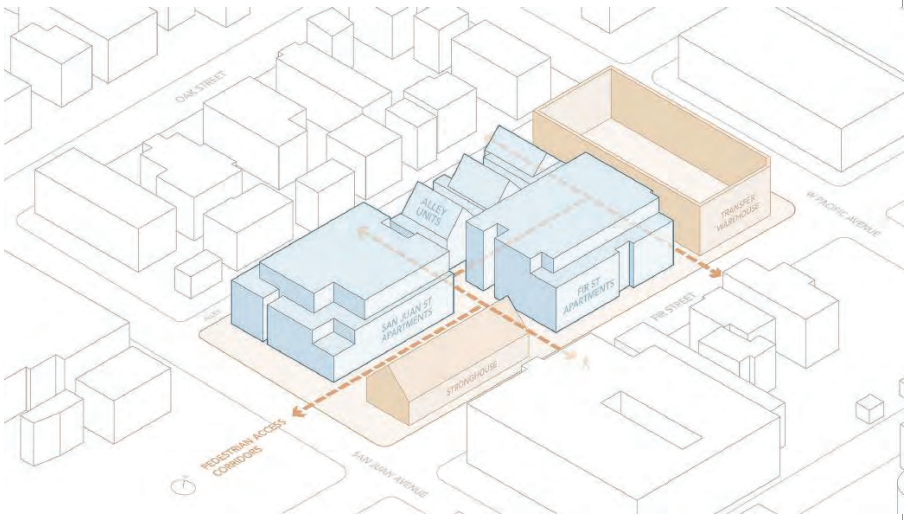
04/12/2024

LEATHERWOOD GRAND LAKE

Spirit Lake Condos, LLC

BLOCK 5, GRAND LAKE, CO 80447

PROJECT #2402



"TELLURIDE TRANSFER"

MA STUDIOS

Preliminary Concept Design Imagery

04/12/2024

LEATHERWOOD GRAND LAKE

Spirit Lake Condos, LLC

BLOCK 5, GRAND LAKE, CO 80447
PROJECT #2402

CONCEPT DESIGN - PRECEDENT

"MARKET STREET NORTH"

CONCEPT DESIGN - PRECEDENT

MA STUDIOS

Preliminary
Concept Design
Imagery

04/12/2024

LEATHERWOOD GRAND LAKE

Spirit Lake Condos, LLC

BLOCK 5, GRAND LAKE, CO 80447
PROJECT #2402

"MARKET STREET SOUTH"

CONCEPT DESIGN - PRECEDENT

MA STUDIOS

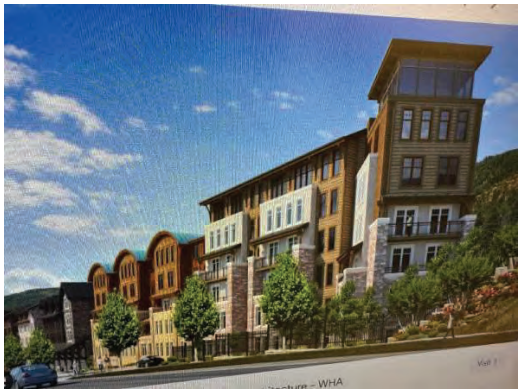
Preliminary Concept Design Imagery

04/12/2024

LEATHERWOOD GRAND LAKE

Spirit Lake Condos, LLC

BLOCK 5, GRAND LAKE, CO 80447
PROJECT #2402



CONCEPT DESIGN - PRECEDENT

MA STUDIOS

Preliminary
Concept Design
Imagery

04/12/2024

LEATHERWOOD GRAND LAKE
Spirit Lake Condos, LLC

BLOCK 5, GRAND LAKE, CO 80447
PROJECT #2402

MA STUDIOS
11 EAST CUSTER AVENUE
GREELEY, CO 80446
970-827-3395
MA@ARCHITECTURAL.COM

LEATHERWOOD

SPIRIT LAKE CONDOS, LLC

BLOCK 5, GRAND LAKE, CO

PROJECT #: 2402

ISSUANCE:

DATE:

NOT FOR CONSTRUCTION
FOR REFERENCE ONLY

SHEET TITLE :
CONCEPT PLANS

TOGL COMMERCIAL REGULATIONS:

MAX LOT COVERAGE: THE FIRST FLOOR OF MULTI-STORY BUILDINGS MAY COVER ONE HUNDRED (100%) PERCENT OF THE LOT OR PARCEL, BUT ALL ITEMS CALLED FOR IN THE ON-SITE UTILITY USE AREA DESCRIBED BELOW SHALL STILL BE PROVIDED ON THE LOT OR PARCEL. (TOGL ARTICLE 2: ZONING REGULATIONS 12-2-18(D).9)

ON-SITE UTILITY USE AREA: EACH LOT OR PARCEL SHALL PROVIDE TWO (2) OFF-STREET PARKING SPACES AND A TRASH STORAGE AREA ON THE LOT. (TOGL ARTICLE 2: ZONING REGULATIONS 12-2-18(D).10)

SNOW STORAGE: CONVENIENT AND ACCESSIBLE SNOW STORAGE AREAS SHALL BE PROVIDED FOR PARKING AREAS EQUIVALENT TO ONE-THIRD (1/3) OF THE TOTAL DRIVE AND PARKING AREAS. (TOGL ARTICLE 2: ZONING REGULATIONS 12-2-28(C)2)

SNOW STORAGE (REQUIRED) = **XXXX** SF
SNOW STORAGE (PROVIDED) = **XXXX** SF

LIGHTING (EXTERIOR): LIGHTING SHALL BE CONSISTENT WITH THE 'DARK-SKY CONCEPT' THROUGH THE UTILIZATION OF APPROVED NIGHTSCAPING FIXTURES, WHICH PREVENT ADVERSE EFFECTS OF ARTIFICIAL NIGHT LIGHTING. THIS SHALL INCLUDE COMPONENTS TO REDUCE: SKY GLOW GLARE, LIGHT TRESPASSING AND CLUTTER, DECREASED NIGHT VISIBILITY, AND ENERGY WASTE. (TOGL ARTICLE 7: DESIGN REVIEW STANDARDS 12-7-6)

ASSUMPTION: EXISTING REAR ALLEY, PITKIN STREET AND GRAND AVENUE ARE PUBLIC RIGHT OF WAYS (R.O.W.) AND AS SUCH, SNOW REMOVAL WILL BE MAINTAINED BY THE TOWN OF GRAND LAKE.

LOADING/UNLOADING AREAS: CHANGES IN STRUCTURE (ENLARGED SO AS TO INCREASE THE FLOOR AREA BY MORE THAN TEN PERCENT (10%) IN ANY GIVEN TWO-YEAR PERIOD) SHALL NECESSITATE ALLEY-ACCESS LOADING/UNLOADING AREAS.

CHANGES-IN-USE SHALL NECESSITATE ALLEY-ACCESS LOADING/UNLOADING AREAS.

BUSINESS SIGNAGE: NO SIGN SHALL BE ERECTED, PLACED, OR MODIFIED EXCEPT AS PERMITTED BY THIS SIGN CODE. (TOGL ARTICLE 2: SIGN CODE 6-2-3)

ASSUMPTION: SIGNAGE REVISIONS / NEEDS ARE YET TO BE DETERMINED AND WILL BE SUBMITTED SEPARATELY AS REQUIRED.

DRAINAGE REQUIREMENTS: THE SITE PLAN MUST INDICATE FACILITIES FOR ADEQUATE DRAINAGE REQUIRED THAT ARE PROPOSED TO CONNECT TO THE TOWN'S DRAINAGE SYSTEM. NATURAL EROSION CONTROL OR RETENTION PROVISIONS MUST BE LOCATED ON THE LANDSCAPE PLAN. (TOGL ARTICLE 1: BUILDING REGULATIONS 9-1-1(B).7)

ASSUMPTION: N/A - NO EXISTING TOWN DRAINAGE / SEWER SYSTEMS EXIST TO CONNECT WITH AT THIS TIME. AS A RESULT, ALL ROOFS AND DOWNSPOUTS ARE DAYLIT AS INDICATED.

EXTERIOR MATERIALS: ALL PAINT COLORS SHALL BE APPROVED BY TOWN STAFF PRIOR TO PAINTING. (TOGL ARTICLE 1: BUILDING REGULATIONS 12-7-4(A)

PER EXTERIOR ELEVATIONS, ALL NEW PAINTED EXTERIOR SURFACES SHALL HAVE COLOR SELECTIONS APPROVED BY TOWN STAFF

ALL NEW METAL PANEL SIDING SHALL COMPLY W/ ZONING CODE 12-7-4(B).4.D.

PARKING REQUIREMENTS: 12-2-28(B).2.A

STANDARD PARKING SPACE, UNCOVERED:	10' - 0" (WIDE) x 20' - 0" (LENGTH)
STANDARD PARKING SPACE, COVERED/INDOOR:	10' - 0" (WIDE) x 18' - 0" (LENGTH)
ACCESSIBLE PARKING SPACE:	8' - 0" (WIDE) x 18' - 0" (LENGTH) W/ 5' - 0" MIN ACCESS AISLE

IN CASES OF AN EXISTING BUILDING BEING ENLARGED SO AS TO INCREASE THE FLOOR AREA BY MORE THAN TEN PERCENT (10%), CHANGED IN USE AS DEFINED IN THIS ARTICLE 2, OR REZONED (EXCLUDING TOWN INITIATED REZONING), THE TOTAL FLOOR AREA AND/OR NUMBER OF BEDROOMS OF THE RESULTANT BUILDING AFTER ENLARGEMENT, CHANGE IN USE, OR REZONING (EXCLUDING TOWN INITIATED REZONING) SHALL BE USED TO CALCULATE THE REQUIRED NUMBER OF PARKING SPACES TO BE PROVIDED. **12-2-28(B).2.A**

STUDIO/1 BEDROOM:	1 SPACE
2 BEDROOM:	1.5 SPACES
3 BEDROOM:	2 SPACES
4+ BEDROOM:	2.5 SPACES
RESTAURANT/LOUNGE/BAR/CAFE/GROCERY/PHARMACY:	1 SPACE/250 S.F. TOTAL FLOOR AREA
RECREATIONAL RETAIL:	1 SPACE/300 S.F. TOTAL FLOOR AREA
GENERAL RETAIL/BANK/OFFICE/PUBLIC/PERSONAL SERVICES:	1 SPACE/350 S.F. TOTAL FLOOR AREA

ADDITIONAL REQUIREMENTS:

GUEST PARKING:	1 SPACE/5 UNITS
ASSEMBLY:	1 SPACE/6 SEATS
VEHICLE STACKING (DRIVE THROUGH):	1 SPACE/SERVICE AREA PLUS 1 SPACE/LANE
SERVICE BAY/GAS PUMP:	1 SPACE/1 BAY OR PUMP
LOADING/UNLOADING AREAS:	1 SPACE/4 UNITS

CONCLUSIONS: PER TOGL PLANNING COMMISSION MEETING (DATED 2024-XXXX), THE PARKING REQUIREMENTS SHALL BE DETERMINED BASED ON: ..... AT THE FOREMENTIONED MEETING, THE PLANNING COMMISSION APPROVED THE TOGL ZONING DEPT TO ASSESS A $7,000 PARKING-IN-LIEU FEE TO ALLOW FOR THE OWNER'S INABILITY TO MEET THESE ADDITIONAL PARKING SPACES.

ACCESSIBLE PARKING REQUIRED: EACH 12-2-28(B).6 ONE DESIGNATED ACCESSIBLE (HANDICAPPED) PARKING SPACE SHALL BE REQUIRED AS A PART OF THE OVERALL OFF-STREET PARKING REQUIREMENTS MANDATED UNDER THIS SECTION FOR TWENTY-FIVE (25) OFF-STREET PARKING OR FRACTION THEREOF. IN ALL CASES THE ACCESSIBLE SPACE SHALL BE LOCATED IN A MANNER CLOSE AND CONVENIENT TO THE PRINCIPAL BUILDING MAIN PEDESTRIAN INGRESS/EGRESS.

PARKING CALCULATIONS: X,XXX SF / XXX SF PER SPACE = **(XX) REQUIRED SPACES**

PARKING COUNT: 55 SPACES (GENERAL ON-STREET PROVIDED, BASED ON 10' PER SPACE ON GRAND AVE, LAKE AVE AND GARFIELD ST FRONTAGES)
TBD SPACES (ACCESSIBLE ON-STREET PROVIDED)
25 SPACES (GENERAL OFF-STREET PROVIDED, TBD)
80 TOTAL SPACES PROVIDED / XXX TOTAL SPACES REQUIRED

PROJECT ZONING SUMMARY

LEGAL DESCRIPTION:	BLOCK 5, LOTS 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14 TOWN OF GRAND LAKE COUNTY OF GRAND, STATE OF COLORADO
CONSTRUCTION TYPE:	EXISTING CONSTRUCTION: VARIES, VB TYPICAL NEW CONSTRUCTION: VB - WOOD FRAMED (NON-FIRE RATED) W/ AUTOMATIC SPRINKLER SYSTEM
ZONING CLASSIFICATION:	C - COMMERCIAL
FRONT YARD SETBACK: SIDE YARD SETBACK: REAR YARD SETBACK:	0' - 0" 0' - 0" 0' - 0"
MAX BUILDING HEIGHT:	35' - 00"
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HEIGHT (STORIES):	2/3 STORIES EXISTING, NEW CONSTRUCTION TO COMPLY WITH GRAND LAKE BUILDING HEIGHT REQUIREMENTS
GROSS SITE AREA:	1.029 ACRES @ COMBINED PROPERTY LINE

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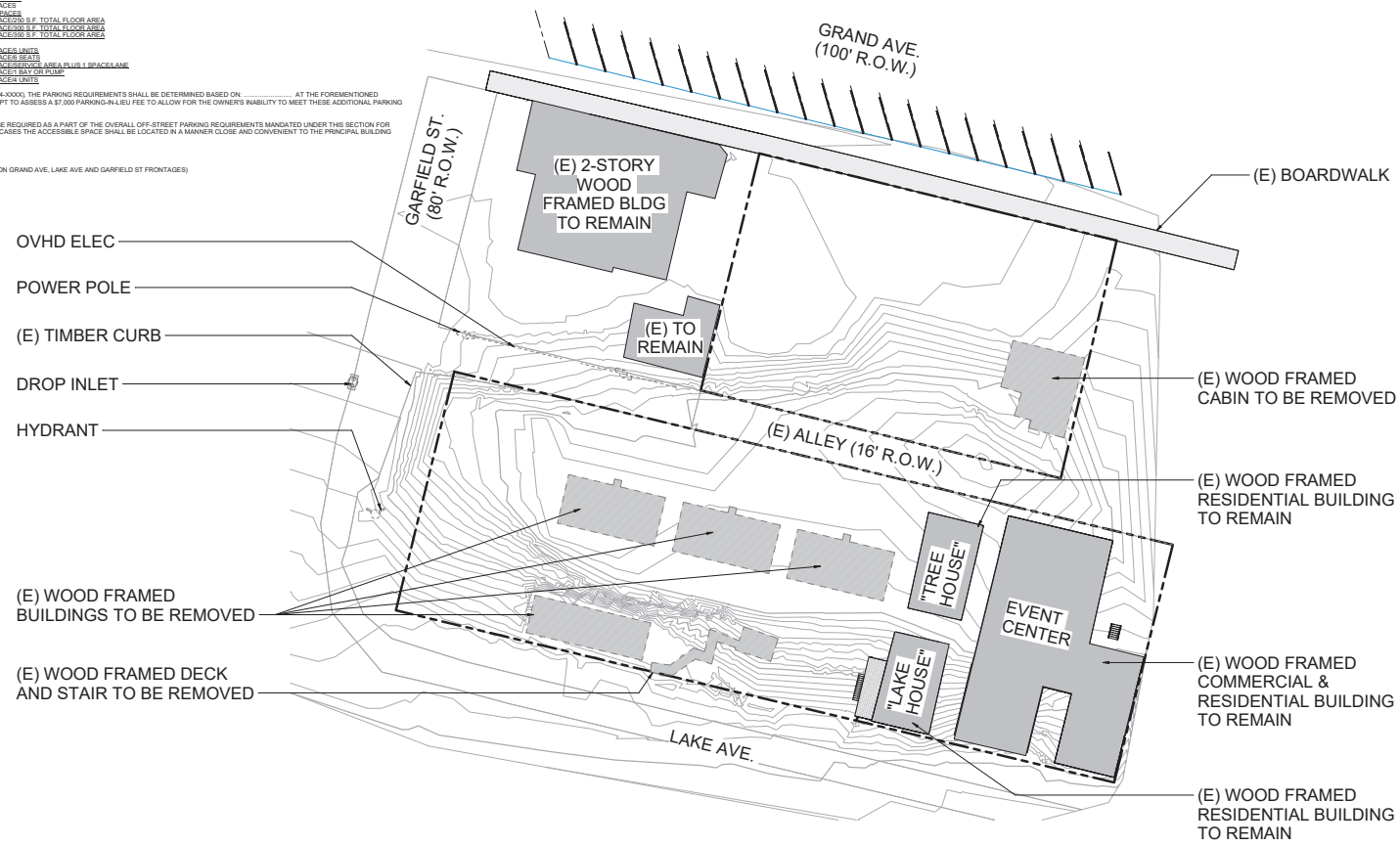
7) GENERAL CONTRACTOR TO REVIEW & COMPLY WITH ALL TOWN OF GRAND LAKE REGULATIONS AND REQUIREMENTS.



1 A1.00 PROJECT SITE PLAN - EXISTING
SCALE: 1" = 20'-0" BACK REF:

0' 10' 20' 40' 80'
SCALE: 1" = 20'-0"

TRUE NORTH

MA STUDIOS
315 EAST AGATE AVENUE
GRANBY, CO 80446
970-887-3366
MAARCHITECTURAL.COM

LEATHERWOOD
SPIRIT LAKE CONDOS, LLC
BLOCK 5, GRAND LAKE, CO
PROJECT #: 2402

ISSUANCE :	DATE :
SCHEMATIC DESIGN	2018-MMDD

NOT FOR CONSTRUCTION
FOR REFERENCE ONLY

SHEET TITLE :
PROJECT SITE PLAN - EXISTING

SHEET NUMBER :
A1.00

3/15/2024 12:58:37 PM
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STANDARD PARKING SPACE, UNCOVERED:	10' - 0" (WIDE) x 20' - 0" (LENGTH)
STANDARD PARKING SPACE, COVERED/INDOOR:	10' - 0" (WIDE) x 18' - 0" (LENGTH)
ACCESSIBLE PARKING SPACE:	8' - 0" (WIDE) x 18' - 0" (LENGTH) W/ 5' - 0" MIN ACCESS AISLE

IN CASES OF AN EXISTING BUILDING BEING ENLARGED SO AS TO INCREASE THE FLOOR AREA BY MORE THAN TEN PERCENT (10%), CHANGED IN USE AS DEFINED IN THIS ARTICLE 2, OR REZONED (EXCLUDING TOWN INITIATED REZONING), THE TOTAL FLOOR AREA AND/OR NUMBER OF BEDROOMS OF THE RESULTANT BUILDING AFTER ENLARGEMENT, CHANGE IN USE, OR REZONING (EXCLUDING TOWN INITIATED REZONING) SHALL BE USED TO CALCULATE THE REQUIRED NUMBER OF PARKING SPACES TO BE PROVIDED. **12-2-28(B).2.A**

STUDIO/1 BEDROOM:	1 SPACE
2 BEDROOM:	1.5 SPACES
3 BEDROOM:	2 SPACES
4+ BEDROOM:	2.5 SPACES
RESTAURANT/LOUNGE/BAR/CAFE/GROCERY/PHARMACY:	1 SPACE/250 S.F. TOTAL FLOOR AREA
RECREATIONAL RETAIL:	1 SPACE/300 S.F. TOTAL FLOOR AREA
GENERAL RETAIL/BANK/OFFICE/PUBLIC/PERSONAL SERVICES:	1 SPACE/350 S.F. TOTAL FLOOR AREA

ADDITIONAL REQUIREMENTS:

GUEST PARKING:	1 SPACE/5 UNITS
ASSEMBLY:	1 SPACE/6 SEATS
VEHICLE STACKING (DRIVE THROUGH):	1 SPACE/SERVICE AREA PLUS 1 SPACE/LANE
SERVICE BAY/GAS PUMP:	1 SPACE/1 BAY OR PUMP
LOADING/UNLOADING AREAS:	1 SPACE/4 UNITS

CONCLUSIONS: PER TOGL PLANNING COMMISSION MEETING (DATED 2024-XXXX), THE PARKING REQUIREMENTS SHALL BE DETERMINED BASED ON: ..... AT THE FOREMENTIONED MEETING, THE PLANNING COMMISSION APPROVED THE TOGL ZONING DEPT TO ASSESS A $7,000 PARKING-IN-LIEU FEE TO ALLOW FOR THE OWNER'S INABILITY TO MEET THESE ADDITIONAL PARKING SPACES.

ACCESSIBLE PARKING REQUIRED: EACH 12-2-28(B).6 ONE DESIGNATED ACCESSIBLE (HANDICAPPED) PARKING SPACE SHALL BE REQUIRED AS A PART OF THE OVERALL OFF-STREET PARKING REQUIREMENTS MANDATED UNDER THIS SECTION FOR TWENTY-FIVE (25) OFF-STREET PARKING OR FRACTION THEREOF. IN ALL CASES THE ACCESSIBLE SPACE SHALL BE LOCATED IN A MANNER CLOSE AND CONVENIENT TO THE PRINCIPAL BUILDING MAIN PEDESTRIAN INGRESS/EGRESS.

PARKING CALCULATIONS: X,XXX SF / XXX SF PER SPACE = **(XX) REQUIRED SPACES**

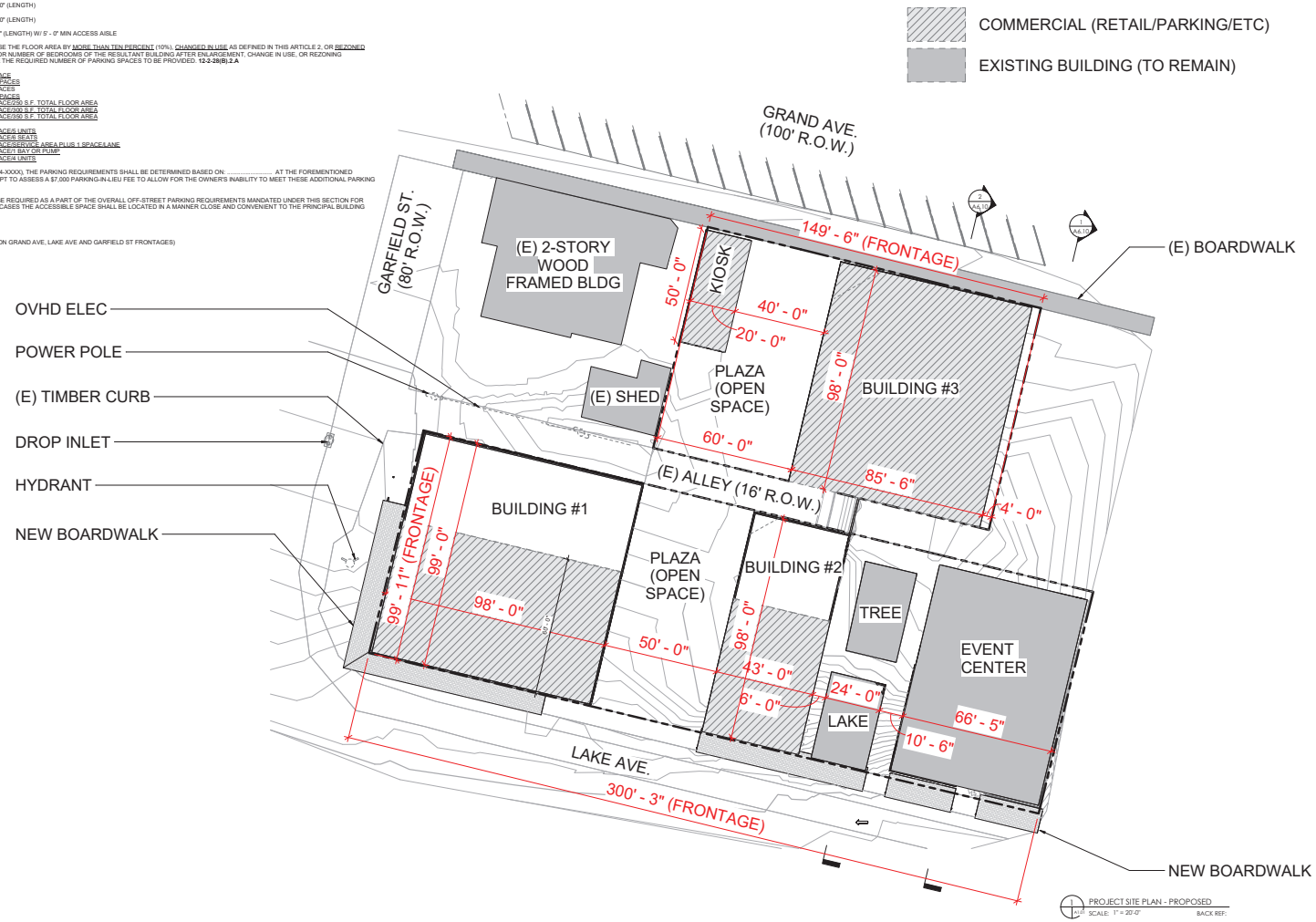
PARKING COUNT: 55 SPACES (GENERAL ON-STREET PROVIDED, BASED ON 10' PER SPACE ON GRAND AVE, LAKE AVE AND GARFIELD ST FRONTAGES)
TBD SPACES (ACCESSIBLE ON-STREET PROVIDED)
25 SPACES (GENERAL OFF-STREET PROVIDED, TBD)
80 TOTAL SPACES PROVIDED / XXX TOTAL SPACES REQUIRED

PROJECT ZONING SUMMARY

LEGAL DESCRIPTION:	BLOCK 5, LOTS 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14 TOWN OF GRAND LAKE COUNTY OF GRAND, STATE OF COLORADO
CONSTRUCTION TYPE:	EXISTING CONSTRUCTION: VARIES, VB TYPICAL NEW CONSTRUCTION: VB - WOOD FRAMED (NON-FIRE RATED) W/ AUTOMATIC SPRINKLER SYSTEM
ZONING CLASSIFICATION:	C - COMMERCIAL
FRONT YARD SETBACK: SIDE YARD SETBACK: REAR YARD SETBACK:	0' - 0" 0' - 0" 0' - 0"
MAX BUILDING HEIGHT:	35' - 00"
EXISTING BUILDING HEIGHT:	30'-8", 29'-2"
HEIGHT (STORIES):	2/3 STORIES EXISTING, NEW CONSTRUCTION TO COMPLY WITH GRAND LAKE BUILDING HEIGHT REQUIREMENTS
GROSS SITE AREA:	1.029 ACRES @ COMBINED PROPERTY LINE

SITE NOTES

1) ELECTRICAL, CABLE T.V. AND TELEPHONE TO BE UNDERGROUND IN COMMON TRENCH.
2) VERIFY ALL UTILITY LOCATIONS PRIOR TO ANY WORK. COORDINATE UTILITY ROUTING WITH APPLICABLE UTILITY COMPANY. ALL UTILITIES TO BE UNDERGROUND.
3) PROVIDE POSITIVE DRAINAGE AT ALL BUILDING PERIMETERS. (SLOPE AWAY FROM BUILDING AT 1:12 MIN.)
4) REFER TO FOUNDATION PLAN FOR FOUNDATION DRAIN LOCATION AND SLOPE. DRAINS TO BE CONNECTED TO STORM SEWER AT STREET
5) PROVIDE 4-6" DIA. STONE RIP RAP OVER WEED BARRIER FABRIC AT EAVES AND VALLEY DRIP LOCATIONS
6) STAKE BUILDING LOCATIONS FOR OWNER, ARCHITECT, AND CONSULTANT ENGINEER REVIEW PRIOR TO ANY WORK.
7) GENERAL CONTRACTOR TO REVIEW & COMPLY WITH ALL TOWN OF GRAND LAKE REGULATIONS AND REQUIREMENTS.



MA STUDIOS
315 EAST AGATE AVENUE
GRANBY, CO 80446
970-887-3366
MAARCHITECTURAL.COM

LEATHERWOOD
SPIRIT LAKE CONDOS, LLC
BLOCK 5, GRAND LAKE, CO
PROJECT #: 2402

ISSUANCE :	DATE :
SCHEMATIC DESIGN	2018-MMDD

NOT FOR CONSTRUCTION FOR REFERENCE ONLY

SHEET TITLE :
PROJECT SITE PLAN - PROPOSED

SHEET NUMBER :
A1.01

Grand Lake Planning Commission

Wednesday, April 17, 2024 at 6:30 PM

Town Hall - 1026 Park Ave. * Participation In-Person Only*

The Town of Grand Lake upholds the Six Pillars of Character:
Citizenship, Trustworthiness, Respect, Responsibility, Fairness and Caring

AGENDA

1. Call to Order: 6:31pm
2. Roll Call PRESENT: Acting Chairman: Heather Bishop
   Commissioner John Murray
   Commissioner Judy Burke
   Commissioner Greg Finch
   Board Liaison Mike Sobon

   Via zoom Chairman James Shockey

3. Consideration to approve Meeting Minutes: 04-03-2024

Motion made by Commissioner Burke to approve minutes 4-3-2024, Seconded by Commissioner Murray.
Voting Yea: Chairman Shockey, Commissioner Murray, Commissioner Burke, Commissioner Bishop, Commissioner Finch, Board Liaison Sobon **Approved 6:0**

4. Unscheduled Citizen Participation: None

5. Conflicts of Interest: None

6. Items of Business

   A. Resolution 04-2024, Reviewing a Conditional Use Permit for a Marijuana Business Located at Block 26, Lots 15, Town of Grand Lake; More Commonly Referred to as 525 Grand Avenue

      Motion made by Commissioner Shockey to continue the hearing until May 1st, 2024, Seconded by Commissioner Burke.
      Voting Yea: Chairman Shockey, Commissioner Murray, Commissioner Burke, Commissioner Bishop, Commissioner Finch, Board Liaison Sobon **Approved 6:0**

   B. Resolution 05-2024; Consideration to Recommend to the Grand Lake Board of Trustees to Amend Town Code 12-2-27 Regarding The Supplemental Regulations for Setback, Height, and Area

      Motion made by Commissioner Finch to approve resolution 05-2024, Seconded by Board Liaison Sobon.
      Voting Yea: Chairman Shockey, Commissioner Murray, Commissioner Burke, Commissioner Bishop, Commissioner Finch, Board Liaison Sobon **Approved 6:0**

7. Items for Discussion

   C. Item from the Code to Discuss: Boardwalk covering

8. Future Agenda Items

9. Adjourn Meeting: 8:59 PM

   Motion made by Commissioner Murray, Seconded by Commissioner Burke.
   Voting Yea: Chairman Shockey, Commissioner Murray, Commissioner Burke, Commissioner Bishop, Commissioner Finch, Board Liaison Sobon

_____

James Shockey, Chairman

ATTEST:

_____

Alayna Carrell, Town Clerk

May 1st, 2024

To: Chairman Shockey and Planning Commissioners
From: Kim White, Community Development Director

RE: Review of a Conditional Use Permit business that generates income from the use of animals, also known as a dog boarding and training at Subd: Grand Lake Lots:9-10, Block 28, more commonly referred to as 304 West Portal Rd.

Purpose

The Town has received a Conditional Use Permit (CUP) application from George D. Wikinski ("The Applicant") of Get Along Little Doggie Dog Training, for a business that generates income from the use of animals, also known as dog boarding and training located at Lot 9-10, Block 28, Town of Grand Lake, also known as 304 West Portal Rd. This requires recommendation by the Planning Commission and approval of a Conditional Use permit by the Board per Municipal code 12-2-31(B)

Conditional Uses are those uses allowed in a district, in addition to the uses by right, where so authorized, when and if a Conditional Use Permit (CUP) is granted under 12-2-31(B) of the Grand Lake Municipal Code.

The Conditional Use permit review process is intended to assure compatibility and harmony between the proposed conditional use with both the surrounding properties and the town at large. As implied by the name, a conditional use permit is subject to various conditions that may be imposed by the Town as decided by the Board of Trustees following a recommendation from the Planning Commission.

Background

Per municipal code 12-2-31 (B) staff presented the application to the Planning Commission on April 3rd, at which point the Planning Commission could decide to either formulate a recommendation to the Board of Trustees, or schedule a public hearing. The planning commission motioned to schedule a public hearing. Staff noticed the public hearing in the paper and to all the neighbors within 200'. 6 of the 19 notices have not been received to date. No

letters for or against have been received in response to this notice.

Municipal Code Procedure:

(a) Procedure Before the Planning Commission. The applicant may propose a Conditional Use Permit request by submitting, to Town Staff, written material outlining the proposed use.

Included in this narrative should include (but not be limited to: operational hours and functions, management responsibilities, assessed neighborhood compatibility and impact). Written material must be accompanied by supporting documentation, including (if applicable) but not limited to:

1. A site plan depicting the layout of the structure with the proposed use, ingress and egress point, parking and vehicular ingress and egress points, snow storage, trash receptacles, and any other item that may be pertinent to the site plan of the property and proposed use.
2. *Landowner or Homeowners Association approval.*

…

Commissioner Discussion:

3. After taking evidence in relation to said Condition Use application, the Planning Commission shall formulate a recommendation, including such terms and conditions as it may deem necessary and appropriate. The recommendation shall be placed on the next agenda of the Board of Trustees.

(i) The Planning Commission shall take the following factors into consideration prior to making recommendation to the Town Board of Trustees:

(ii) Relationship of the proposed Conditional Use to the economic development objectives of the Town and the anticipated impact of the Conditional Use on existing businesses and neighborhood residences. (see attachment 2 for comprehensive plan section for econ. develop.)

(iii) Effect upon the character of the area in which the proposed Conditional Use is to be located, including the scale and bulk of the proposed Conditional Use in relation to surrounding uses and neighborhood. (attachment 3 for comp plan character)

(iv) Such other factors and criteria as the Commission deems applicable to the proposed Conditional Use including but not limited to: hours of operation; signage; specific businesses, land owners or other interested parties to be notified; or proposed conditions of CUP issuance. (attachment 1.pdf)

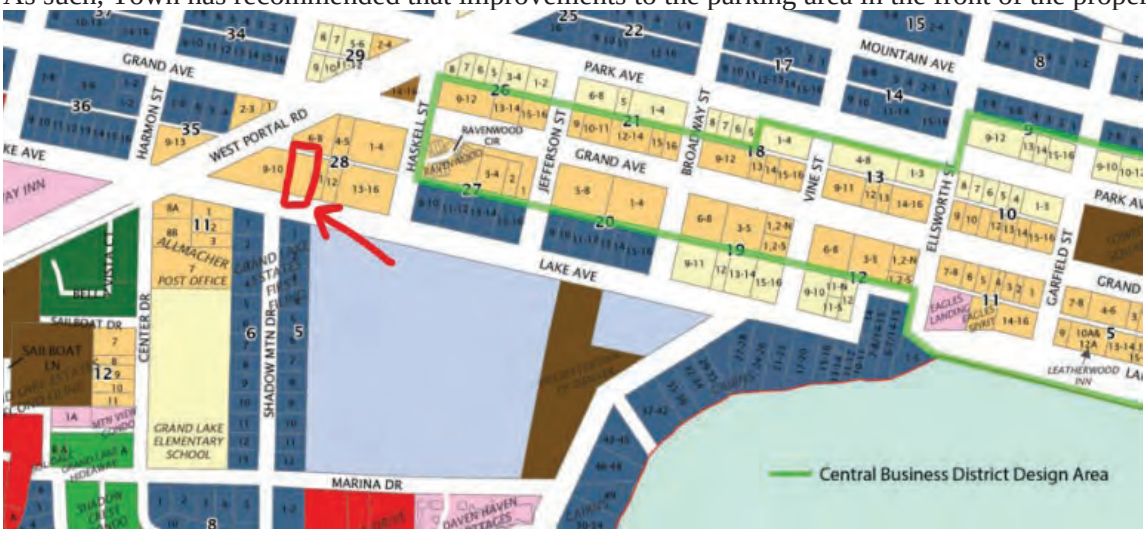
Staff Comments:

Conditional use permits require the Planning Commission to review 12-2-31 (B) 4 (listed below) and make a recommendation to the Board on the conditional use.

The Town may impose conditions with the review of a Conditional Use Permit, including improvements that are deemed necessary to achieve compatibility with the Town's commercial zoning appearance or other standards. The applicability of district regulations requires that buildings conform with Code standards. The change in the use and character requires a new development application which was submitted as the CUP application. The proposed use is deemed to amend previously approved CUP plans. The requirements to achieve compatibility and Code compliance vary based on the request.

The new business, Get Along Little Doggie, is proposing to change the use for the existing building. The previous business was employee housing for local businesses. The change of use will decrease the amount of full-time individuals on the property to the single owner, but will increase the animal use to allow 10-15 dogs during the day

from 8am- 5pm, 7 days a week.
The proposed hours are 7 days a week from 8a-5p except Wednesday, when hours will be 6p-7pm.
The site will include an office space, agility course areas, two play areas with chain-link fencing screened from the property with wooden privacy fence, a garage used for evening training classes, a bunk house, parking stalls along the front of the building on the property (site plan).
Per 11-4-1, Streets with on street parking require sidewalks or boardwalks. This site is outside of the Central Business District Design Area and does not have any improved shoulders, walkways, or on-street parking currently. As such, Town has recommended that improvements to the parking area in the front of the property be made.



Code 12-7-4 includes design standards for commercial structures. All structures are subject to these Code standards. The color palette and materials have been reviewed and are found to be consistent with the Code.
Refuse is located in the parking lot in the SE corner of the site plan (shown as TR). Per section E, fencing to screen the trash receptacle is requested.
The applicant has addressed noise nuisance by stating that the dogs will always be supervised and he will ensure the dogs will not disturb the neighbors. Any nuisance violation will be handled as reported.
The application does not mention any outdoor lighting, but only dark-sky lighting will be allowed, and with bulbs not being able to be seen off of the property.
Snow storage was noted on the initial site plan, but not on the most recent. Applicant will update plan to include snow storage.
The sign submitted meets the guidelines of the Town sign code for material and color. Applicant will need to submit full sign application for size, lighting, and location approval.
Applicant has lease from the owners to run the business and the bunk house is located in the back 50' of the commercial lot, so living on site is in compliance with the code.
Parking requirements 12-2-28 are not listed for animal activities and must be determined by the commission and the board. Staff recommends that dogs will be dropped off or picked up in the morning and evening and thus it might be treated like the daycare facility requirement of 1 space per 8 students, thus a minimum of 2 onsite parking spaces, plus a vehicle stacking-style drive through since the dogs will be a quick drop (equals a lane and 1 space). Also, with a one-unit residence, and additional requirement for guest parking (for 2 spaces). The total parking recommendation would be 5 spaces and a drive lane.
Previous dog boarding facilities have CUP granted with the following conditions. If planning commission would like to review these additional items and determine if they feel they are applicable to this site, please include them in your motion:

1. The applicant comply with the requirements of Municipal Code Chapter 8: Regulation of Animals; and
2. The applicant is the considered the responsible party and/or "person" of the animals relating to Municipal Code Chapter 8: Regulation of Animals; and
3. The applicant obtain all permits and comply with inspections required by the State of Colorado; and
4. The outdoor operating hours are limited to _____ ; and
5. If a written noise complaint is received by the Town, the applicant will be required to timely install acoustic tiling inside the kennel; and
6. The breeding of animals is NOT permitted; and
7. The applicant is responsible for maintaining a clean facility including the area immediately surrounding the premise, as determined by the Town; and
8. The play area shall graded, drained and maintained by the applicant to prohibit off premise discharge of any and all animal waste; and
9. All animal care activities such as grooming and washing shall be conducted inside the facility; and
10. The applicant shall install a wood privacy fence; and
11. All structures, including shade shelters, shall be constructed less than 6' in height and in accordance with the Municipal Code; and
12. The applicant shall adhere to the site plan provided in Exhibit A; and
13. All permits necessary to comply with the Municipal Code shall be obtained by the applicant.
14. The Town shall review the Conditional Use Permit if two (2) or more written complaints, including citations, which are received by the Town in any twelve month period. The review shall be conducted according to Municipal Code 12-2-18(B);

Submission Materials Complete:

Items located in the attached application have an X next to them if found.
There are multiple documents attached to this packet. The attachments have a number in the file name which can be cross-referenced with the items below and their location (number.pdf then page of the pdf).

X operational hours and functions (1.pdf page 3)
X management responsibilities (1.pdf page 4)
X assessed neighborhood compatibility and impact (1.pdf page 4)
X Signage (1.pdf page 4 (see logo))
X layout of the structure with the proposed use, ingress and egress point (1.pdf page 3)
X parking and vehicular ingress and egress points (1.pdf page 3)
X snow storage (1a.pdf page 3)
X Landowner or Homeowners Association approval (1.pdf page 5-6)
X trash receptacles (1.pdf page 3)
X specific businesses landowners or other interested parties to be notified

Suggested Motions:

1. **I move to recommend Resolution 06-2024, A Conditional Use Permit for Get Along Little Doggie Dog Training at 304 West Portal Rd. to the Board with the following necessary and appropriate terms and conditions _____including a noise reduction plan, snow storage location on new site plan, dark sky lighting information, and completed sign application.**

OR

2. **I motion to deny a Conditional Use Permit for Get Along Little Doggie Dog Training For the following reasons_____**

Town of Grand Lake

LAND USE REVIEW APPLICATION FORM

P.O. Box 99 • 1026 Park Avenue • Grand Lake, CO 80447
Phone: 970-627-3435 • Fax: 970-627-9290
Email: planner@toglco.com • Website: townofgrandlake.com

APPLICATION DEADLINE IS NOON, 21 DAYS PRIOR TO THE NEXT REGULARLY SCHEDULED HEARING

PROPERTY

Property Address (or general location if not addressed): 304 West Lake Ave

Legal Description: Lot 940 Block 28 Subdivision TOGL

Lot Area (in square feet or acres): _____ Existing Use of Property: Empty

TYPE OF REVIEW (check one)

- ☐ Rezoning ☐ Subdivision ☐ Minor Subdivision ☐ Annexation ☐ Planned Development
- ☑ Conditional Use ☐ Vacation – Public right-of-way ☐ Amendments to approved Subdivision or PD
- ☐ Other: _____

PROPOSAL

Description of Proposal (include proposed use and summarize number and size of units/buildings/lots, as applicable)

Doggie Daycare/Dog Training/Dog Boarding Garage 5760 Small cottage 3120 Large Cottage 900 ½ Acre

Applicant Information

Is the Applicant the owner of the property? Yes ☐ No ☒

If the Applicant is not the owner of the property, does the Applicant have authority from the property owner to engage in the proposed use? Yes ☒ No ☐

Please have the landlord fill in the "Contact Information" section below to confirm authorization of this specific use for the tenant/applicant use.

Name of Development: Get Along Little Doggie Dog Training

Name of Applicant: George B. Wilinski Email: getalonglittledoggietraining@gmail.com

Address: 304 West Lake Ave P.O. Box 797 Phone: 303-903-0228

City: Grand Lake State: CO Zip: 80447 Fax: _____

Contact Information (if not the applicant) ☐ check box if landlord

Name of Contact: Charles Cowles Email: ccowles8054@gmail.com

Address: P.O. Box 2047 Phone: 303-489-3096

City: Grand Lake State: CO Zip: 80447 Fax: _____

STAFF USE ONLY

File Name: _____

Application Received By: kwhite Date: 4/1/2024 Time: 9:30a

Fee Paid: yes Amount: $300 rcvd 3/27 Reimbursement Form Signed: ☐ Yes Date: _____ ☐ No

Updated 3/25/2024

TOWN OF GRAND LAKE
AGREEMENT FOR PAYMENT OF
REVIEW AND DEVELOPMENT EXPENSES INCURRED BY THE TOWN SUBDIVISION, ANNEXATION, LAND USE AND ZONING PROCESS

THIS AGREEMENT ("the Agreement" is entered into this 1st day of April, 2024 by and between the Town of Grand Lake, Colorado, a Colorado municipal corporation, ("the Town") and Get Along Little Doggie Dog Training, a L.L.C. (homeowner, type of corporation, LLC, etc. if applicable), (collectively, "the Applicant").

WHEREAS, the Applicant owns, or has rights to the possession and use of, certain property situated in Grand County, Colorado described on Exhibit A, attached hereto and incorporated herein by reference, ("the Property");

WHEREAS, the development and land use review process includes review of all aspects of land use including, but not limited to, annexation, subdivision, zoning, change of land use, installation of public improvements, conditional uses, dedication of lands and the availability of and feasibility of providing utility services;

WHEREAS, the Applicant desires to develop or conduct a conditional use on the Property and has made application to the Town for approval of subdivision, annexation, conditional use, and/or zoning of the Property, and

WHEREAS, the Parties recognize that the land use fees as specified by the Municipal Code of the Town may not be adequate to fully cover the Town's expenses incurred during the application process, including but not limited to, legal publications, notices, reproduction of materials, public hearing expenses, recording of documents, engineering fees, attorney fees, consultant fees, and fees for administrative time of Town staff, including, but not limited to managerial, clerical, billing, and review time, and

WHEREAS, the Parties hereto recognize that the Town will continue to incur expenses through the entire review process until final completion of the development or conditional use including but not limited to, legal publications, notices, reproduction of materials, public hearing expenses, recording of documents, engineering fees, attorney fees, consultant fees, and fees for administrative time of Town staff, security, permits and easements;

NOW THEREFORE, for and in consideration of the foregoing premises and of the mutual promises and conditions hereinafter contained, it is hereby agreed as follows:

1. The Town has collected or will collect certain subdivision, annexation and land use fees from the Applicant and the Town will apply those fees against the review expenses incurred by the Town while processing the Applicant's development review or conditional use proposal. In the event the Town incurs review expenses greater than the monies collected from the Applicant, the Applicant agrees to reimburse the Town for the additional expenses and fees upon submittal of an invoice. Applicant shall pay all invoices submitted by the Town within ten (10) days of the Town's delivery of such invoice. Failure by the Applicant to pay any invoice within the specified time shall be cause for the Town to cease processing the application, cease development of the Property, deny approval of the application, withhold the issuance of building permits, conditional use permits, or certificates of occupancy and for the Town to exercise such rights and remedies as are otherwise available to it in law or equity or under the applicable provisions of the Town Code.

2. Except where the law or an agreement with the Town provides otherwise, the Applicant may terminate its application at any time by giving written notice to the Town. The Town shall take all reasonable steps necessary to terminate the accrual of costs to the Applicant and file such notices as are required by the Town's regulations. The Applicant shall be liable for all costs incurred by the Town in terminating the processing of the application.

3. If the Applicant fails to pay the fees and costs required herein when due, the Town may take those steps necessary and authorized by law to collect the fees and costs due, in addition to exercising those remedies set forth in Section 1, above. The Town shall be entitled to recover from Applicant all court costs and attorneys' fees incurred in collection of the balance due, including interest on the amount due from its due date at the rate of 18% per annum.

4. The Town will account for all funds expended and fees and expenses incurred by the Town as a result of review of the application throughout the review process. Statements of expenses incurred will be made available to the Applicant by the Town. Expenses to be charged to the Applicant's account shall include, but shall not be limited to legal publications, notices, reproduction of materials, public hearing expenses, recording of documents, engineering fees, attorney fees, consultant fees, fees for administrative time of Town staff, security, permits and easements. Within 60 days after the completion of the processing of the application by the Town, the Town will provide Applicant with a statement of account and will refund to the Applicant any funds paid by the Applicant that were not expended by the Town, except where the Parties expressly agree to the contrary.

5. Applicant's obligation to pay the costs and expenses provided for in this Agreement shall exist and continue independent of whether the Applicant's application, or any part thereof, is approved, approved with conditions, denied, withdrawn, or terminated by the Town or the Applicant prior to a final decision in the process.

IN WITNESS WHEREOF, the Town and the Applicant have caused this Agreement to be duly executed on the day and year first above written.

PRINTED APPLICANT'S NAME: George D. Wilcinski

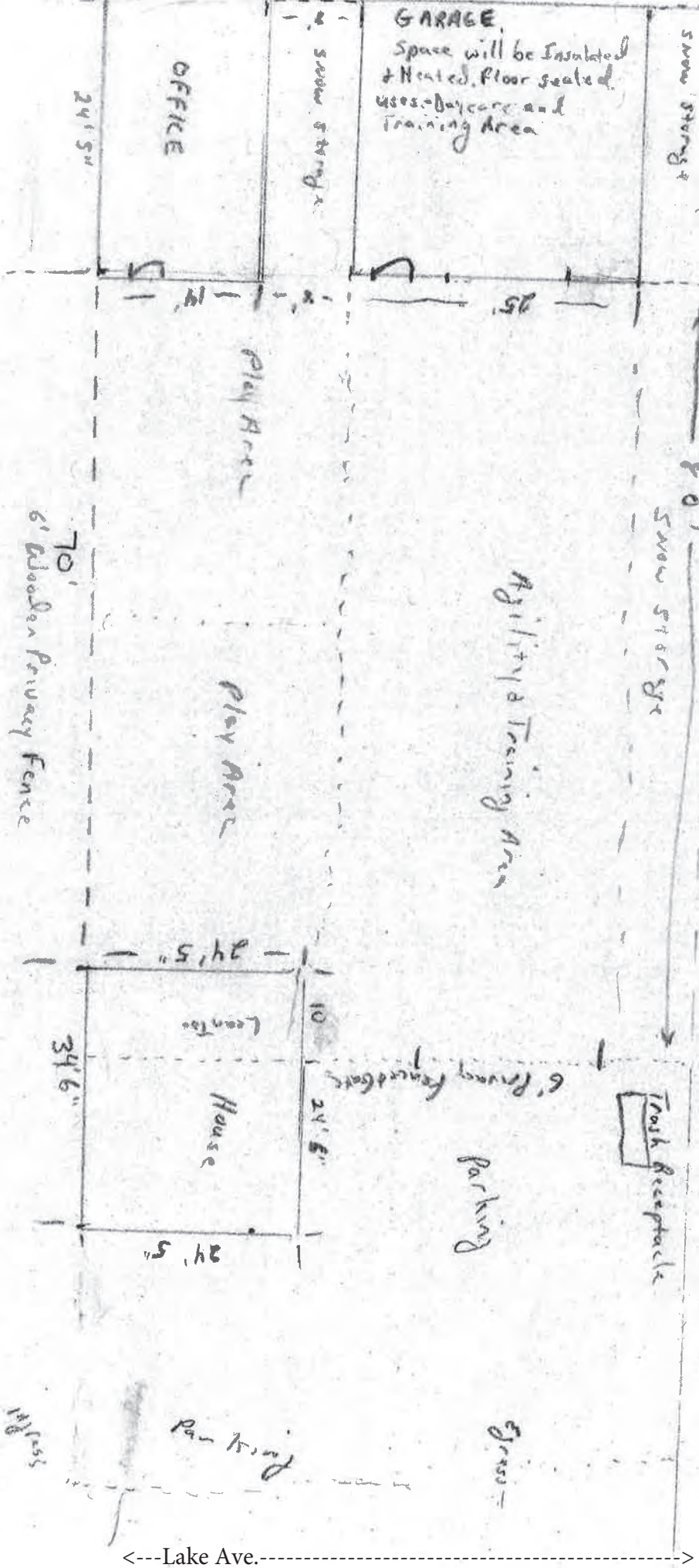
APPLICANT'S SIGNATURE: _____
Signature

TOWN OF GRAND LAKE

By: _____ SEAL
Kim White, Community Development Director

Attest:
_____
Alayna Carrell, Town Clerk

Updated 03/22/2024


GARAGE
Space will be Insulated & Heated. Floor sealed. uses-Daycare and Training Area
OFFICE
24' 5"
Snow Storage
Snow Storage
14'
8'
25'
Play Area
Snow Storage
Activity & Training Area
70'
6' Wooden Privacy Fence
Play Area
24' 5"
10
Lean-to
34' 6"
House
24' 5"
6' Privacy Fence & gate
Trash Receptacle
Parking
24' 5"
Pavilion
Grass
Lake Ave.

Wizard's Lot


GET ALONG
LITTLE DOGGIE
DOG TRAINING
&
DOGGIE DAYCARE

Town of Grand Lake

Planning Department
P.O. Box 99 • 1026 Park Avenue • Grand Lake, CO 80447
Phone: 970-627-3435 • Fax: 970-627-9290
Email: planner@toglco.com • Website: townofgrandlake.com

LAND USE REVIEW APPLICATION FORM

APPLICATION DEADLINE IS NOON, 21 DAYS PRIOR TO THE NEXT REGULARLY SCHEDULED HEARING

PROPERTY

Property Address (or general location if not addressed): 304 West Lake Ave.

Legal Description: Lot ~~[illegible]~~ 910 Block 3528 Subdivision TOGL

Lot Area (in square feet or acres): _____ Existing Use of Property: Stable's

TYPE OF REVIEW (check one)

- ☐ Rezoning ☐ Subdivision ☐ Minor Subdivision ☐ Annexation ☐ Planned Development
- ☑ Conditional Use ☐ Vacation – Public right-of-way ☐ Amendments to approved Subdivision or PD
- ☐ Other: _____

PROPOSAL

Description of Proposal (include proposed use and summarize number and size of units/buildings/lots, as applicable)

Doggie Daycare and Dog Training Classes. 3 buildings.

Applicant Information

Name of Development: Get Along Little Doggie Dog Training

Name of Applicant: George D Wilinski Email: getalonglittledoggie.training@gmail.com

Address: P.O. Box 797 Phone: (303) 803-0228

City: Grand Lake State: Co. Zip: 80447 Fax: _____

Contact Information (if not the applicant)

Name of Contact: _____ Email: _____

Address: _____ Phone: _____

City: _____ State: ___ Zip: _____ Fax: _____

STAFF USE ONLY

File Name: _____

Application Received By: KWhite Date: _____ Time: _____

Dep. Fee Paid: $300 cash Amount: _____ Reimbursement Form Signed: ☐ Yes-Date: _____ ☑ No

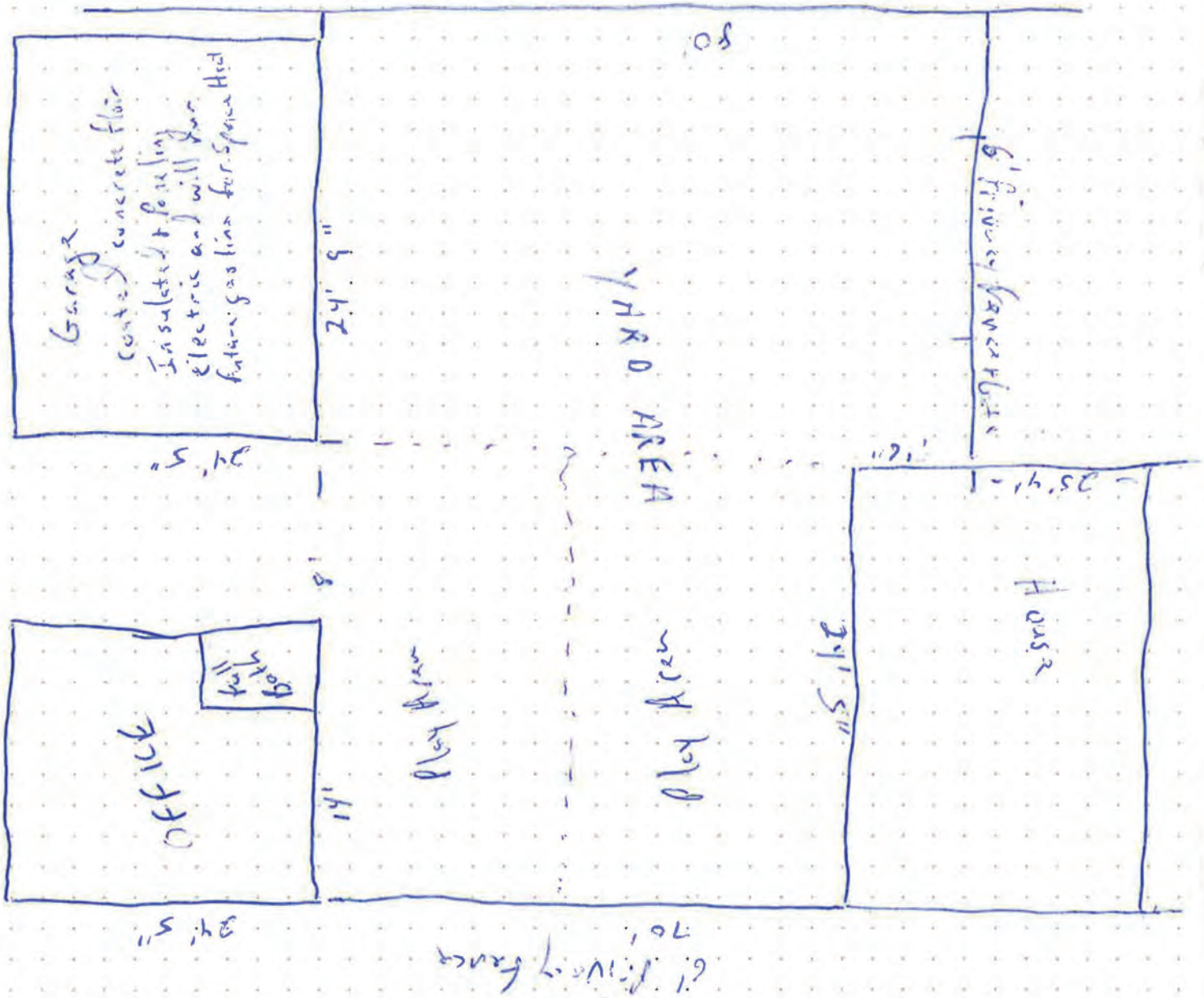
Updated 9/13/2022

Affidavit of George D. Wilinski

I George D. Wilinski swear that the following information on the application and other pages for the application is true and correct to the best of my knowledge and I also understand that knowing submission of false information shall be cause for the SUP to be immediately revoked without notice or hearing

3/27/24

The Wizard



Business Hours M – Sunday 8-5 Daycare

Group Classes Wednesday Evenings 6–7 p.m

Get Along Little Doggie Dog Training

George D Wilcinski
Master Dog Handler/Trainer

P. O. Box 797
Grand Lake, Co. 80447
(303)803-0228
Getalonglittledoggie.training@gmail.com

Town of Grand Lake /co/Kimberly White
Street Address
1026 Park Avenue Grand Lake, Co. 80447
970-627-3435
planner@toglco.com

3-25-24

Dear Town of Grand Lake /co/Kimberly White,

The nature of my business and what I plan to use this property for is to have a facility to be able to train dogs in a variety of disciplines based on programs developed by the AKC.I am a certified evaluator for the AKC and want to teach their Star Puppy classes, agility, trick and canine good citizen testing. I will utilize the garage space as a class in the evenings for group classes and in the daytime inside space for doggie daycare. The yard area will be fenced in with a 6-foot wooden privacy fence and the inside then will be separated into separate areas for different sized dogs. The small studio area will be my office space. The old bunkhouse will become my residence, where I will on occasion pet sit or overnight board others pets. I will only board up to three dogs. For the daycare, I will limit it to 10-15 dogs at a time.

I will always supervise the dogs and keep the noise level down to not disturb my neighbors. There is parking provided in front of the residence off the street. I am not selling any items other than my services, so I don't have a sales tax license. I do have a federal Ein and the business is registered with the state.

Sincerely,

George D Wilcinski

GET ALONG
LITTLE DOGGIE
DOG
TRAINING

CCR property information

Charles Cowles <ccowles8054@gmail.com>
Tue 3/26/2024 4:41 PM
To:georgewilcinski@gmail.com <georgewilcinski@gmail.com>

1 attachments (327 KB)
CCRWilcinskipropetyinfo.3-24.pdf;

Please find attached the legal description of the entire property, including the barn area.
Also listed is the size of the garage, small cottage and approximate size of the larger cottage and the land that those three buildings sit on. At the bottom is our signed authorization for George Wilcinski to live and operate a dog care and training facility on the site. Let me know if there is anything else. I will be gone all day Wednesday and back on Thursday . Chas

SCHEDULE A (continued)

LEGAL DESCRIPTION

The Land referred to herein is located in the County of Grand, State of Colorado, and described as follows:

Lots 14, 15, and 16,
Block 35,
TOWN OF GRAND LAKE, according to the Plat thereof filed August 15, 1903 as Reception No. 9066.
EXCEPT those portions conveyed to the United States by Warranty Deed recorded in Book 87 at Page 569 as File No. 52131,

AND

Lot 9 and 10,
Block 28,
TOWN OF GRAND LAKE, according to the Plat thereof filed August 15, 1903 as Reception No. 9066, and the West 1/2 of that portion of Perry Street adjoining Lot 16 on the East and the East 1/2 of the portion of Perry Street adjoining said Lot 9 on the West, vacated by the Board of County Commissioners of Grand County Resolution recorded in Book 121 at Page 476.

This is the legal description of the entire property, including the Barn.

Garage - 576 ¢
Small cottage - 312 ¢
large cottage - 900 ¢
The land of the cabin is approx 1/2-1/3 acre.

This is authorization from Community Church of the Rockies for George Wilcinski to use the garage, small cottage, and large cottage for his residence and to run a dog care and training facility. [signature]
Elder of CCR 3-26-24

TOWN OF GRAND LAKE
Comprehensive Plan

November 2020

Plan Theme: A Healthy Economy

Background

Since the turn of the twentieth century, Grand Lake's economy has been strongly linked to tourism and outdoor recreation. Grand Lake's location as the western gateway to Rocky Mountain National Park is a significant economic asset for the community. Over 4.5 million tourists visited Rocky Mountain National Park (RMNP) in 2018, although the majority of park visitors travel through RMNP's eastern gateway, Estes Park, and do not make the journey to Grand Lake. In addition, the vast majority of trips to RMNP are between June and September.

Western RMNP Entrance 13

Likewise, Grand Lake's economy is largely seasonal, yet includes many other unique attractions besides RMNP: hiking, ATV and mountain biking trails on US Forest Service land; a historic, walkable downtown on the shore of Grand Lake; rowing, paddling, boating and fishing on Grand Lake and Shadow Mountain Reservoir; an annual Regatta Week hosted by the Grand Lake Yacht Club; the long-standing Buffalo Days Weekend festival and other local cultural events, notably performances by the Rocky Mountain Repertory Theatre.

Grand Lake Festival 14

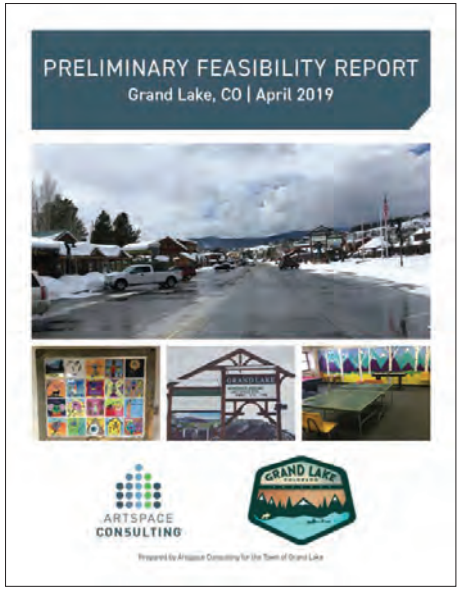
Mid-October through Memorial Day is Grand Lake's "secondary season." Those visitors that make the journey and access RMNP trails from the edge of town are treated to a winter wonderland. The Grand Lake Golf Course becomes the Grand Lake Nordic Center, available for cross-country skiing and snowshoeing. Two downhill ski resorts (Winter Park/Mary Jane and Granby Ranch) are within one hour drive of Grand Lake. And with access to hundreds of miles of snowmobile trails, Grand Lake is known as the "Snowmobile Capital of Colorado."

Snowmobiling in Grand Lake area 15

The sustainability of year-round tourism and outdoor recreation opportunities is vitally important to Grand Lake's local economy. Grand Lake is committed to outdoor recreation in all seasons. Monthly and annual sales tax revenue from retail, restaurant, and lodging has been steadily increasing for the last several years.

One recent challenge is the Covid-19 pandemic which resulted in a dramatic reduction in tourism-related visits during the spring of 2020. Seasonal workers from foreign countries were also not able to travel to Grand Lake during the pandemic. High school students also typically leave the summer workforce in mid-August to return to school. Communities such as Grand Lake that are gateways to national parks can anticipate short-term fluctuations in business stability and revenue. Long-term economic resiliency may become dependent on retaining a year-round workforce that will create additional demand for local goods and services. An expanding workforce will also need to be supported with myriad social and human services in order to live year round in Grand Lake.

Plan Theme: A Healthy Economy



Attracting more workforce housing is therefore vital to sustaining a healthy economy. The 2018 Housing Plan for the Study Areas of Granby, Grand Lake, Kremmling, and Hot Sulphur Springs identified the following potential housing unit goal by 2023: 20 homes and apartments deed restricted at or below 120% of the Area Median Income (AMI) for owners and 100% AMI for renters. The plan noted that accomplishing this goal would address 67% of the gap, in the Grand Lake area.

In 2018, Colorado Creative Industries (CCI) certified Grand Lake as a creative district, with access to the resources of "Space to Create", a workforce housing program. A preliminary feasibility report completed in 2019 identified multiple sites in Grand Lake for a potential Artspace workforce housing project. A market study is underway and funding opportunities are currently being explored for this exceptional public private partnership opportunity.

Grand Lake has several other tools available for promoting affordable housing development, including an inclusionary housing ordinance, a housing fund, and residential and commercial linkage (impact) fees. Additional funding sources include tax credits, state and federal grant programs, debt financing with favorable terms, and local philanthropy such as the Grand Foundation.

Short-term rentals by owners (STR's) offer a more frequent use of otherwise unoccupied single-family homes and condominium units within the Town. In 2019, nightly short-term rentals added approximately 860 pillows (assuming 6 to a unit) to the nightly rental inventory. While adding to the nightly rental lodging base and bringing in additional tax revenue, careful consideration should be taken with how the Town moves forward with regard to the short-term rental policy.

Providing an array of community services for workers is also key. Such services should include day care and medical and mental health services for younger populations.

Note: Colorado Statutes require inclusion of a Recreation and Tourism element within a comprehensive plan. The above information is intended to serve as the Recreation and Tourism plan element pursuant to C.R.S. 31-23-207 (5).

Plan Theme: A Healthy Economy

Guiding Principle:
We value the businesses providing quality services, employment opportunities and an economic base for our community. Grand Lake is noted for the casual, historical, western character of its shops, restaurants and lodgings, even more convenient as our year-round economy is strengthening. We welcome current and future business opportunities.

ACHIEVABLE GOALS, STRATEGIES AND PRIORITY ACTIONS

Economic Recovery & Development	
Achievable Goal: To recover from the economic impact of the Covid-19 pandemic.	Priority Action:
Key Strategy: Work with state agencies, community development organizations and local business owners and tenants to stabilize the economic impacts of the Covid-19 pandemic.	Encourage the marketing and animation of any vacant storefronts using pop-ups and other shared retail concepts.
	Create temporary parklets on Grand Avenue between Hancock Street and Vine Street to add usable outdoor space and expand business capacity working within specified design guidelines.
	Update Chapter 12 Article 2 of the Town's Land Use Regulations to create an administrative temporary use permit with specified temporary use provisions for commercial zoning districts.
	Update Chapter 12 Article 2 of the Town's Land Use Regulations to expand vehicle stacking space design requirements for commercial drive-through and pickup services.
	Update Chapter 6 Article 2 of the Town's Sign Regulations to provide greater flexibility for the commercial use of temporary signage, including addressing of the seven consecutive day limitation.
Achievable Goal: To foster a sustainable year-round local economy.	Priority Action:
Key Strategy: Work with local businesses to target market needs along with associated improvements to the Town's land development regulations.	Create a strategic plan for diversifying the local employment base, increasing the retail mix and making other long-term adjustments to improve economic resiliency.
	Update Chapter 12 Article 2 of the Town's Land Use Regulations to reduce obstacles associated with attracting new businesses by streamlining development review and permitting procedures.
	Update Chapter 12 Article 2 of the Town's Land Use Regulations to create a Historic District zoning overlay along Grand Avenue between Hancock Street and Vine Street.
	Update Chapter 12 Article 2 of the Town's Land Use Regulations to combine the Commercial Transition and Commercial Zoning districts into a new Commercial Mixed-Use Zoning District that provides for developing a full range of retail, office, artisan industry, high density residential, institutional and civic uses.
	Update the Town's Zoning Map to reflect the new Historic District and Mixed-Use Commercial zoning categories.
Attainable Housing	
Achievable Goal: To increase the number of housing units available for Grand Lake's workforce.	Priority Action:
Key Strategy: Work with federal, state and local agencies and the private sector to develop new workforce housing in Grand Lake.	Update Chapter 12 Article 10 of the Town's Land Use Regulations to clarify and enhance the affordable housing requirements.
	Update Chapter 12 Article 2 of the Town's Land Use Regulations to lessen restrictions that create a disincentive for the development of Accessory Dwelling Units (ADU's) and tiny homes.
	Update Chapter 12 Article 2 of the Town's Land Use Regulations to provide density bonuses for deed-restricted multi-family housing development.
	Adopt criteria and funding priorities for use of the Town's Housing Fund.
	Develop and purchase land as needed for workforce housing.
	Explore public/private partnerships to develop rent-restricted multifamily housing.

Acknowledgements

Grand Lake Town Board

Steve Kudron, *Mayor*
Jonah Landy, *Mayor Pro-Tem*
Michael Arntson
Ernie Bjorkman
Tom Bruton
Melissa Ratzmann
Cindy Southway

Grand Lake Planning Commission

Hayden (Hoppe) Southway, *Chairperson*
Robert Canon, *Vice Chairperson*
Ernie Bjorkman
Judy Burke
Diane Mahoney
John Murray
James Shockey

Grand Lake Comprehensive Plan Task Force

Ginny Wilkinson, *Chairperson*
Jim Cervenka, *Vice Chairperson*
Jennifer Brown
Tom Bruton
Judy Burke
Elin Capps
Cindi Cunningham
John Murray
Donna Ready
Alan Walker

Town Staff

John Crone, *Town Manager*
Kimberly White, *Town Planner*

Project Consultants

Martin Landers, AICP	Plan Tools
Paul Mills, RLA	Russell + Mills Studios
Shelley La Mastra, RLA	Russell + Mills Studios
Colleen Hannon	West Slope Resource Development

Photo Credits

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Cover page	Grand Lake Chamber of Commerce

Special Thanks

Special thanks to: the Colorado Department of Local Affairs for its generous grant assistance; Grand Lake Heart and Soul; Scott Ready at MountainLake.com; Nate Shull, former Town planner; and everyone in Grand Lake who participated in one or more of the community events associated with the project. The Town wishes to acknowledge the contributions of those citizens and consultants involved in the original 2006 Grand Lake Comprehensive Plan that preceded this 2020 Grand Lake Comprehensive Plan update.

Plan Theme: An Authentic Place

Guiding Principle:
We value the historical character and serenity of our small-town community that supports the quality of life in and around Grand Lake.

ACHIEVABLE GOALS, STRATEGIES AND PRIORITY ACTIONS

Community Design	
Achievable Goal: To preserve Grand Lake's unique rustic small-town character.	Priority Action:
Key Strategy: Work with national, state and local agencies and organizations to protect Grand Lake's historic resources.	Update the Design Review Standards in Chapter 12 Article 7 of the Town's Land Use Regulations to include recommendations from the Design Guidelines for the Central Business District and the Streetscape Master Plan.
	Continue to implement the Action Items listed in the Streetscape Master Plan.
	Explore opportunities to revitalize existing building frontages in the central business district that are inconsistent with the Town's rustic western style.
	Update and implement Lake Front Park design concepts.
Land Use	
Achievable Goal: To foster quality development.	Priority Action:
Key Strategy: Work with local stakeholders to update the Town's land development regulations.	Update Chapter 12 Article 2 of the Town's Land Use Regulations to add purpose and intent statements for each of the eighteen zoning districts, and consolidate permitted uses into a single table for ease of reference.
	Update Chapter 12 Article 9 of the Town's Land Use Regulations to streamline development review procedures and consolidate application types into a single table for ease of reference.
	Update Chapter 6 Article 2 of the Town's Sign Code to be legally compliant with content-neutrality standards.
	Integrate all relevant Articles from Chapters 6, 11, 12 and 13 of the Town Municipal Code into a unified land development code and resolve any discrepancies or redundancies.
	Update the Town's Official Zoning Map consistent with the Land Use Plan's color code and any rezoning or other corrections since 2012.
Managing Growth	
Achievable Goal: To maintain control of local land use decisions.	Priority Action:
Key Strategy: Work with Grand County and others to direct growth into appropriate locations.	Adopt a Three Mile Area Plan in accordance with CRS 31-12-105.
	Annually adopt a resolution updating the Town's Three Mile Area Plan in accordance with CRS 31 -12-105.
	Prepare an extraterritorial Major Street Plan in accordance with CRS 31-23 212 and 213.

TOWN OF GRAND LAKE
PLANNING COMMISSION
RESOLUTION NO. 06 – 2024

A RESOLUTION RECOMMENDING APPROVAL OF THE CONDITIONAL USE PERMIT FOR A BOARDING FACILITY LOCATED AT BLOCK 28, LOT 9-10, TOWN OF GRAND LAKE; MORE COMMONLY REFERRED TO AS 304 WEST PORTAL RD.

WHEREAS, the Town of Grand Lake (the "Town") received an application for a conditional use permit to operate a boarding facility (the "Application") at 304 West Portal Rd (the "Property"); and

WHEREAS, staff reviewed the application and found it to be complete and comply with the requirements of the Section 12-2-31(B)(3); and

WHEREAS, the Town of Grand Lake Municipal Code (the "Municipal Code"), Section 12-2-18: Regulations for Commercial District allows for conditional uses including "*fixed-business kennels, boarding facilities, horseback riding facilities, and other businesses that generate income from the use and utilization of animals";* and

WHEREAS, Municipal Code 12-2-31(B): Conditional Use Permits, allows the Planning Commission the option of scheduling a Public Hearing prior to consideration; and

WHEREAS, the Planning Commission properly noticed and conducted a public hearing on the Application on April 3, 2024; and

WHEREAS, Municipal Code 12-2-31(B): Conditional Use Permits states:

> *The Planning Commission shall take the following factors into consideration prior to making recommendation to the Town Board of Trustees:*
>
> *1. Relationship of the proposed Conditional Use to the economic development objectives of the Town and the anticipated impact of the Conditional Use on existing businesses and neighborhood residences.*
>
> *2. Effect upon the character of the area in which the proposed Conditional Use is to be located, including the scale and bulk of the proposed Conditional Use in relation to surrounding uses and neighborhood.*
>
> *3. Such other factors and criteria as the Commission deems applicable to the proposed Conditional Use including but not limited to: hours of operation; signage; specific businesses, land owners or other interested parties to be notified; or proposed conditions of CUP issuance.*

WHEREAS, the Town of Grand Lake has made efforts to support local "brick and mortar" businesses; and

WHEREAS, the Zoning Regulations limits the location of boarding facilities to the Commercial District; and

WHEREAS, the Property is located within the Commercial District.

NOW THEREFORE BE IT RESOLVED BY THE PLANNING COMMISSION OF THE TOWN OF GRAND LAKE, COLORADO,

THAT, the Planning Commission has reviewed the Conditional Use Permit application for a boarding facility located at Block 28, Lot 9-10, Town of Grand Lake during a properly noticed public hearing; and

THAT, after taking into consideration the expected relationship, probable effect, and anticipated impact of the proposed use on the Town of Grand Lake; the Planning Commission forwards a favorable recommendation for approval of the Conditional Use Permit application limited by the following conditions to the Board of Trustees:

1. The applicant comply with the requirements of Municipal Code Chapter 8: Regulation of Animals; and
2. The applicant is the considered the responsible party and/or "person" of the animals relating to Municipal Code Chapter 8: Regulation of Animals; and
3. The applicant obtain all permits and comply with inspections required by the State of Colorado; and
4. The outdoor operating hours are limited to _____; and
5. If a written noise complaint is received by the Town, the applicant will be required to timely install acoustic tiling inside the kennel; and
6. The breeding of animals is NOT permitted; and
7. The applicant is responsible for maintaining a clean facility including the area immediately surrounding the premise, as determined by the Town; and
8. The play area shall graded, drained and maintained by the applicant to prohibit off premise discharge of any and all animal waste; and
9. All animal care activities such as grooming and washing shall be conducted inside the facility; and
10. The applicant install a wood privacy fence; and
11. All structures, including shade shelters, shall be constructed less than 6' in height and in accordance with the Municipal Code; and
12. The applicant shall adhere to the site plan provided in Exhibit A; and
13. All permits necessary to comply with the Municipal Code shall be obtained by the applicant.
14. The Town shall review the Conditional Use Permit if two (2) or more written complaints, including citations, which are received by the Town in any twelve (12) month period. The review shall be conducted according to Municipal Code 12-2-18(B);

DULY MOVED, SECONDED AND ADOPTED BY THE PLANNING COMMISSION OF THE TOWN OF GRAND LAKE, COLORADO THIS 1ST DAY OF MAY, 2024.

(S E A L)

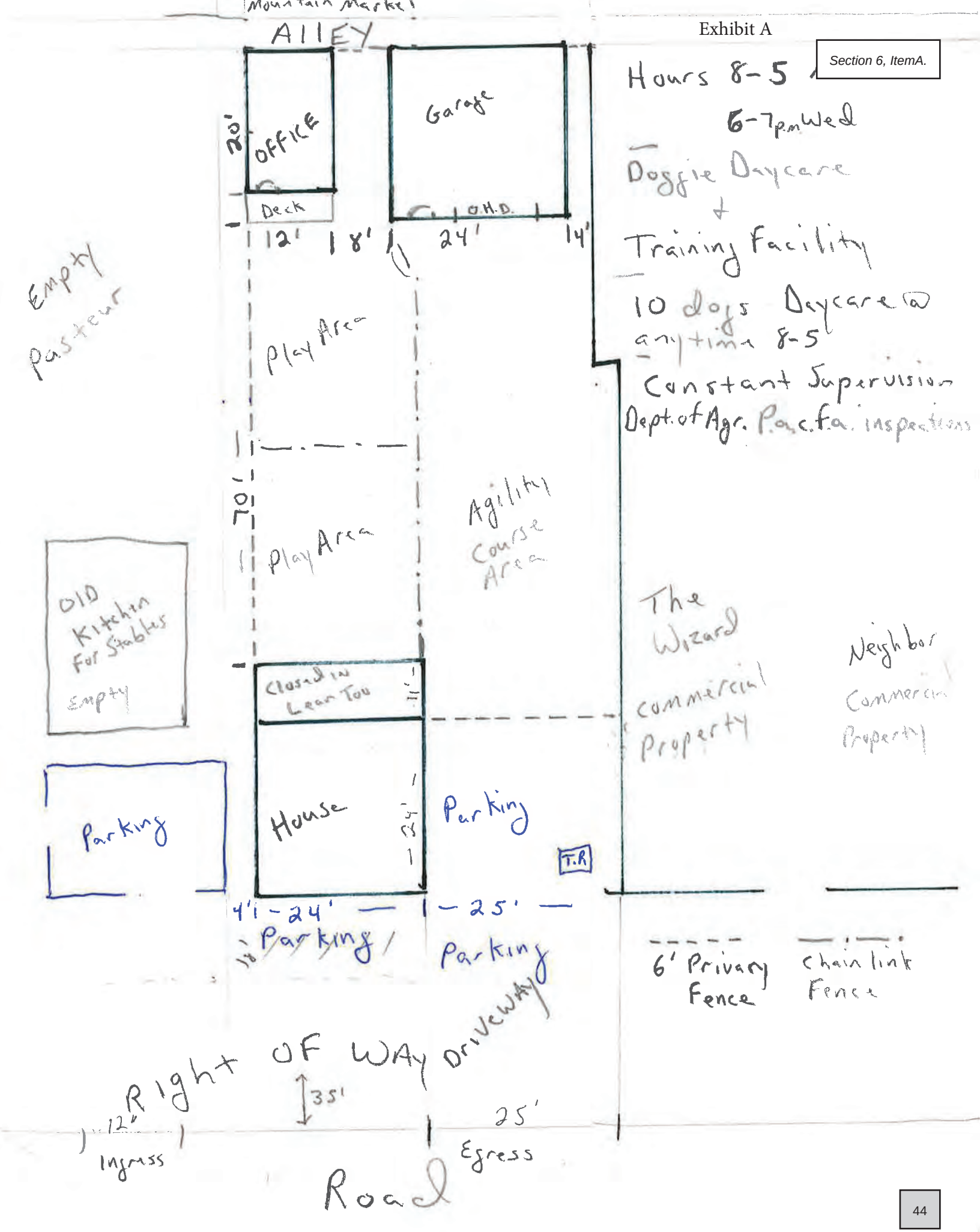
Votes Approving:
Votes Opposed:
Absent:
Abstained:

ATTEST:

TOWN OF GRAND LAKE

_____
Alayna Carrell
Town Clerk

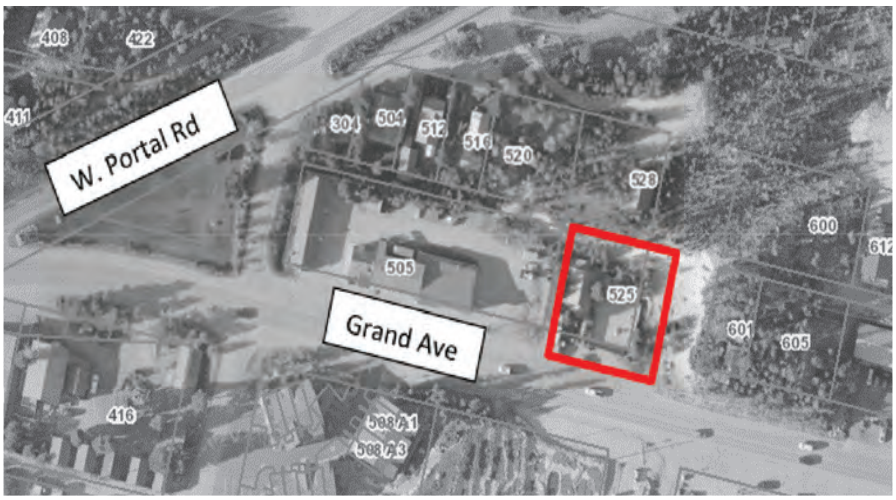
_____
James Shockey
Planning Commission Chairman


Mountain Market
ALLEY
Office
Deck
Garage
O.H.D.
12'
8'
24'
14'
Hours 8-5
6-7pm Wed
Doggie Daycare
+
Training Facility
10 dogs Daycare @ anytime 8-5
Constant Supervision
Dept. of Agr. P.a.c.f.a. inspections
Empty pasture
Play Area
Play Area
Agility Course Area
OLD Kitchen For Stables
Empty
Closed in Lean Too
House
The Wizard
commercial Property
Neighbor Commercial Property
Parking
Parking
T.R
4'1 - 24'
Parking
25'
Parking
6' Privacy Fence
Chain link Fence
Right OF WAy Driveway
35'
12"
Ingress
25'
Egress
Road

May 1st, 2024

To: Chairman Shockey and Planning Commissioners
From: Kim White, Community Development Director

RE: Resolution 04-2024, Reviewing a Conditional Use Permit for a Marijuana Business Located at Block 26, Lots 15, Town of Grand Lake; More Commonly Referred to as 525 Grand Avenue



Purpose

The Town has received a Conditional Use Permit (CUP) application from Verts Grand Lake, LLC ("The Applicant") care of Daniel Rowland for a Marijuana business that requires recommendation by the Planning Commission and approval of a Conditional Use permit by the Board per Municipal code 6-5-10(E)(3) and 12-2-31(B) located at Lot 15, Block 26, Town of Grand Lake, also known as 525 Grand Avenue.

Conditional Uses are those uses allowed in a district, in addition to the uses by right, where so authorized, when and if a Conditional Use Permit (CUP) is granted under 12-2-31(B) of the Grand Lake Municipal Code.

The Conditional Use permit review process is intended to assure compatibility and harmony between the proposed conditional use with both the surrounding properties and the town at large. As implied by the name, a conditional use permit is subject to various conditions that may be imposed by the Town as decided by the Board of Trustees following a recommendation from the Planning Commission.

Background

Applications were accepted by Town staff by November 6, 2023, at 4:00pm. Of the applications received, two entities had complete applications and were put into a lottery that was held on January 22, 2024. Verts Grand Lake, LLC was chosen via a number generator through random.org. to apply for a license as part of the process per GL municipal code 6-5-8. As part of the process, Verts Grand Lake, LLC must apply for a conditional use permit for this use. Per municipal code 12-2-31 (B) staff presented the application to the Planning Commission at the previous Planning Meeting on April 3rd., at which point the Planning Commission voted to schedule a public hearing. Staff noticed the meeting 15 days prior to the April 17th meeting. Of the 12 certified letters mailed, 9 have been received with no letters have been received for or against the application. A letter was sent to Town prior to the official noticing of the item. It is attached as Exhibit 10. At the April 17th, 2024 meeting the Planning Commission motioned

to continue the hearing until May 1st, 2024 to make the required recommendation of the Conditional Use to the Board.

Municipal Code Procedure:

(a) Procedure Before the Planning Commission. The applicant may propose a Conditional Use Permit request by submitting, to Town Staff, written material outlining the proposed use.

Included in this narrative should include (but not be limited to: operational hours and functions, management responsibilities, assessed neighborhood compatibility and impact). Written material must be accompanied by supporting documentation, including (if applicable) but not limited to:

1. A site plan depicting the layout of the structure with the proposed use, ingress and egress point, parking and vehicular ingress and egress points, snow storage, trash receptacles, and any other item that may be pertinent to the site plan of the property and proposed use.
2. *Landowner or Homeowners Association approval.*

…

Commissioner Discussion:

3. After taking evidence in relation to said Condition Use application, the Planning Commission shall formulate a recommendation, including such terms and conditions as it may deem necessary and appropriate. The recommendation shall be placed on the next agenda of the Board of Trustees.

(i) The Planning Commission shall take the following factors into consideration prior to making recommendation to the Town Board of Trustees:

(ii) Relationship of the proposed Conditional Use to the economic development objectives of the Town and the anticipated impact of the Conditional Use on existing businesses and neighborhood residences. (see attachment #6 for comprehensive plan section for econ. develop.)

(iii) Effect upon the character of the area in which the proposed Conditional Use is to be located, including the scale and bulk of the proposed Conditional Use in relation to surrounding uses and neighborhood. (see attachment #7 for comp plan character)

(iv) Such other factors and criteria as the Commission deems applicable to the proposed Conditional Use including but not limited to: hours of operation; signage; specific businesses, land owners or other interested parties to be notified; or proposed conditions of CUP issuance. (attachment 2.pdf, 3.pdf, 4.pdf, 5.pdf, 8.pdf)

Staff Comment:

Conditional use permits require the Planning Commission to review 12-2-31 (B) 4 (listed below) and make a recommendation to the Board on the conditional use.

The Town may impose conditions with the review of a Conditional Use Permit, including improvements that are deemed necessary to achieve compatibility with the Town's commercial district appearance or other standards. The applicability of district regulations requires that buildings conform with Code standards. The change in the use and character requires a new development application which was submitted as the CUP application. The proposed use is deemed to amend previously approved CUP plans. The requirements to achieve compatibility and Code compliance vary based on the request.

The new business, Verts Neighborhood Dispensary, is proposing to change the use for the existing building. The

previous business was a dog grooming and boarding facility (subject to a Conditional Use Permit). In addition to a change in use, the business proposes an increase in the intensity of the use. The applicant has estimated the business will serve approximately 100 customers per day during the summer season. Staffing will include up to four full-time year-round employees with additional seasonal employees as needed.

Code 12-7-4 includes design standards for commercial structures. All structures are subject to these Code standards. The color palette and materials have been reviewed and are found to be consistent with the Code. Refuse will be addressed through the Town's self-service Pay As You Throw trash program eliminating the need for a dumpster. As listed in the applicants submission, any trash containing cannabis waste will be mixed at a 1:1 rate, then recorded in a log and disposed of properly. The applicant has addressed odor nuisance and will use filtration, and free-standing air scrubbers to filter out odors and pathogens. Any nuisance violation will be handled as reported. On-site consumption is prohibited by Town Code and is addressed in the application stating that employees will be terminated immediately if found to use cannabis onsite, and there will be signs for consumers to not consume on the property or penalty of law. It is recommended that an additional sign be included to state that it is a federal crime to consume cannabis in the National Park. The application states that they will comply with dark-sky regulations with all lights and bulbs not to be seen from off of the property. The hours of operation are within the law and are subject to change, but not outside the proposed hours in the application.

The boardwalk is a key architectural design that the property lacks and staff finds it is necessary for this property to comply with the aesthetics and safety considerations for pedestrians and a recommended improvement of this use approval. Similarly missing from this property, greenways act as a buffer between vehicular and pedestrian traffic and also aid in snow storage and drainage, and would be a recommended improvement to the site.

Submission Materials Complete:

Items located in the attached application have an X next to them if found.
There are multiple documents attached to this packet. The attachments have a number in the file name which can be cross-referenced with the items below and their location (number.pdf then page of the pdf).

X operational hours and functions (2.pdf page 1)
X management responsibilities (2.pdf page 2)
X assessed neighborhood compatibility and impact (2.pdf page 3)
X Signage (5.pdf document)
X layout of the structure with the proposed use, ingress and egress point (3.site plan)
X parking and vehicular ingress and egress points (3.site plan)
X snow storage (3.site plan)
X Landowner or Homeowners Association approval (2.pdf, page 4 lease agreement)
X trash receptacles (2.pdf page 2 and expanded on 4.pdf page 5)
X specific businesses landowners or other interested parties to be notified (notice sent)

Suggested Motions:

1. **I move to recommend a Conditional Use Permit for Verts Grand Lake, LLC at 525 Grand Avenue to the Board with the following necessary and appropriate terms and conditions _____including the installation of a Boardwalk, greenspace, and improved parking surface adjacent to the frontage of the property.**

OR

2. **I motion to deny a Conditional Use Permit for Verts Grand Lake, LLC. For the following reasons_____**

Town of Grand Lake

LAND USE REVIEW APPLICATION FORM

P.O. Box 99 • 1026 Park Avenue • Grand Lake, CO 80447
Phone: 970-627-3435 • Fax: 970-627-9290
Email: planner@toglco.com • Website: townofgrandlake.com

APPLICATION DEADLINE IS NOON, 21 DAYS PRIOR TO THE NEXT REGULARLY SCHEDULED HEARING

PROPERTY

Property Address (or general location if not addressed): 525 Grand Ave. Grand Lake, CO 80447

Legal Description: Lot 15 Block 26 Subdivision

Lot Area (in square feet or acres): 5,000 sq. ft. Existing Use of Property: B - Business (dog grooming & day care)

TYPE OF REVIEW (check one)

☐ Rezoning ☐ Subdivision ☐ Minor Subdivision ☐ Annexation ☐ Planned Development
☒ Conditional Use ☐ Vacation – Public right-of-way ☐ Amendments to approved Subdivision or PD
☐ Other:

PROPOSAL

Description of Proposal (include proposed use and summarize number and size of units/buildings/lots, as applicable)

Verts Grand Lake LLC proposes a change of use to M - Mercantile for a licensed and regulated retail marijuana store.
The property includes one, single-unit building on one lot.
Applicant will lease the property and has applied for a retail marijuana store license.
See attached site and floor plans for additional information.

Applicant Information

Is the Applicant the owner of the property? Yes ☐ No ☒

If the Applicant is not the owner of the property, does the Applicant have authority from the property owner to engage in the proposed use? Yes ☒ No ☐

Name of Development: Verts Neighborhood Dispensary

Name of Applicant: Verts Grand Lake LLC Email: drowland.am@gmail.com

Address: 11922 W. 27th Drive Phone: 303-579-7573

City: Lakewood State: CO 80215 Fax:

Zip: **Contact Information** (if not the applicant)

Name of Contact: Email:

Address: Phone:

City: State: Zip: Fax:

STAFF USE ONLY

File Name:

Application Received By: Kwhite- edited and resent 3/25/2024 Date: 3/21/2024 Time:

Fee Paid: 300 deposit Amount: Reimbursement Form Signed: ☒ Yes Date: 3/25/2024 ☐ No

Updated 3/25/2024

TOWN OF GRAND LAKE
AGREEMENT FOR PAYMENT OF
REVIEW AND DEVELOPMENT EXPENSES INCURRED BY THE TOWN SUBDIVISION, ANNEXATION, LAND USE AND ZONING PROCESS

THIS AGREEMENT ("the Agreement" is entered into this 25th day of March, 20___, by and between the Town of Grand Lake, Colorado, a Colorado municipal corporation, ("the Town") and Verts Grand Lake LLC, a Colorado limited liability company (homeowner, type of corporation, LLC, etc. if applicable), (collectively, "the Applicant").

WHEREAS, the Applicant owns, or has rights to the possession and use of, certain property situated in Grand County, Colorado described on Exhibit A, attached hereto and incorporated herein by reference, ("the Property");

WHEREAS, the development and land use review process includes review of all aspects of land use including, but not limited to, annexation, subdivision, zoning, change of land use, installation of public improvements, conditional uses, dedication of lands and the availability of and feasibility of providing utility services;

WHEREAS, the Applicant desires to develop or conduct a conditional use on the Property and has made application to the Town for approval of subdivision, annexation, conditional use, and/or zoning of the Property, and

WHEREAS, the Parties recognize that the land use fees as specified by the Municipal Code of the Town may not be adequate to fully cover the Town's expenses incurred during the application process, including but not limited to, legal publications, notices, reproduction of materials, public hearing expenses, recording of documents, engineering fees, attorney fees, consultant fees, and fees for administrative time of Town staff, including, but not limited to managerial, clerical, billing, and review time, and

WHEREAS, the Parties hereto recognize that the Town will continue to incur expenses through the entire review process until final completion of the development or conditional use including but not limited to, legal publications, notices, reproduction of materials, public hearing expenses, recording of documents, engineering fees, attorney fees, consultant fees, and fees for administrative time of Town staff, security, permits and easements;

NOW THEREFORE, for and in consideration of the foregoing premises and of the mutual promises and conditions hereinafter contained, it is hereby agreed as follows:

1. The Town has collected or will collect certain subdivision, annexation and land use fees from the Applicant and the Town will apply those fees against the review expenses incurred by the Town while processing the Applicant's development review or conditional use proposal. In the event the Town incurs review expenses greater than the monies collected from the Applicant, the Applicant agrees to reimburse the Town for the additional expenses and fees upon submittal of an invoice. Applicant shall pay all invoices submitted by the Town within ten (10) days of the Town's delivery of such invoice. Failure by the Applicant to pay any invoice within the specified time shall be cause for the Town to cease processing the application, cease development of the Property, deny approval of the application, withhold the issuance of building permits, conditional use permits, or certificates of occupancy and for the Town to exercise such rights and remedies as are otherwise available to it in law or equity or under the applicable provisions of the Town Code.

2. Except where the law or an agreement with the Town provides otherwise, the Applicant may terminate its application at any time by giving written notice to the Town. The Town shall take all reasonable steps necessary to terminate the accrual of costs to the Applicant and file such notices as are required by the Town's regulations. The Applicant shall be liable for all costs incurred by the Town in terminating the processing of the application.

3. If the Applicant fails to pay the fees and costs required herein when due, the Town may take those steps necessary and authorized by law to collect the fees and costs due, in addition to exercising those remedies set forth in Section 1, above. The Town shall be entitled to recover from Applicant all court costs and attorneys' fees incurred in collection of the balance due, including interest on the amount due from its due date at the rate of 18% per annum.

4. The Town will account for all funds expended and fees and expenses incurred by the Town as a result of review of the application throughout the review process. Statements of expenses incurred will be made available to the Applicant by the Town. Expenses to be charged to the Applicant's account shall include, but shall not be limited to legal publications, notices, reproduction of materials, public hearing expenses, recording of documents, engineering fees, attorney fees, consultant fees, fees for administrative time of Town staff, security, permits and easements. Within 60 days after the completion of the processing of the application by the Town, the Town will provide Applicant with a statement of account and will refund to the Applicant any funds paid by the Applicant that were not expended by the Town, except where the Parties expressly agree to the contrary.

5. Applicant's obligation to pay the costs and expenses provided for in this Agreement shall exist and continue independent of whether the Applicant's application, or any part thereof, is approved, approved with conditions, denied, withdrawn, or terminated by the Town or the Applicant prior to a final decision in the process.

IN WITNESS WHEREOF, the Town and the Applicant have caused this Agreement to be duly executed on the day and year first above written.

PRINTED APPLICANT'S NAME: Daniel Rowland, Member

APPLICANT'S SIGNATURE: Daniel W. Rowland Digitally signed by Daniel W. Rowland Date: 2024.03.25 14:59:16 -06'00'

Signature

TOWN OF GRAND LAKE

By: _____

Kim White, Community Development Director

Attest: _____

Alayna Carrell, Town Clerk

SEAL

Updated 03/22/2024

Verts Grand Lake LLC
Conditional Use Permit Application
Narrative

With over a decade of experience in Colorado's regulated marijuana industry, Verts Grand Lake LLC, doing business as Verts Neighborhood Dispensary (Verts), is seeking to build on its reputation as a community resource, good neighbor and well-run business to not only become Grand Lake's first licensed marijuana store, but one that preserves Grand Lake's unique, rustic, small-town character.

Proposed to be located at 525 Grand Avenue, Verts intends to be a successful cannabis business, helping to foster a sustainable, year-round local economy. The store will blend in with the surrounding area and seeks to build community with neighboring residents and businesses. Preserving its existing neighborhood compatibility, the existing structure and signage will remain, with only needed electrical and plumbing upgrades, accessibility and tenant finishes added. The sign structure will remain; the only change will be swapping the existing graphics for Verts branding, in compliance with GLMC 6-5-5(e).

Verts has secured the right to the property from its prospective owner. JesseTheDog LLC has executed a purchase contract with the current property owners, Mountain Mongrels LLC, scheduled to close on April 4, 2024. Verts will lease the property from JesseTheDog LLC per a lease agreement between the two parties that has been executed and is set to take effect on April 10, 2024.

Because Verts has an established relationship with its prospective landlord, the store is in position to be a successful and stable business in its proposed location. Our intent is to grow the business, lead by example, and show that Grand Lake has a robust and thriving adult-use cannabis market, all while continuing to impact the community in only positive ways and maintaining our friendly persona.

We are a company that views our team members as family and treats them as such. We focus on compliance, working hard and finding solutions. Our core purpose is to cultivate better lives among our customers, staff and community.

Verts carries an extensive artisanal selection of cannabis products that meet our customers' needs and remain up-to-date with current market demand. We embody the friendly, neighborhood vibe. When people purchase cannabis from us, they receive a nostalgic experience and personal interaction rather than a cold or clinical transaction.

Hours of operation – In accordance with GLMC 6-5-5(h)(1), Verts will operate within the hours of 8am-10pm, seven days a week. We will be closed on Thanksgiving and Christmas.

Estimated number of customers – On average, Verts expects to serve approximately 10 customers per hour and at least 100 customers per day during the summer busy season.

Verts Grand Lake LLC
Conditional Use Permit Application
Narrative

Outdoor lighting – Verts utilizes a series of lights around the facility's exterior to provide safety and to support the store's security and video surveillance system. Perimeter lighting covers the entire premises and all entrances/exits, and is sufficient for observers to see and cameras to record any activity within 20 feet of all entry points, per 1 CCR 212-3 § 3-225(C)(2). The parking area in front of the licensed premises is adequately lit for security purposes, per GLMC 12-2-28(C)(4)(b). Lighting is downward facing, so that bulbs are not directly visible from off of the property.

Trash removal – As a retail facility with minimal waste production, Verts will utilize the Town's self-service Pay-As-You-Throw trash program.

Management – Verts was built to thrive in an emerging and fiercely competitive retail cannabis landscape, under a strict regulatory microscope, while focusing on providing a positive company culture. Verts' management team includes three professionals with extensive business and cannabis industry experience. Verts' leadership has deep experience in operating licensed cannabis establishments including retail, adhering to regulatory guidelines, and overseeing and managing employees while maintaining a positive company culture.

Verts CEO and co-owner Ashley Close was the first female cannabis owner and executive in Golden, and has helped blaze trails for other Colorado women looking for leadership roles in the cannabis industry.

The team looks forward to expanding operations in the Town of Grand Lake, and we possess the necessary expertise and skills to do so efficiently and effectively. Per the Staffing Plan in our Regulated Marijuana Business License Application, Verts will staff up to four full-time, year-round employees once retail sales commence and begin to scale. We expect to utilize additional, seasonal employees as needed. The core positions will include a General Manager, Assistant Manager and two Budtenders.

Core values – We are honest and forthcoming with our customers. We never make volume or sales figures the focus of an interaction, but rather focus on making sure our patrons feel taken care of. Our honesty ripples over into the integrity with which the community views us, and it is that integrity that makes them believe in us and return time and time again.

Verts' niche is – and will continue to be in the Retail market – providing quality cannabis at a great price. As a vertically integrated company with a long history in Colorado's legal cannabis market, we have the experience and expertise to thrive within our niche and to continue growing our business.

Customer service

We always make it right. At Verts, we take accountability for any mistake or shortcomings on our part as a business. If any of our employees are ever incapable of

making something right for a customer, we bring it to the rest of the team's attention so we can get the resources in place to provide solutions.

We never lose sight of the customer experience. We wouldn't be anywhere without our customers, so continuing to maximize their experience is of paramount importance. When we are hiring new employees, we focus less on whether they have cannabis industry experience, but more so if they have hospitality and customer service experience.

Local hiring and career development
Whenever possible, Verts hires from within the community. We offer our team members the ability to move up in the company, a competitive pay rate and potential bonuses. Our employees receive a substantial discount on cannabis products, as well as paid time off and paid sick leave. We provide health, dental, vision, and life insurance, and focus on career development opportunities for our staff. Whenever there is a new position available, we always try to promote from within the company first.

Community benefits
Among the business practices that set Verts apart is our focus on taking care of the team members within the company as well as our customers throughout the community. We will give back to the Grand Lake and Grand County communities and support local charities and initiatives to make our home a better place to work and live.

Compliance
Additionally, we make compliance a core value and a focus of daily operations. Instead of looking at our sector as the "Cannabis Industry," we like to consider it the "Compliance Industry." Because only with total compliance comes the opportunity to sell cannabis; not the other way around. Regulations are constantly changing and we stay up to date and implement changes immediately.

Verts is Colorado born and raised. We look forward to continuing to grow in our home state and making a positive impact in the Grand Lake community.

COMMERCIAL LEASE AGREEMENT

This Lease is made on March 28, 2024, between JesseTheDog LLC, Landlord, of Grand Lake, Colorado, and Verts Grand Lake LLC, Tenant, of Grand Lake, Colorado.

This Lease is conditioned upon JesseTheDog LLC acquiring the property on April 4, 2024, per the attached Purchase Contract.

1. The Landlord agrees to rent to the Tenant and the Tenant agrees to rent from the Landlord the following property: 525 Grand Avenue, Grand Lake, CO 80447 consisting of approximately 2,008 rentable square feet.

2. The rental payments will be $5,000 per month, including property taxes and property building insurance. Rent will be payable by the Tenant to the Landlord on the first day of each month, beginning on April 10, 2024 for a period of three years ending April 10, 2027. If any rental payment is not paid within five (5) days of its due date, the Tenant agrees to pay an additional late charge of 5% (five percent) of the rental payment due.

3. The term of this lease will begin on the first day of the month following receipt of the signed lease, security deposit, and first month's rent. If the Tenant remains as Tenant after expiration of this Lease with the consent of the Landlord but without signing a new lease, a month-to-month tenancy will be created with the same terms and conditions as this Lease, except that such new tenancy may be terminated by thirty (30) days written notice from the Tenant or the Landlord, and that the rent shall be $9,000.

4. The Tenant will pay the Landlord a security deposit of $5,000. This security deposit will be held as security for the repair of any damages to the property by the Tenant. This deposit will be returned to the Tenant within sixty (60) days of the termination of this Lease, minus any amounts needed to repair the property, but without interest.

5. The Tenant agrees to, and Landlord authorizes, use of the property only for the purpose of carrying on the following lawful business: Verts Grand Lake LLC, doing business as Verts Neighborhood Dispensary, a professional quality, licensed retail marijuana store.

6. The Landlord agrees that the Tenant may install the following equipment and fixtures for the purpose of operating Tenant's business. Such equipment and fixtures shall remain the property of Tenant:

    a. Computers, tablets, TVs and monitors
    b. POS infrastructure, hardware and software
    c. Menu displays
    d. Security cameras, DVR, access control, monitoring
    e. Alarm hardware
    f. Refrigerators
    g. Furniture and décor
    h. Storage and shelving

i. Printers and office supplies
j. Interior signage
k. Any other equipment and fixtures necessary for the operation of a licensed retail marijuana store.

7. The Tenant has inspected the property and has found it satisfactory for its intended purposes. The Landlord shall be responsible for the repair and upkeep of the exterior of the property, including the roof, exterior walls, parking areas, landscaping, and building foundation. The Tenant shall be responsible for the repair and upkeep of the interior of the property, including all electrical, mechanical, plumbing, heating, cooling, and/or any other system or equipment on the property. Tenant agrees to maintain the interior of the property and the surrounding outside area in a clean, safe, and sanitary manner and not to make any alterations to the property without the Landlord's written consent. At the termination of this Lease, the Tenant agrees to leave the property in the same condition as when it was received, except for normal wear and tear. Tenant also agrees to comply with all rules, laws, regulations, and ordinances affecting the property or business activities of the Tenant.

8. The parties acknowledge that the utilities to the property are in the name of the Tenant. Tenant shall be responsible for paying such utilities for the property by their stated due dates.

9. The Tenant shall not sub-let property or assign this lease without the Landlord's written consent, which shall not be unreasonably withheld. Tenant agrees to allow the Landlord reasonable access to the property for inspection and repair in compliance with the rules, laws, regulations and ordinances affecting the property or business activities of Tenant. Landlord agrees to enter the property only after notifying the Tenant in advance, except in an emergency.

10. If the Tenant fails to pay the rent on time or violates any other terms of this Lease, the Landlord will provide written notice of the violation or default, allowing 5 days to correct the violation or default. If the violation or default is not completely corrected within the time prescribed, the Landlord will have the right to terminate this lease with 25 days' notice and in accordance with state law. Upon termination of this lease, the Tenant agrees to surrender possession of the property. The Landlord will also have the right to re-enter the property and take possession of it in accordance with state law, remove Tenant and any equipment or possessions of Tenant, and to take advantage of any other legal remedies available.

11. The Landlord agrees to carry fire and casualty insurance on the property, but shall have no liability for the operation of the Tenant's business. The Tenant agrees not to do anything that will increase the Landlord's insurance premiums and, further agrees to indemnify and hold the Landlord harmless from liability or damage, whether caused by Tenant's operations or otherwise. The Tenant agrees to carry and pay all premiums for casualty insurance on any equipment or fixtures that Tenant installs at the property. In addition, the Tenant agrees to carry business liability insurance, including bodily injury

and property damage coverage, covering all Tenants' business operations in the amount of $1,000,000 with the Landlord named as a co-insured party. Tenant agrees to furnish Landlord copies of the insurance policies and to not cancel without notifying the Landlord in advance. Tenant agrees to provide Landlord with a Certificate of Insurance which indicates that Landlord is a co-insured party and that Landlord shall be provided with a minimum of ten (10) days written notice prior to cancellation or change of coverage.

12. This lease is subject to any mortgage or deed of trust currently on the property or which may be made against the property at any time in the future. The Tenant agrees to sign any documents necessary to subordinate this Lease or a mortgage or deed of trust for the Landlord.

13. In the event any legislation, administrative regulations, rules, ordinances, policy or other exercise of authority over Tenant's business by any governmental division or law enforcement agency shall make it illegal or impracticable for Tenant to carry on the business contemplated by this Lease, Tenant may only terminate this Lease on 30 days written notice. In the event of a violation of any terms or default of any payments or responsibilities due under this lease, the terms in Paragraph 11 of this Lease shall control.

14. Tenant agrees that if any legal action is necessary to recover the property, collect any amounts due under this Lease, or correct a violation of any term of this Lease, Tenant shall be responsible for all costs incurred by the Landlord in connection with such action, including any reasonable attorney's fees.

15. As required by law, the Landlord makes the following statement: "Radon gas is naturally occurring radioactive gas that, when accumulated in sufficient quantities in a building, may present health risks to persons exposed to it. Levels of radon gas that exceed federal and state guidelines have been found in buildings in this state. Additional information regarding radon gas and radon gas testing may be obtained from your health department."

16. The following are additional terms of this Lease:
    - Real estate taxes will be assessed and divided against the total number of square feet of rentable floor area IF PROPERTY TAXES GO UP MORE THAN 5% PER YEAR
    - Tenant shall comply with all applicable state and local laws, including but not limited to the state cannabis licensing and program rules
    - Since compliance with all federal laws is impossible, Tenant shall comply with all applicable federal laws to the extent they are not inconsistent with Tenant's use of the premises as a cannabis business
    - The use of marijuana substances including marijuana, edibles, cannabis tonics, extracts or other items with THC are strictly prohibited on the property
    - Tenant agrees to paint the ceiling and walls; and replace all ceiling tiles at the end of the lease

17. The parties agree that this Lease, including any attachments is the entire agreement between them and that no terms of this Lease may be changed, except by written agreement of both parties. This Lease is intended to comply with all applicable laws relating to Landlord and Tenant relationships in the state. This Lease binds and benefits both the Landlord and Tenant and any heirs, successors, representatives, or assigns. This Lease is governed by the laws of the State of Colorado, the Town of Grand Lake, and Grand County.

LANDLORD
JesseTheDog LLC
A Colorado limited liability company

By: _____
Matthew Ingles, Member/Manager

TENANT
Verts Grand Lake LLC
A Colorado limited liability company

By: _____
Ashley Close, Member

3. Siteplan

VERTS NEIGHBORHOOD DISPENSARY

525 GRAND AVE, GRAND LAKE, CO

CONDITIONAL USE PERMIT APPLICATION

NORTH

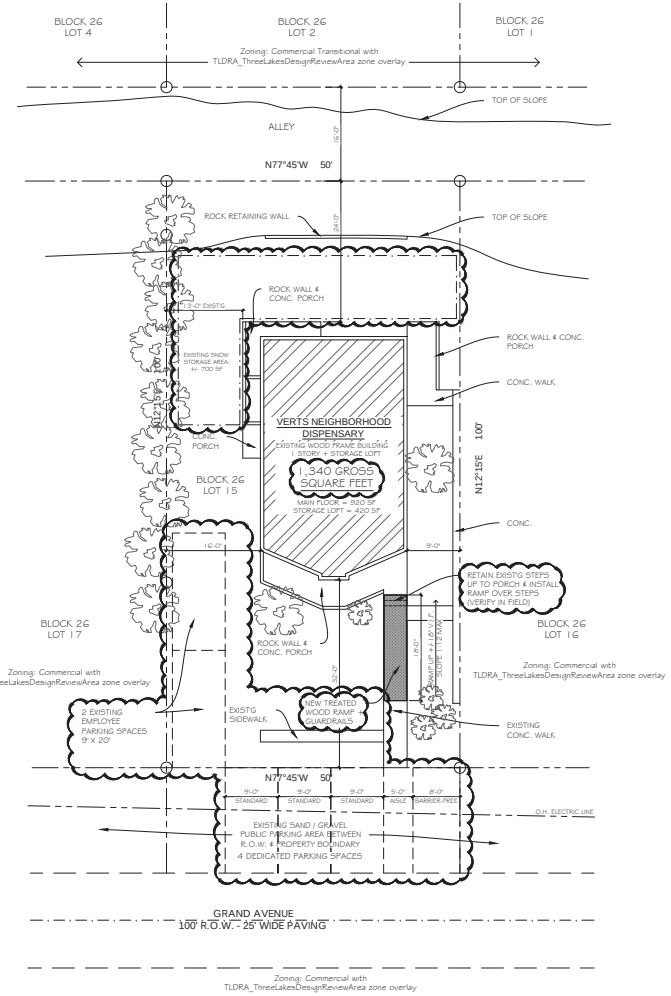
SITE LOCATION

NO SCALE

NORTH

SITE AERIAL

NO SCALE



NORTH

ARCHITECTURAL SITE PLAN

SCALE: 1" = 20'-0"

NOTE:
SITE ELEMENTS ARE EXISTING TO REMAIN UNLESS NOTED OTHERWISE. PATCH/REPAIR AS REQUIRED.

CODE INFORMATION

APPLICABLE CODES:
COLORADO EXISTING BUILDING CODE 2015
per https://www.co.grand.co.us/1117/Codes-Amendments

WORK METHOD: ALTERATION - LEVEL 2

PREVIOUS USE: B - BUSINESS (dog grooming & day care)

PROPOSED USE: M - MERCANTILE (marijuana dispensary)

- CHANGE OF USE & OCCUPANCY

EXISTING CONSTRUCTION TYPE : V-B

EXTERIOR NOTES:

- EXTERIOR BUILDING ELEMENTS AND FINISHES TO REMAIN
- PATCH/REPAIR AS NECESSARY
- REPLACE EXISTING MONUMENT SIGN (UNDER FUTURE PERMIT)
- SITE ELEMENTS ARE EXISTING TO REMAIN UNLESS NOTED OTHERWISE
- PROVIDE PAVING AND STRIPING AS INDICATED ON ARCHITECTURAL SITE PLAN.

EXISTING BUILDING PHOTO

PARKING

PER TOWN OF GRAND LAKE ZONING ORDINANCE
12-2-28 - Parking Regulations and Design Standards:

Required Parking:
General Retail 1 Space/350 S.F. Total Floor Area

Total Gross SF: 1,340 SF
1340 / 350 = 4 REQUIRED SPACES
Provided Spaces:
2 ON-SITE (EMPLOYEE PARKING)
4 ADJACENT PUBLIC SPACES (IN R.O.W.)
(INCLUDES 1 BARRIER-FREE)

- OWNER INTENDS TO RETAIN THE ON-SITE EMPLOYEE PARKING AREA AS INDICATED ON THE SITE PLAN. THE EXISTING AVAILABLE SPACE ON THE PROPERTY OUTSIDE OF THE R.O.W DOES NOT ALLOW FOR THE CONSTRUCTION OF A PAVED LOT WITH THE REQUIRED PARKING OF 4 SPACES AND APPROPRIATE INGRESS.

SNOW STORAGE AREAS SHALL BE PROVIDED FOR PARKING AREAS EQUIVALENT TO ONE-THIRD (%) OF THE TOTAL DRIVE AND PARKING AREAS
2 X (9X20) = 360 SF / 3 = 120 SF
- EXISTING SNOW STORAGE IS BEING RETAINED, WHICH EXCEEDS THE REQUIRED AMOUNT.

PARCEL INFORMATION

Parcel No:	119306114022
Schedule No:	R3131157
Legal:	GRAND LAKE Lot: 15 Block: 26
Address:	525 GRAND AVE WITHIN TOWN OF GRAND LAKE
Zoning:	Commercial with TLDRA - Three Lakes Design Review Area zone overlay

MCI design group
mcidesigngroup@gmail.com
direct: 248.390.2243

ARCHITECT:
JESSICA ANN MARJI
RA, NCARB

PROJECT:
VERTS Neighborhood Dispensary

LOCATION:
525 GRAND AVE
GRAND LAKE, CO

CLIENT:
JesseTheDog LLC
Matthew Ingles
JessetheDogllc@gmail

Alexander Close
alexander.m.close@gmail.com

Daniel Rowland
drowland.am@gmail.com

SHEET TITLE:
Site Plan & Information

ISSUED:
- 03.18.2024 ISSUED FOR C.U.P.
- 04.25.2024 REVISED

DO NOT SCALE PRINTS USE FIGURED DIMENSIONS ONLY

PROJECT NO.
24009

SHEET NO.
A.100

Verts Grand Lake LLC
Security Plan

Surveillance – Verts Grand Lake LLC, doing business as Verts Neighborhood Dispensary (Verts), has a comprehensive security and video surveillance system to ensure the safety of our staff, customers and community. Video surveillance cameras are installed throughout the licensed premises to record every square inch of the facility, per 1 CCR 212-3 § 3-225(C)(1), including within 20 feet of all ingresses and egresses, per 1 CCR 212-3 § 3-225(C)(2), and from the interior and exterior of all said entry and exit points, per 1 CCR 212-3 § 3-225(C)(4).

All doors utilize commercial grade locks, per 1 CCR 212-3 § 3-220(B)(1).

All video surveillance equipment has battery backup for a minimum of four hours of recording in the event of a power outage, per 1 CCR 212-3 § 3-225(B)(2), and is equipped with a notification system that alerts management of any interruption or failure of the system, per 1 CCR 212-3 § 3-225(B)(4).

Per 1 CCR 212-3 § 3-225(E)(1), cameras record continuously (24 hours per day/seven days per week), in color, and have night vision. The digital video recording device (DVR) holds up to 40 days of camera footage, per 1 CCR 212-3 § 3-225(E)(2).

The DVR is stored securely in the locked Closet at our location and is accessible only to management, per 1 CCR 212-3 § 3-225(A)(2).

Please see the attached Diagram for a visual representation of the location of all security cameras.

Access control – As described by our customer check-in procedures in our Operations Plan, Verts will not allow entry to the Retail Sales Floor without first identifying an individual as 21 years of age or older with a valid ID. Once inside, customers will not be allowed beyond the Retail Sales Floor into any limited access areas, which include all “back of house” operational areas such as the Inventory Storage areas. Access beyond the Retail Sales Floor and entry to all limited-access areas will have electronic keyfob access controls that records the movements of employees and contractors.

Keyfobs will be collected and deactivated whenever an employee leaves the company. The General Manager is responsible for issuance and activation of all keycards and will notify all staff of any collection and/or deactivation of any keycards. Employees are advised that keycards are for their individual use only and any unauthorized use will result in immediate consequences, up to termination, depending on the severity. If there is ever an issue, camera footage will be checked to match the employee who entered the room at that time.

There are three doors within the licensed premises that lead into the limited access areas. The exterior employee entrances and exits are located on the northeast and northwest corners of the building, respectively, and remain locked at all times. Only Verts employees will have access

through those doors. The third door leads from the Retail Sales Floor into the limited access Inventory Storage areas. Both of these rooms will act as the secured vault. This is where the majority of our inventory will be stored. Both of these rooms are limited access, accessible only to employees with keyfobs and pre-approved visitors or vendors that have been signed in.

The points of sale (POS) are located within the Retail Sales Floor area.

Theft and diversion prevention – Verts is diligent in its commitment to preventing diversion. In order to protect the community and to protect its business, Verts has created a comprehensive strategy for preventing diversion, covered by the many topics detailed below.

Reporting criminal activity

Per 1 CCR 212-3 § 3-905(B)(24)(b), all Verts employees are required to notify the Colorado Marijuana Enforcement Division (MED), the Town Clerk and the Grand County Sheriff's Office within one business day of discovery of any unauthorized entry or theft of cannabis or cannabis products, or any plan or other action of any person to:

- Steal cannabis, cannabis products, cannabis paraphernalia, equipment, or money that is the property of the establishment.
- Sell or otherwise provide cannabis, cannabis products, or cannabis paraphernalia that is the property of the establishment to unauthorized persons.
- Purchase or otherwise obtain cannabis, cannabis products, or cannabis paraphernalia from unauthorized persons.
- Falsify inventory records or transport manifests.
- Commit any other crime relating to the operation of the establishment.

Employee identification

All Verts employees are required to display their MED-issued badges whenever on the premises of the establishment or when transporting cannabis or cannabis products. When employees are terminated, all issued keys, fobs, and codes will be accounted for. If a key or fob is missing, it will be immediately deleted from the access control system. Non-managerial employees will not be permitted to take electronic access cards off premises.

Controlled access

The Verts licensed premises is not shared with nor does it permit access from any other business. All sales, storage and display of cannabis occur only within the restricted area of the licensed premises and is not visible from the exterior of the store, per GLMC 6-5-5(f). As described in our customer check-in procedures in our Operations Plan, Verts will not allow entry to the Retail Sales Floor without first identifying an individual as 21 years of age or older with a valid ID. Once inside, customers will not be allowed beyond the Retail Sales Floor into any limited access areas, which include all "back of house" operational areas such as the Inventory Storage areas.

Additionally, only badged employees or escorted visitors or vendors who are signed in via the visitors log will be allowed into the limited access areas.

Employee monitoring
Employees are monitored continuously throughout the licensed premises via the store's video surveillance system. Additionally, employees and contractors are not permitted to bring personal belongings into the Retail Sales Floor. Employees have a dedicated space in the Inventory Storage area to store their bags and personal items during their shift.

Displays
The Verts Retail Sales Floor has been designed to provide optimal viewing capabilities of products for customers, while limiting the opportunity for diversion.

Flower product samples are securely displayed in jars that allow customers to visually inspect the flower and smell it; however, the jars are locked and secured by a retractable steel cord within the fixed display.

Concentrates and cartridges are on display, but stored and secured within locked display cases. There is no handling of these products by consumers unless a purchase is made.

Edibles and other pre-packaged cannabis products are displayed in "dummy packaging" with no product inside or using no-THC sample products. This allows customers to visually inspect the product packaging and information, but products containing THC are not on display.

For shelving located behind the POS stations, products are only handled by Verts staff. This area is constantly monitored and occupied by an employee. Customers are never allowed in this area.

Training
Verts will prevent diversion through its training program. Specifically, Verts employees will be trained to:

- Verify customer age and identification according to the Customer Check-In procedures in our Operations Plan.
- Utilize Treez (our internal POS and inventory tracking software system) to track the amount of cannabis sold and prevent purchases from going over individual limits.
- Upon first being hired, team members are required to take a Responsible Vendor class that is taught by a third-party licensed Colorado company, to ensure Verts maintains its state Responsible Vendor designation.

Inventory control
Finally, stringent inventory management will be crucial to preventing the diversion of cannabis. Verts will prevent diversion first by ensuring the secure storage and sale of all cannabis products, which will be kept in a manner as to prevent diversion, theft and loss.

Verts Grand Lake LLC
Security Plan

While the establishment is closed and unoccupied, all cannabis and cannabis products are stored within the limited access Inventory Storage areas of the store. These rooms together serve as the store's secured vault, which is accessible only to employees and escorted visitors or vendors, and is accessible only to employees via electronic keycards.

Verts will utilize Treez to accurately document the present location, amounts, and descriptions of all cannabis and cannabis products in compliance with State law and rule and Verts will maintain records that identify the source of all products, including company name, location, and license number.

Verts will use Metrc (the statewide inventory tracking system) to record the inventory and movement of cannabis and cannabis products throughout the supply chain. Per 1 CCR 212-3 § 3-805(B)(1), Verts will designate its General Manager as its Inventory Tracking System Administrator. The System Administrator will authorize additional owners or employees as an Inventory Tracking System User, and will ensure each user receives Metrc training prior to access or use.

Alarm system – Verts will have a security alarm system that covers the entire licensed premises, including all perimeter entry points and perimeter windows, per 1 CCR 212-3 § 3-220(A)(1). We will contract with ADT for our alarm system and continuous monitoring, per 1 CCR 212-3 § 3-220(A)(2).

There are glass-break sensors throughout the licensed facility as well as motion sensors to signal to the alarm company if there has been a break-in. ADT would then contact someone within the company to see if it is an actual issue. If no one is reached, local law enforcement are notified and will investigate further. If someone within the company does answer, the employee will either check the alarm system and/or DVR system to confirm whether there has been a break-in or not. The employee will let ADT know whether or not local law enforcement need to be contacted.

Outdoor lighting – Verts utilizes a series of lights around the facility's exterior to provide safety and to support the store's security and video surveillance system. Perimeter lighting covers the entire premises and all entrances/exits, and is sufficient for observers to see and cameras to record any activity within 20 feet of all entry points, per 1 CCR 212-3 § 3-225(C)(2). The parking area in front of the licensed premises is adequately lit for security purposes, per GLMC 12-2-28(C)(4)(b). Lighting is downward facing, so that bulbs are not directly visible from off of the property.

Verts Grand Lake LLC
Security Plan

Waste management – Cannabis waste could present a risk of diversion, if handled improperly. Verts has developed strict waste management procedures that are adhered to by all employees to secure cannabis products not sold (cannabis waste) and ensure that it is disposed of properly.

Waste receptacles
Secured waste receptacles will be placed in the Inventory Storage areas within the limited access area; public access to these areas will be strictly prohibited. Only authorized employees may access the waste receptacles. The waste receptacles will be nonabsorbent, water-tight, vector resistant, durable, easily cleaned, galvanized metal or heavy plastic containers with tight fitting lids.

Waste receptacles will be emptied into trash bags purchased from the Town as part of the Town's self-service Pay-As-You-Throw trash program. Trash is collected and disposed of by authorized employees only.

Types of cannabis waste
The only waste that may be deposited in the receptacles is cannabis waste and the material used to render products unrecognizable and unfit for consumption, per 1 CCR 212-3 § 3-230(D). Cannabis waste is any cannabis material that may be produced in the establishment from the stocking and inventory management of products that are delivered to the establishment from our suppliers' licensed cultivation facilities and product manufacturing facilities, such as cannabis flower or trim, cannabis seeds, cannabis products (including expired products that must be destroyed), or by-products containing cannabis that have been designated for destruction.

Receptacle signage
On or near each receptacle will be a sign with thorough examples of what is and is not acceptable to place inside the receptacle. Only cannabis waste and the material used to render products unrecognizable and unfit for consumption will be placed inside the receptacle.

Destruction of cannabis goods
Prior to disposing of a product as cannabis waste, employees must first render the product as unrecognizable and unfit for use by grinding and mixing the waste with at least 50 percent food waste such as coffee grounds or soil, per 1 CCR 212-3 § 3-230(E)(1). This includes, at a minimum, removing or separating the cannabis goods from any packaging or container which render it unrecognizable and unusable. Verts will keep adequate supplies of both coffee grounds and soil available for mixing. Mixing shall be based on a 1:1 mixture of coffee grounds or soil and cannabis waste.

Recording of waste
Prior to the disposal of any cannabis product from within the dispensary, the appropriate employee will log the cannabis product as destroyed and electronically log the disposal of the

product in Treez and Metrc, per 1 CCR 212-3 § 3-230(I). Both the physical and electronic log will include the date, time, employee information of who is destroying the product, the type, the volume, and the batch number of the waste.

Record-keeping policy
Verts requires waste records to be preserved according to the company's record-keeping policy and records will be maintained by the General Manager and/or Assistant Manager. All records will accurately account for, reconcile, and evidence all activity related to the generation and disposal of cannabis waste.

Cannabis waste is logged as destroyed in Treez and Metrc upon being deposited into the waste receptacles.

Selling of cannabis waste
Verts strictly prohibits the sale of any cannabis waste.

Removal of cannabis waste
All of Verts' non-recyclable waste, including cannabis waste, is emptied into trash bags purchased from the Town as part of the Town's self-service Pay-As-You-Throw trash program. Trash is collected and disposed of by authorized employees only. There is otherwise no outdoor storage of cannabis waste on or near the licensed premises.

Cannabis waste will be removed from the property on a weekly basis, at a minimum, and more frequently if necessary. At no time will the cannabis waste receptacles be filled beyond the capacity, preventing complete closure of the lids.

Video surveillance
Verts operates with video surveillance. The waste receptacles will be located in a position where all interaction with the receptacles is visible on camera at all times.

On-site consumption – In accordance with GLMC 6-5-5(h)(2), on-site consumption of cannabis will be prohibited on the licensed premises. Any Verts employee found to be consuming cannabis on-site will be terminated immediately. All employees are required to read and sign a document upon hiring explaining these terms. If an employee purchases any cannabis while on their shift, they are required to put it immediately in their personal belongings. All personal belongings are under video surveillance.

For customers and the general public, signs are posted at the store saying on-site consumption of cannabis is illegal. We will also post a warning poster saying that local law enforcement will be contacted if there is any suspicious or illegal behavior on or near the licensed premises.

Verts Grand Lake LLC
Security Plan

Once a customer is finished purchasing products, they are required to leave. Customers cannot go anywhere within the store with purchased product. Customers will be notified by signage that it is illegal to consume cannabis on or near the licensed premises. If any customer is ever caught, they will be notified that the company is calling local law enforcement. They will receive a warning from us and if it happens again they cannot shop with us any longer, and law enforcement will be called again. Video footage will be pulled if necessary.

Additionally, in accordance with GLMC 6-5-5(h)(5), no alcohol sales or consumption shall be permitted on the licensed premises.

TOWN OF GRAND LAKE SIGN APPLICATION

(One Sign per Application)

It is the policy of the Town to encourage aesthetically pleasing signs without substantial interference with the business to which signs are related.

BUILDING OWNER JesseTheDog LLC TELEPHONE NUMBER 785-320-3301
MAILING ADDRESS OF OWNER 1898 S. Jasmine St. Denver, CO 80224
EMAIL JesseTheDogLLC@gmail.com
NAME OF BUSINESS Verts Neighborhood Dispensary TELEPHONE NUMBER 303-579-7573
PHYSICAL ADDRESS 525 Grand Ave. Grand Lake, CO 80447
MAILING ADDESS 11922 W. 27th Drive. Lakewood, CO 80215

CONTRACTOR NAME Lunsford Sign Works TELEPHONE NUMBER 970-725-3925

Location of Sign (show on map): Address 525 Grand Ave. Grand Lake, CO 80447
Lot 15 Block 26 Subdivision_____

Sign Description:

Type: Business ✓ Institutional____ Club/Recreational_____ Off-Site_____ Monument_____
Temporary Sign/Banner_____ Site Informational_____ Project_____

Mounting Method: Wall_____ Projecting_____ Free-standing ✓ Cut-out Letters_____
Graphic_____ Projecting Over Town ROW_____ Backlit_____

Lighting: None ✓ Backlit_____ Downward Shielded_____ (attach lighting detail)

Size: Height 59" Width 59" Total Area 5 sq. ft. Sides: Single_____ Double ✓
Height from Ground 11 feet Overhead Clearance 6 ft.

Valuation of sign and support structure $8,500

Total number of signs for this business (proposed and existing): 1

Items to Submit:

____Two (2) copies of detailed drawings drawn to scale containing complete plans and specifications to show methods of construction and anchoring to building or ground, letter/figure dimension, colors, materials and proposed type of illumination characteristics.

____A site plan (map) which must indicate all signs existing or proposed for the site with dimensions, colors, materials, type of illumination characteristics for each sign, building elevations with sign depicted in their respective locations (image of sign on/near building).

____Property owner's permission for off-site signs and graphic signs (attach a signed letter from the owner).

____Appropriate fee.

I HEREBY acknowledge that the above information is correct to the best of my knowledge and agree to comply with the Sign Code Regulations of Section 6, Article 2 of the Grand Lake Zoning Regulations.

APPLICANT'S SIGNATURE Daniel W. Rowland DATE 4-11-2024

Office Use: Permit Fee $25.00 Paid_____
Area of this sign_____ sq. ft. Area of all signs for this business_____ sq. ft.
Sign Zone_____

Approved by_____ Date_____
Town of Grand Lake

Revised 1/2023

Verts Neighborhood Dispensary

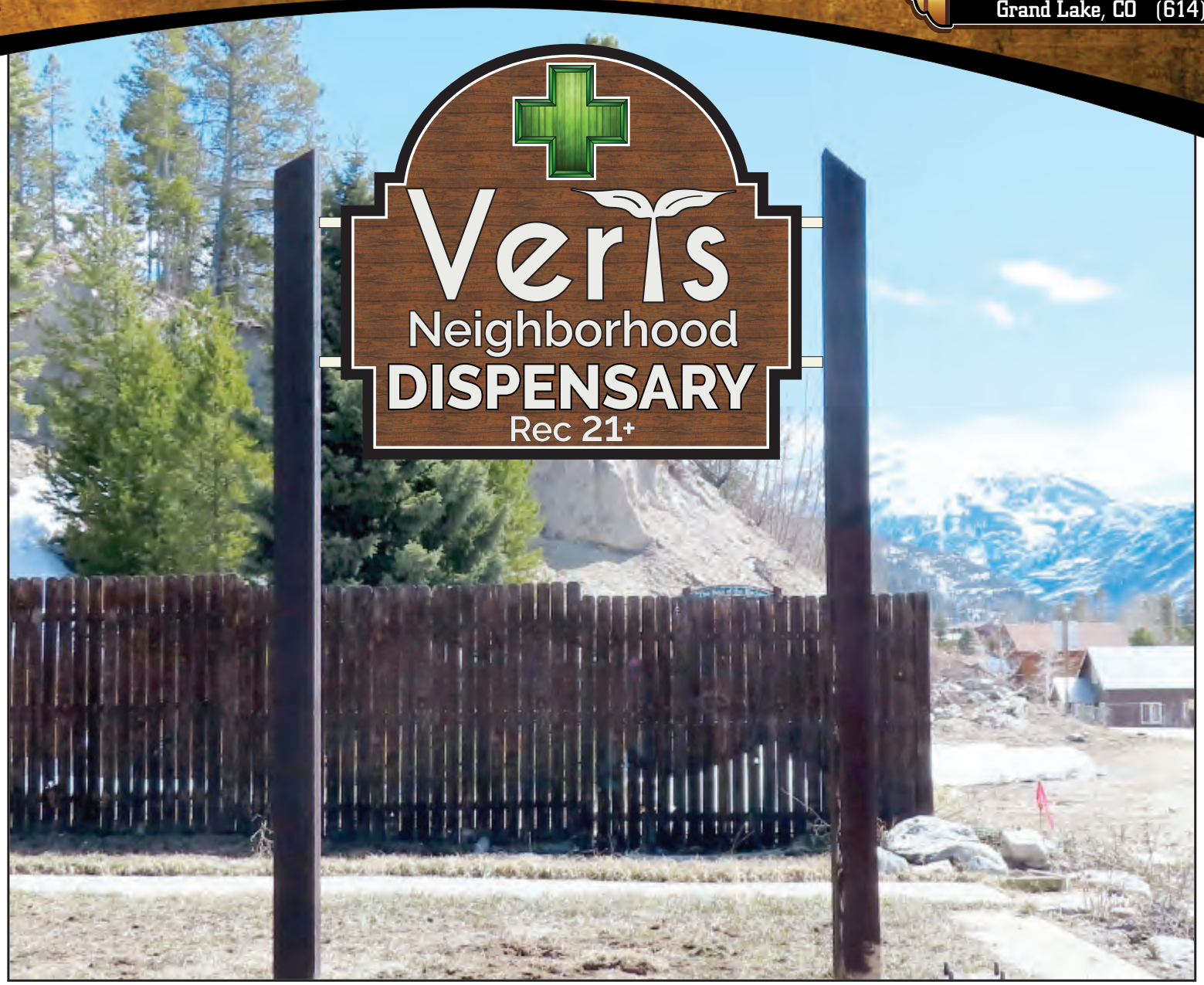
525 Grand Ave. Grand Lake, CO 80447

Sign Specifications

Material: Wood-toned composite.

Colors: Off-white, green and brown.

Attachment: Internal welded frame mounted to existing wooden posts.



59”x66”, Wood-Toned Dimensional Sign

A2

Client Approval: _____ Date: _____

www.LunsfordSigns.com
970.725.3925 • 970.5[illegible]96
323 E. Grand Ave., P[illegible]85
Hot Sulphur Springs, CO 80451

VERTS NEIGHBORHOOD DISPENSARY

525 GRAND AVE, GRAND LAKE, CO

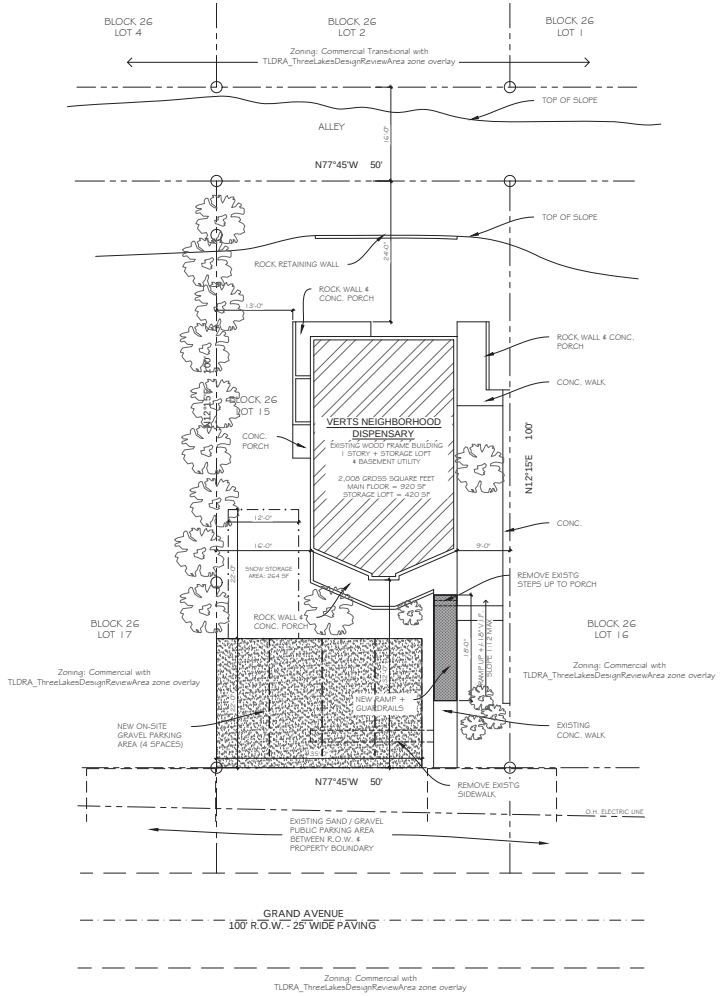
CONDITIONAL USE PERMIT APPLICATION

SITE LOCATION

NO SCALE

SITE AERIAL

NO SCALE



ARCHITECTURAL SITE PLAN

SCALE: 1" = 20'-0"

NOTE:
SITE ELEMENTS ARE EXISTING TO REMAIN UNLESS NOTED OTHERWISE. PATCH/REPAIR AS REQUIRED.

CODE INFORMATION

APPLICABLE CODES:
COLORADO EXISTING BUILDING CODE 2015
per https://www.co.grand.co.us/1117/Codes-Amendments

WORK METHOD: ALTERATION - LEVEL 2

PREVIOUS USE: B - BUSINESS (dog grooming & day care)

PROPOSED USE: M - MERCANTILE (marijuana dispensary)

- CHANGE OF USE & OCCUPANCY

EXISTING CONSTRUCTION TYPE : V-B

PARKING

PER TOWN OF GRAND LAKE ZONING ORDINANCE
12-2-28 - Parking Regulations and Design Standards:

Required Parking:
General Retail : 1 Space/350 S.F. Total Floor Area

Total Gross SF: 2,008 SF
2008 / 350 = 6 REQUIRED SPACES
Provided Spaces:
4 ON-SITE (INCLUDES 1 BARRIER-FREE)
2 ADJACENT PARALLEL PUBLIC SPACES (IN R.O.W.)

- OWNER INTENDS TO PROVIDE GRAVEL PARKING AREA AS INDICATED ON THE SITE PLAN. THE EXISTING AVAILABLE SPACE ON THE PROPERTY BUT OUTSIDE THE R.O.W DOES NOT ALLOW FOR THE CONSTRUCTION OF A PAVED LOT WITH THE REQUIRED PARKING OF 6 SPACES AND APPROPRIATE INGRESS. THE INDICATED GRAVEL AREA IS 35'W X 22' DEEP = 770 SF. THIS PROVIDES 3 STANDARD SPACES + 1 BARRIER-FREE SPACE.

SNOW STORAGE AREAS SHALL BE PROVIDED FOR PARKING AREAS EQUIVALENT TO ONE-THIRD (%) OF THE TOTAL DRIVE AND PARKING AREAS
770 / 3 = 257 SF

PARCEL INFORMATION

Parcel No:	119306114022
Schedule No:	R3131157
Legal:	GRAND LAKE Lot: 15 Block: 26
Address:	525 GRAND AVE WITHIN TOWN OF GRAND LAKE
Zoning:	Commercial with TLDRA - Three Lakes Design Review Area zone overlay

EXTERIOR NOTES:

- EXTERIOR BUILDING ELEMENTS AND FINISHES TO REMAIN
- PATCH/REPAIR AS NECESSARY
- REPLACE EXISTING MONUMENT SIGN (UNDER FUTURE PERMIT)
- SITE ELEMENTS ARE EXISTING TO REMAIN UNLESS NOTED OTHERWISE
- PROVIDE PAVING AND STRIPING AS INDICATED ON ARCHITECTURAL SITE PLAN.

New sign will use existing sign location and support beams -->

EXISTING BUILDING PHOTO

MCI design group
mcidesigngroup@gmail.com
direct: 248.390.2243

ARCHITECT:
JESSICA ANN MARJI
RA, NCARB

PROJECT:
VERTS Neighborhood Dispensary

LOCATION:
525 GRAND AVE
GRAND LAKE, CO

CLIENT:
JesseTheDog LLC
Matthew Ingles
JessetheDogllc@gmail

Alexander Close
alexander.m.close@gmail.com

Daniel Rowland
drowland.am@gmail.com

SHEET TITLE:
Site Plan & Information

ISSUED:
- 03.18.2024 ISSUED FOR C.UP.

DO NOT SCALE PRINTS USE FIGURED DIMENSIONS ONLY

PROJECT NO.
24009

SHEET NO.
A.100

April 10, 2024

Sign permit approval

To: Verts Grand Lake LLC
c/o Ashley Close
11922 W. 27th Drive
Lakewood, CO 80215

Dear Ashley,

This letter is to formally approve the installation of new signage on the property owned by JesseTheDog LLC at Grand Lake Lot 15, Block 26, known as 525 Grand Ave. Grand Lake, CO 80447.

I understand that as my tenant, Verts Grand Lake LLC, doing business as Verts Neighborhood Dispensary, intends to install new signage using the existing structure, pursuant to Verts Grand Lake LLC's Sign Permit Application.

Sincerely,

Matthew Ingles

Member/Manager, JesseTheDog LLC

TOWN OF GRAND LAKE
Comprehensive Plan

November 2020

Plan Theme: A Healthy Economy

Background

Since the turn of the twentieth century, Grand Lake's economy has been strongly linked to tourism and outdoor recreation. Grand Lake's location as the western gateway to Rocky Mountain National Park is a significant economic asset for the community. Over 4.5 million tourists visited Rocky Mountain National Park (RMNP) in 2018, although the majority of park visitors travel through RMNP's eastern gateway, Estes Park, and do not make the journey to Grand Lake. In addition, the vast majority of trips to RMNP are between June and September.

Western RMNP Entrance 13

Likewise, Grand Lake's economy is largely seasonal, yet includes many other unique attractions besides RMNP: hiking, ATV and mountain biking trails on US Forest Service land; a historic, walkable downtown on the shore of Grand Lake; rowing, paddling, boating and fishing on Grand Lake and Shadow Mountain Reservoir; an annual Regatta Week hosted by the Grand Lake Yacht Club; the long-standing Buffalo Days Weekend festival and other local cultural events, notably performances by the Rocky Mountain Repertory Theatre.

Grand Lake Festival 14

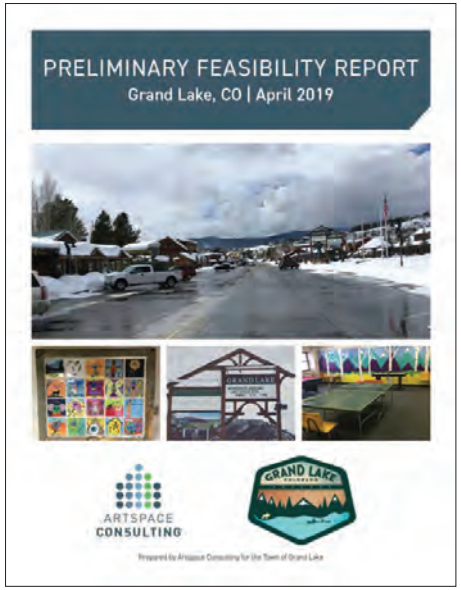
Mid-October through Memorial Day is Grand Lake's "secondary season." Those visitors that make the journey and access RMNP trails from the edge of town are treated to a winter wonderland. The Grand Lake Golf Course becomes the Grand Lake Nordic Center, available for cross-country skiing and snowshoeing. Two downhill ski resorts (Winter Park/Mary Jane and Granby Ranch) are within one hour drive of Grand Lake. And with access to hundreds of miles of snowmobile trails, Grand Lake is known as the "Snowmobile Capital of Colorado."

Snowmobiling in Grand Lake area 15

The sustainability of year-round tourism and outdoor recreation opportunities is vitally important to Grand Lake's local economy. Grand Lake is committed to outdoor recreation in all seasons. Monthly and annual sales tax revenue from retail, restaurant, and lodging has been steadily increasing for the last several years.

One recent challenge is the Covid-19 pandemic which resulted in a dramatic reduction in tourism-related visits during the spring of 2020. Seasonal workers from foreign countries were also not able to travel to Grand Lake during the pandemic. High school students also typically leave the summer workforce in mid-August to return to school. Communities such as Grand Lake that are gateways to national parks can anticipate short-term fluctuations in business stability and revenue. Long-term economic resiliency may become dependent on retaining a year-round workforce that will create additional demand for local goods and services. An expanding workforce will also need to be supported with myriad social and human services in order to live year round in Grand Lake.

Plan Theme: A Healthy Economy



Attracting more workforce housing is therefore vital to sustaining a healthy economy. The 2018 Housing Plan for the Study Areas of Granby, Grand Lake, Kremmling, and Hot Sulphur Springs identified the following potential housing unit goal by 2023: 20 homes and apartments deed restricted at or below 120% of the Area Median Income (AMI) for owners and 100% AMI for renters. The plan noted that accomplishing this goal would address 67% of the gap, in the Grand Lake area.

In 2018, Colorado Creative Industries (CCI) certified Grand Lake as a creative district, with access to the resources of "Space to Create", a workforce housing program. A preliminary feasibility report completed in 2019 identified multiple sites in Grand Lake for a potential Artspace workforce housing project. A market study is underway and funding opportunities are currently being explored for this exceptional public private partnership opportunity.

Grand Lake has several other tools available for promoting affordable housing development, including an inclusionary housing ordinance, a housing fund, and residential and commercial linkage (impact) fees. Additional funding sources include tax credits, state and federal grant programs, debt financing with favorable terms, and local philanthropy such as the Grand Foundation.

Short-term rentals by owners (STR's) offer a more frequent use of otherwise unoccupied single-family homes and condominium units within the Town. In 2019, nightly short-term rentals added approximately 860 pillows (assuming 6 to a unit) to the nightly rental inventory. While adding to the nightly rental lodging base and bringing in additional tax revenue, careful consideration should be taken with how the Town moves forward with regard to the short-term rental policy.

Providing an array of community services for workers is also key. Such services should include day care and medical and mental health services for younger populations.

Note: Colorado Statutes require inclusion of a Recreation and Tourism element within a comprehensive plan. The above information is intended to serve as the Recreation and Tourism plan element pursuant to C.R.S. 31-23-207 (5).

Plan Theme: A Healthy Economy

Guiding Principle:
We value the businesses providing quality services, employment opportunities and an economic base for our community. Grand Lake is noted for the casual, historical, western character of its shops, restaurants and lodgings, even more convenient as our year-round economy is strengthening. We welcome current and future business opportunities.

ACHIEVABLE GOALS, STRATEGIES AND PRIORITY ACTIONS

Economic Recovery & Development	
Achievable Goal: To recover from the economic impact of the Covid-19 pandemic.	Priority Action:
Key Strategy: Work with state agencies, community development organizations and local business owners and tenants to stabilize the economic impacts of the Covid-19 pandemic.	Encourage the marketing and animation of any vacant storefronts using pop-ups and other shared retail concepts.
	Create temporary parklets on Grand Avenue between Hancock Street and Vine Street to add usable outdoor space and expand business capacity working within specified design guidelines.
	Update Chapter 12 Article 2 of the Town's Land Use Regulations to create an administrative temporary use permit with specified temporary use provisions for commercial zoning districts.
	Update Chapter 12 Article 2 of the Town's Land Use Regulations to expand vehicle stacking space design requirements for commercial drive-through and pickup services.
	Update Chapter 6 Article 2 of the Town's Sign Regulations to provide greater flexibility for the commercial use of temporary signage, including addressing of the seven consecutive day limitation.
Achievable Goal: To foster a sustainable year-round local economy.	Priority Action:
Key Strategy: Work with local businesses to target market needs along with associated improvements to the Town's land development regulations.	Create a strategic plan for diversifying the local employment base, increasing the retail mix and making other long-term adjustments to improve economic resiliency.
	Update Chapter 12 Article 2 of the Town's Land Use Regulations to reduce obstacles associated with attracting new businesses by streamlining development review and permitting procedures.
	Update Chapter 12 Article 2 of the Town's Land Use Regulations to create a Historic District zoning overlay along Grand Avenue between Hancock Street and Vine Street.
	Update Chapter 12 Article 2 of the Town's Land Use Regulations to combine the Commercial Transition and Commercial Zoning districts into a new Commercial Mixed-Use Zoning District that provides for developing a full range of retail, office, artisan industry, high density residential, institutional and civic uses.
	Update the Town's Zoning Map to reflect the new Historic District and Mixed-Use Commercial zoning categories.
Attainable Housing	
Achievable Goal: To increase the number of housing units available for Grand Lake's workforce.	Priority Action:
Key Strategy: Work with federal, state and local agencies and the private sector to develop new workforce housing in Grand Lake.	Update Chapter 12 Article 10 of the Town's Land Use Regulations to clarify and enhance the affordable housing requirements.
	Update Chapter 12 Article 2 of the Town's Land Use Regulations to lessen restrictions that create a disincentive for the development of Accessory Dwelling Units (ADU's) and tiny homes.
	Update Chapter 12 Article 2 of the Town's Land Use Regulations to provide density bonuses for deed-restricted multi-family housing development.
	Adopt criteria and funding priorities for use of the Town's Housing Fund.
	Develop and purchase land as needed for workforce housing.
	Explore public/private partnerships to develop rent-restricted multifamily housing.

Acknowledgements

Grand Lake Town Board

Steve Kudron, *Mayor*
Jonah Landy, *Mayor Pro-Tem*
Michael Arntson
Ernie Bjorkman
Tom Bruton
Melissa Ratzmann
Cindy Southway

Grand Lake Planning Commission

Hayden (Hoppe) Southway, *Chairperson*
Robert Canon, *Vice Chairperson*
Ernie Bjorkman
Judy Burke
Diane Mahoney
John Murray
James Shockey

Grand Lake Comprehensive Plan Task Force

Ginny Wilkinson, *Chairperson*
Jim Cervenka, *Vice Chairperson*
Jennifer Brown
Tom Bruton
Judy Burke
Elin Capps
Cindi Cunningham
John Murray
Donna Ready
Alan Walker

Town Staff

John Crone, *Town Manager*
Kimberly White, *Town Planner*

Project Consultants

Martin Landers, AICP	Plan Tools
Paul Mills, RLA	Russell + Mills Studios
Shelley La Mastra, RLA	Russell + Mills Studios
Colleen Hannon	West Slope Resource Development

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Cover page	Grand Lake Chamber of Commerce

Special Thanks

Special thanks to: the Colorado Department of Local Affairs for its generous grant assistance; Grand Lake Heart and Soul; Scott Ready at MountainLake.com; Nate Shull, former Town planner; and everyone in Grand Lake who participated in one or more of the community events associated with the project. The Town wishes to acknowledge the contributions of those citizens and consultants involved in the original 2006 Grand Lake Comprehensive Plan that preceded this 2020 Grand Lake Comprehensive Plan update.

Plan Theme: An Authentic Place

Background

Grand Lake is distinguished by its authenticity as a Colorado mountain town. It has retained its rustic character through the efforts of an actively engaged community that strongly values its history and local culture.

Grand Lake's "Rustic Style" of architecture is reflected in several buildings listed on the Colorado Historic Register, including:

- The Grand Lake Community House built in 1922 in the center of the historic town square. The Community House is used for a variety of public and private events.
- The Grand Lake Lodge, completed in 1920, continues to service visitors to Rocky Mountain National Park and Grand Lake.
- The Kauffman House, built in 1892 as a hotel to accommodate summer tourists. The Kauffman House currently serves as a museum.
- The Smith Eslick Cottage Camp, a motor court built in 1915. The GLAHS is working to preserve the Cottage Camp site dedicated to Grand Lake's early auto tourism history.

With the exception of the Grand Lake Community House, these properties are also listed on the National Register of Historic Places.

Kauffman House 10

Grand Lake Lodge 11

Grand Lake Community House 9

Smith Eslick Cottage Camp 12

Plan Theme: An Authentic Place

The Town's geographic setting – bordered by Rocky Mountain National Park, Grand Lake, Shadow Mountain Reservoir, the Arapaho National Forest, and United States Bureau of Reclamation land – strongly influences its development pattern and compact form. Like many towns originally settled in the late 1800's, Grand Lake was platted in a grid pattern of wide streets. The original grid pattern is interrupted by a glacial moraine and West Portal Road, most notably in the steep hillside of the Woodpecker Hill residential neighborhood.

Grand Avenue – Grand Lake's "Main Street" – is the central spine of the original grid with a 100-foot wide right-of-way. Grand Avenue's major cross streets, from Pitkin Street to Walden Street, are 80 feet wide. Mountain Avenue and Park Avenue also have 100-foot right-of-ways. The wide street rights-of-way contribute to Grand Lake's unique character, most notably in the form of the boardwalks that line Grand Avenue within the town's commercial core.

Grand Lake's Modified Grid Pattern

In 2015, a study to enhance the function and appearance of Grand Avenue was completed. The Grand Avenue Streetscape Master Plan identified four major "interventions" for Grand Avenue, as follows:

1. Define the blocks of the first four blocks of Grand Avenue (Portal Rd. to Vine St.) with a driving lane, bike/snowmobile lane, greenway, and sidewalk.
2. Enhance the corners from Vine St. to Hancock St. with curb extensions to gain pedestrian space and safety.
3. Create seasonal mid-block extensions to bring pedestrian space and activity to the street.
4. Create and clarify greenway regulations, maintenance plan, and development strategies to fully utilize this pedestrian space.

In addition to prioritizing multiple short, mid and long-term action items, the Grand Avenue Streetscape Master Plan included recommendations from several other plans and studies completed since 2006, including the original 2006 Grand Lake Comprehensive Land Use Plan, the Grand Lake Community Assessment, and the Gateway Community Livability Assessment. As such, the Grand Avenue Streetscape Plan is a valuable community design tool for maintaining and enhancing the heart of Grand Lake, its central business district.

The Town and its residents place a high value on quality, controlled growth for the entire community. The Land Use Plan Map on pages 20 and 21 identifies twelve land use designations that are intended to provide guidance for ensuring a balance of residential, commercial, resort and institutional development.

The Land Use Plan Map also identifies three potential future Town growth areas:

1. A number of residences south of the Wescott / Jericho bridge commonly called "Rainbow" Bridge and east along Jericho road. This "Old Grand Lake" area is largely built-out yet may desire Town services in the future and, if so, would need to petition for an annexation election.
2. Multiple residential lots along and accessed from West Portal Road, between the existing Town boundary and Rocky Mountain National Park. Potential residential estate development is also possible in three locations that have a flat to rolling terrain condition and are outside of sensitive drainages.
3. Numerous residential and commercial parcels along US Highway 34 to the North Fork of the Colorado River. Commercial development in this area should complement, and not directly compete with, businesses in Grand Lake's central business district.

In addition to these three growth areas, there may be individual parcels contiguous to current Town boundaries that could be incorporated into Grand Lake with minimal impact.

The Town does not currently have an adopted Three Mile Area Plan. A Three Mile Area Plan could provide policy direction and review criteria for considering future annexation petitions. A Three Mile Area Plan should be adopted and annually updated in accordance with state annexation statutes. A draft Three Mile Area Plan is included as an appendix to this comprehensive plan.

Plan Theme: An Authentic Place

Guiding Principle:
We value the historical character and serenity of our small-town community that supports the quality of life in and around Grand Lake.

ACHIEVABLE GOALS, STRATEGIES AND PRIORITY ACTIONS

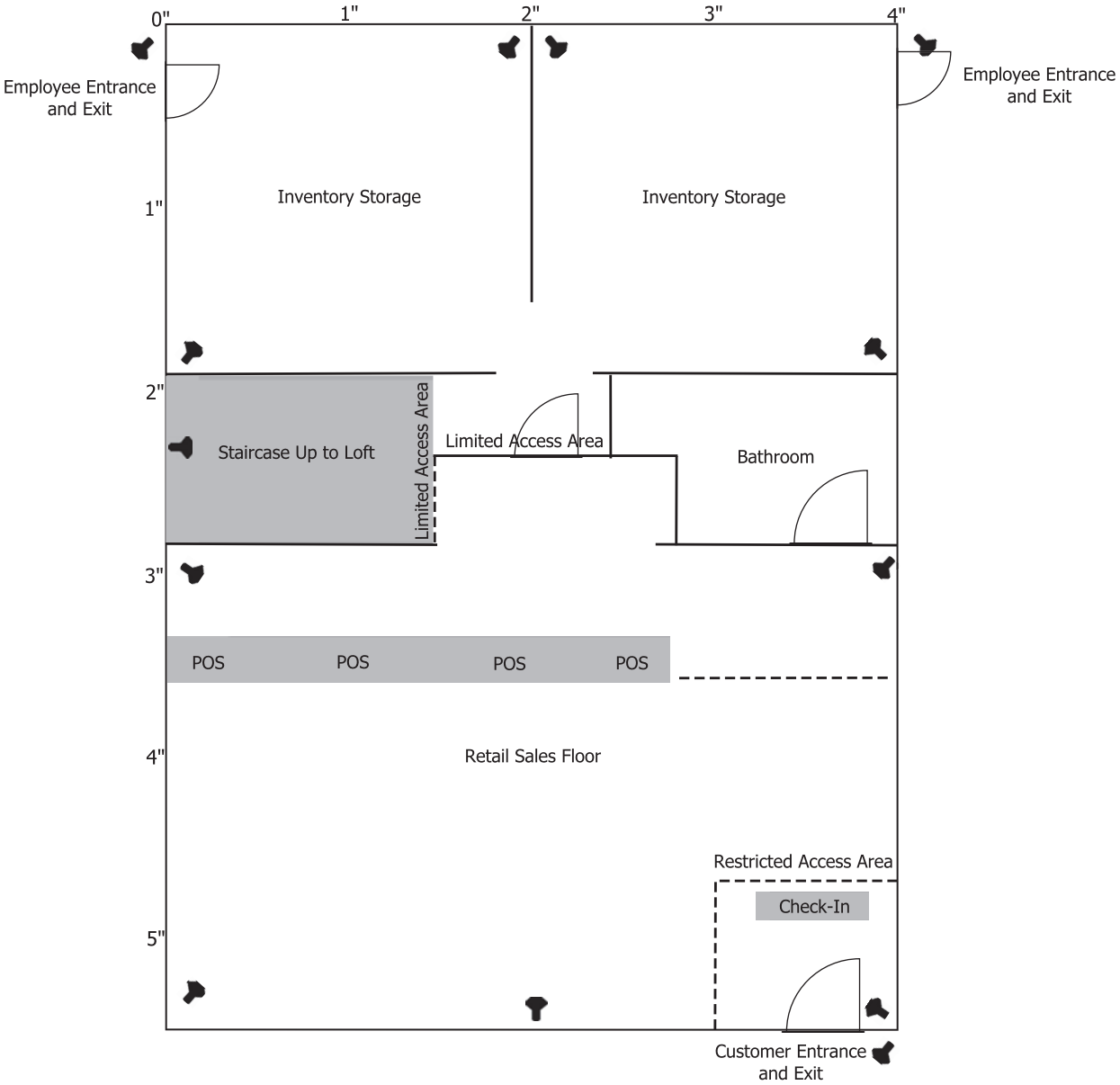
Community Design	
Achievable Goal: To preserve Grand Lake's unique rustic small-town character.	Priority Action:
Key Strategy: Work with national, state and local agencies and organizations to protect Grand Lake's historic resources.	Update the Design Review Standards in Chapter 12 Article 7 of the Town's Land Use Regulations to include recommendations from the Design Guidelines for the Central Business District and the Streetscape Master Plan.
	Continue to implement the Action Items listed in the Streetscape Master Plan.
	Explore opportunities to revitalize existing building frontages in the central business district that are inconsistent with the Town's rustic western style.
	Update and implement Lake Front Park design concepts.
Land Use	
Achievable Goal: To foster quality development.	Priority Action:
Key Strategy: Work with local stakeholders to update the Town's land development regulations.	Update Chapter 12 Article 2 of the Town's Land Use Regulations to add purpose and intent statements for each of the eighteen zoning districts, and consolidate permitted uses into a single table for ease of reference.
	Update Chapter 12 Article 9 of the Town's Land Use Regulations to streamline development review procedures and consolidate application types into a single table for ease of reference.
	Update Chapter 6 Article 2 of the Town's Sign Code to be legally compliant with content-neutrality standards.
	Integrate all relevant Articles from Chapters 6, 11, 12 and 13 of the Town Municipal Code into a unified land development code and resolve any discrepancies or redundancies.
	Update the Town's Official Zoning Map consistent with the Land Use Plan's color code and any rezoning or other corrections since 2012.
Managing Growth	
Achievable Goal: To maintain control of local land use decisions.	Priority Action:
Key Strategy: Work with Grand County and others to direct growth into appropriate locations.	Adopt a Three Mile Area Plan in accordance with CRS 31-12-105.
	Annually adopt a resolution updating the Town's Three Mile Area Plan in accordance with CRS 31 -12-105.
	Prepare an extraterritorial Major Street Plan in accordance with CRS 31-23 212 and 213.

Verts Neighborhood Dispensary

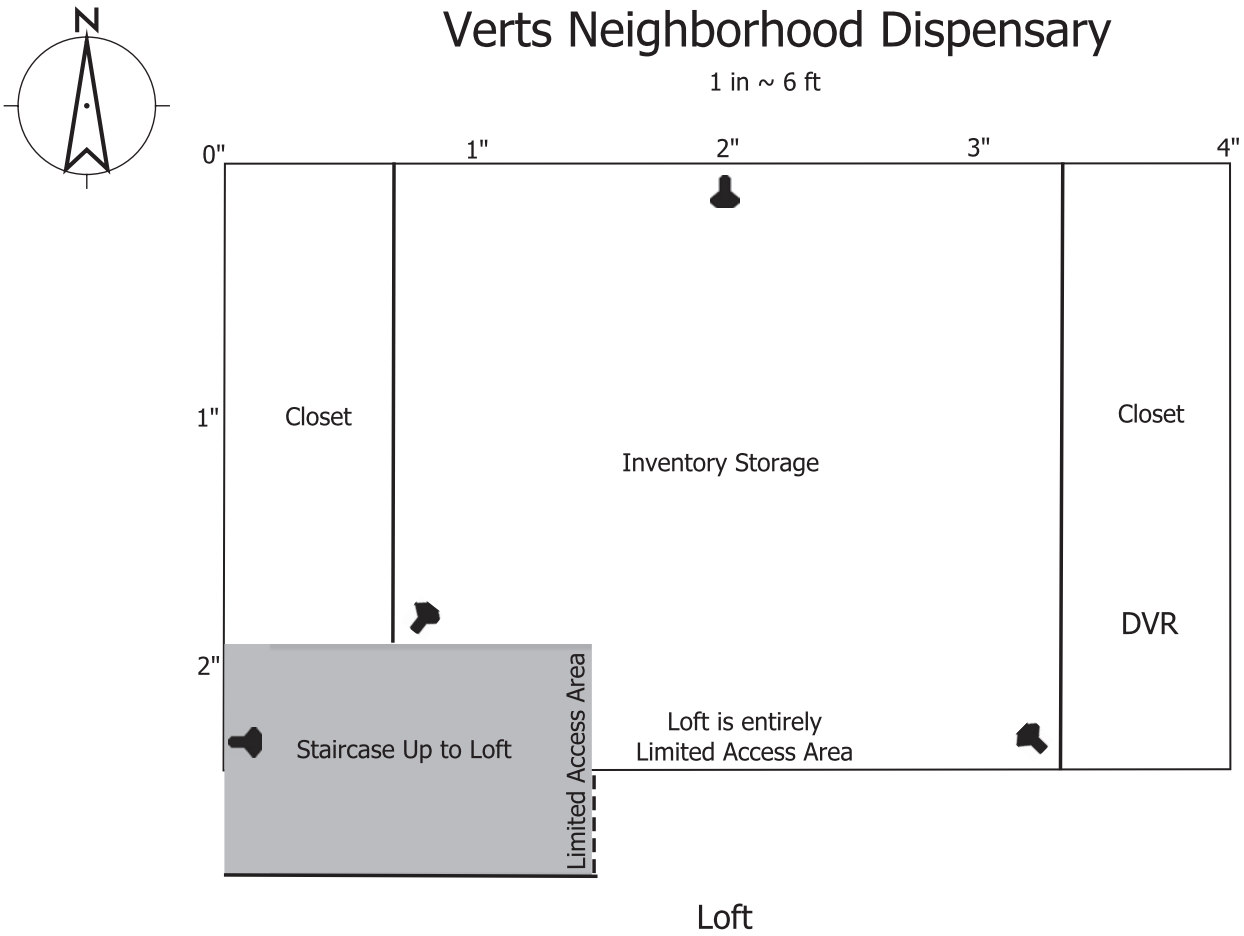
525 Grand Lake Ave, Grand Lake, CO
State License: TBD
City License: TBD

Cameras : 17

1 in ~ 6 ft



Main Floor


N
Verts Neighborhood Dispensary
1 in ~ 6 ft
0"
1"
2"
3"
4"
1"
2"
Closet
Inventory Storage
Closet
DVR
Staircase Up to Loft
Limited Access Area
Loft is entirely
Limited Access Area
Loft

COMMERCIAL LEASE AGREEMENT

This Lease is made on March 14, 2024, between JesseTheDog LLC, Landlord, of Grand Lake, Colorado, and Verts Grand Lake LLC, Tenant, of Grand Lake, Colorado.

This Lease is conditioned upon JesseTheDog LLC acquiring the property on March 28, 2024, per the attached Purchase Contract.

1. The Landlord agrees to rent to the Tenant and the Tenant agrees to rent from the Landlord the following property: 525 Grand Avenue, Grand Lake, CO 80447 consisting of approximately 2,008 rentable square feet.

2. The rental payments will be $5,000 per month, including property taxes and property building insurance. Rent will be payable by the Tenant to the Landlord on the first day of each month, beginning on April 1, 2024 for a period of three years ending April 1, 2027. If any rental payment is not paid within five (5) days of its due date, the Tenant agrees to pay an additional late charge of 5% (five percent) of the rental payment due.

3. The term of this lease will begin on the first day of the month following receipt of the signed lease, security deposit, and first month's rent. If the Tenant remains as Tenant after expiration of this Lease with the consent of the Landlord but without signing a new lease, a month-to-month tenancy will be created with the same terms and conditions as this Lease, except that such new tenancy may be terminated by thirty (30) days written notice from the Tenant or the Landlord, and that the rent shall be $9,000.

4. The Tenant will pay the Landlord a security deposit of $5,000. This security deposit will be held as security for the repair of any damages to the property by the Tenant. This deposit will be returned to the Tenant within sixty (60) days of the termination of this Lease, minus any amounts needed to repair the property, but without interest.

5. The Tenant agrees to, and Landlord authorizes, use of the property only for the purpose of carrying on the following lawful business: Verts Grand Lake LLC, doing business as Verts Neighborhood Dispensary, a professional quality, licensed retail marijuana store.

6. The Landlord agrees that the Tenant may install the following equipment and fixtures for the purpose of operating Tenant's business. Such equipment and fixtures shall remain the property of Tenant:

    a. Computers, tablets, TVs and monitors
    b. POS infrastructure, hardware and software
    c. Menu displays
    d. Security cameras, DVR, access control, monitoring
    e. Alarm hardware
    f. Refrigerators
    g. Furniture and décor
    h. Storage and shelving

i. Printers and office supplies
j. Interior signage
k. Any other equipment and fixtures necessary for the operation of a licensed retail marijuana store.

7. The Tenant has inspected the property and has found it satisfactory for its intended purposes. The Landlord shall be responsible for the repair and upkeep of the exterior of the property, including the roof, exterior walls, parking areas, landscaping, and building foundation. The Tenant shall be responsible for the repair and upkeep of the interior of the property, including all electrical, mechanical, plumbing, heating, cooling, and/or any other system or equipment on the property. Tenant agrees to maintain the interior of the property and the surrounding outside area in a clean, safe, and sanitary manner and not to make any alterations to the property without the Landlord's written consent. At the termination of this Lease, the Tenant agrees to leave the property in the same condition as when it was received, except for normal wear and tear. Tenant also agrees to comply with all rules, laws, regulations, and ordinances affecting the property or business activities of the Tenant.

8. The parties acknowledge that the utilities to the property are in the name of the Tenant. Tenant shall be responsible for paying such utilities for the property by their stated due dates.

9. The Tenant shall not sub-let property or assign this lease without the Landlord's written consent, which shall not be unreasonably withheld. Tenant agrees to allow the Landlord reasonable access to the property for inspection and repair in compliance with the rules, laws, regulations and ordinances affecting the property or business activities of Tenant. Landlord agrees to enter the property only after notifying the Tenant in advance, except in an emergency.

10. If the Tenant fails to pay the rent on time or violates any other terms of this Lease, the Landlord will provide written notice of the violation or default, allowing 5 days to correct the violation or default. If the violation or default is not completely corrected within the time prescribed, the Landlord will have the right to terminate this lease with 25 days' notice and in accordance with state law. Upon termination of this lease, the Tenant agrees to surrender possession of the property. The Landlord will also have the right to re-enter the property and take possession of it in accordance with state law, remove Tenant and any equipment or possessions of Tenant, and to take advantage of any other legal remedies available.

11. The Landlord agrees to carry fire and casualty insurance on the property, but shall have no liability for the operation of the Tenant's business. The Tenant agrees not to do anything that will increase the Landlord's insurance premiums and, further agrees to indemnify and hold the Landlord harmless from liability or damage, whether caused by Tenant's operations or otherwise. The Tenant agrees to carry and pay all premiums for casualty insurance on any equipment or fixtures that Tenant installs at the property. In addition, the Tenant agrees to carry business liability insurance, including bodily injury

and property damage coverage, covering all Tenants' business operations in the amount of $1,000,000 with the Landlord named as a co-insured party. Tenant agrees to furnish Landlord copies of the insurance policies and to not cancel without notifying the Landlord in advance. Tenant agrees to provide Landlord with a Certificate of Insurance which indicates that Landlord is a co-insured party and that Landlord shall be provided with a minimum of ten (10) days written notice prior to cancellation or change of coverage.

12. This lease is subject to any mortgage or deed of trust currently on the property or which may be made against the property at any time in the future. The Tenant agrees to sign any documents necessary to subordinate this Lease or a mortgage or deed of trust for the Landlord.

13. In the event any legislation, administrative regulations, rules, ordinances, policy or other exercise of authority over Tenant's business by any governmental division or law enforcement agency shall make it illegal or impracticable for Tenant to carry on the business contemplated by this Lease, Tenant may only terminate this Lease on 30 days written notice. In the event of a violation of any terms or default of any payments or responsibilities due under this lease, the terms in Paragraph 11 of this Lease shall control.

14. Tenant agrees that if any legal action is necessary to recover the property, collect any amounts due under this Lease, or correct a violation of any term of this Lease, Tenant shall be responsible for all costs incurred by the Landlord in connection with such action, including any reasonable attorney's fees.

15. As required by law, the Landlord makes the following statement: "Radon gas is naturally occurring radioactive gas that, when accumulated in sufficient quantities in a building, may present health risks to persons exposed to it. Levels of radon gas that exceed federal and state guidelines have been found in buildings in this state. Additional information regarding radon gas and radon gas testing may be obtained from your health department."

16. The following are additional terms of this Lease:
    - Real estate taxes will be assessed and divided against the total number of square feet of rentable floor area IF PROPERTY TAXES GO UP MORE THAN 5% PER YEAR
    - Tenant shall comply with all applicable state and local laws, including but not limited to the state cannabis licensing and program rules
    - Since compliance with all federal laws is impossible, Tenant shall comply with all applicable federal laws to the extent they are not inconsistent with Tenant's use of the premises as a cannabis business
    - The use of marijuana substances including marijuana, edibles, cannabis tonics, extracts or other items with THC are strictly prohibited on the property
    - Tenant agrees to paint the ceiling and walls; and replace all ceiling tiles at the end of the lease

17. The parties agree that this Lease, including any attachments is the entire agreement between them and that no terms of this Lease may be changed, except by written agreement of both parties. This Lease is intended to comply with all applicable laws relating to Landlord and Tenant relationships in the state. This Lease binds and benefits both the Landlord and Tenant and any heirs, successors, representatives, or assigns. This Lease is governed by the laws of the State of Colorado, the Town of Grand Lake, and Grand County.

LANDLORD
JesseTheDog LLC
A Colorado limited liability company

By: _____
Matthew Ingles, Member/Manager

TENANT
Verts Grand Lake LLC
A Colorado limited liability company

By: _____
Ashley Close, Member

Verts Grand Lake LLC
Business Plan

With over a decade of experience in Colorado's regulated marijuana industry, Verts Grand Lake LLC, doing business as Verts Neighborhood Dispensary (Verts), is seeking to build on its reputation as a community resource, good neighbor and well-run business to become Grand Lake's first licensed marijuana store.

Proposed to be located at 525 Grand Avenue, Verts intends to be a successful cannabis business that blends in with the surrounding area and builds community with neighboring residents and businesses.

Verts has secured the right to the property from its prospective owner. JesseTheDog LLC has executed a purchase contract with the current property owners, Mountain Mongrels LLC, scheduled to close on March 28, 2024. Verts will lease the property from JesseTheDog LLC per a lease agreement between the two parties that has been executed and is set to take effect on April 1, 2024.

Because Verts has an established relationship with its prospective landlord, the store will be in position to remain a successful and stable business in its proposed location. Our intent is to grow the business, lead by example, and show that Grand Lake has a robust and thriving adult-use cannabis market, all while continuing to impact the community in only positive ways and maintaining our friendly persona.

We are a company that views our team members as family and treats them as such. We focus on compliance, working hard, and bringing solutions. Our core purpose is to cultivate better lives among our customers, staff and community.

Verts carries an extensive artisanal selection of cannabis products that meet our customers' needs and remain up-to date with current market demand. We embody the friendly, neighborhood vibe. When people purchase cannabis from us, they receive a nostalgic experience and personal interaction rather than a cold or clinical transaction.

Proposed product lines – Verts understands that careful product procurement and shelf selection will drive sales growth and better serve customers. The company focuses on the careful development of product selection by fostering excellent relationships with its existing vendors, and facilitating new vendor relationships and the procurement of quality cannabis and cannabis products from licensed Colorado producers. Verts projects that roughly 50 percent of sales will be cannabis flower and 45 percent will be manufactured (non-flower) cannabis products, with the remaining 5 percent of sales being non-cannabis products such as accessories and branded merchandise.

Cannabis flower

Cannabis flower is likely the most recognizable commercially available cannabis product sold by licensed retail marijuana stores. Dried cannabis flower comes in a variety of strains that fall under three broad categories, each of which will be available at Verts. Whether indica, sativa, or

a hybrid of the two, each cannabis strain has distinctive identifiers experienced through nuanced differences in taste, smell, and effect due to the varying levels of tetrahydrocannabinol (THC), cannabidiol (CBD), and other present cannabinoids and terpenoids. Indica-dominant strains tend to provide a more relaxed experience, affecting the whole body, while sativa-dominant strains generally produce an energizing effect. Hybrids can provide a bit of both effects. Different strains produce different experiences, so to best serve Verts customers, we believe it is important to have a diverse variety of cannabis flower to meet all customer needs.

Manufactured cannabis products
Cannabis products are created by processing cannabis flower and trim material through a wide variety of extraction methods. Depending on the extraction method, a range of different products can be produced, all with different potencies, textures and effects. Verts intends to provide a full range of manufactured cannabis products so consumers can make a responsible choice regarding their use.

Verts will offer the following manufactured cannabis products:

- Concentrated cannabis in smokable and/or vaporizable form
- Vaporizer pens and cartridges
- Oils in oral dosage syringe or capsule form
- Edibles and drinks
- Topicals
- Transdermal patches

With every concentrated form of cannabis that is sold, Verts will make available the Colorado Marijuana Enforcement Division (MED) warning statements and safety pamphlet for concentrate usage.

Verts strives to offer a diverse array of options for customers to make informed, responsible choices about their cannabis use. Carefully curated cannabis products will be offered at an affordable price point so access to the benefits of cannabis is based on preference and not the size of one's wallet.

Finally, if customers prefer that Verts carry a specific product or brand, the store will be happy to accept recommendations. And by utilizing analytics provided through the State inventory tracking system and Treez (our internal point-of-sale software system), Verts will identify the products most popular among customers. While the popularity of a product provides some weight when making purchasing decisions, Verts will also focus heavily on quality and agreements in place with trusted suppliers.

Proposed product handling procedures – In addition to the receiving deliveries and inventory control procedures outlined in our Operations Plan, Verts follows strict product handling procedures within its licensed premises.

Fulfillment of customer orders
Purchases may only be made in the Retail Sales Floor area. As described in the customer check-in procedures in our Operations Plan, only customers who have undergone age and identity verification are granted access to the Retail Area. As a Retail Marijuana Store, Verts will only sell Retail cannabis and cannabis products to individuals at least 21 years of age.

Customers will be able to browse secure product displays while on the Retail Sales Floor; Verts will not allow customers access to cannabis or cannabis products until they have completed a transaction. Government-issued identification will also be required to be shown at the point-of-sale (POS) at the time of purchase. All cannabis products are dispensed in child-proof, opaque packaging.

Budtenders will adhere to the following steps when fulfilling customer orders:

- After browsing and/or asking any questions, the customer will place an order with a Budtender.
- The Budtender will fulfill the customer order and will scan all ordered items into Treez. The Budtender will then apply all customer exit labels to all products as well as any discounts.
- The customer will tender payment. Verts accepts cash as well as debit card transactions.
- The Budtender will record the completed transaction in Treez.
- The Budtender will place products into a bag, if desired by the customer, and hand the bag to the customer.

After completing the transaction, all customers will be required to immediately exit the store.

Product returns
Verts will accept returns of defective, damaged, or products which fail to meet customer expectations with a receipt of purchase. In exchange, customers are given the option to purchase the same or similar product and are charged $0.10, which is the lowest legal amount a customer can be charged. Verts will never resell cannabis goods returned by a customer. Defective cannabis products returned by customers to Verts will be destroyed on the day they are returned.

Secure product display
The Verts Retail Sales Floor has been designed to provide optimal viewing capabilities of products for customers, while limiting the opportunity for diversion.

Flower product samples are securely displayed in jars that allow customers to visually inspect the flower and smell it; however, the jars are locked and secured by a retractable steel cord within the fixed display.

Concentrates and cartridges are on display, but stored and secured within locked display cases. There is no handling of these products by consumers unless a purchase is made.

Edibles and other pre-packaged cannabis products are displayed in “dummy packaging” with no product inside and/or using no-THC sample products. This allows customers to visually inspect the product packaging and information, but no THC-containing products are on display.

Core values – We are honest and forthcoming with our customers. We never make volume or sales figures the focus of an interaction, but rather focus on making sure our patrons feel taken care of. Our honesty ripples over into the integrity with which the community views us, and it is that integrity that makes them believe in us and return time and time again.

Verts’ niche is – and will continue to be in the Retail market – providing quality cannabis at a great price. As a vertically integrated company with a long history in Colorado’s legal cannabis market, we have the experience and expertise to thrive within our niche and to continue growing our business.

Customer service
We always make it right. At Verts, we take accountability for any mistake or shortcomings on our part as a business. If any of our employees are ever incapable of making something right for a customer, we bring it to the rest of the team’s attention so we can get the resources in place to provide solutions.

We never lose sight of the customer experience. We wouldn’t be anywhere without our customers, so continuing to maximize their experience is of paramount importance. When we are hiring new employees, we focus less on whether they have cannabis industry experience, but more so if they have hospitality and customer service experience.

Local hiring and career development
Whenever possible, Verts hires from within the community. We offer our team members the ability to move up in the company, a competitive pay rate and potential bonuses. Our employees receive a substantial discount on cannabis products, as well as paid time off and paid sick leave. We provide health, dental, vision, and life insurance, and focus on career development opportunities for our staff. Whenever there is a new position available, we always try to promote from within the company first.

Community benefits
Among the business practices that set Verts apart is our focus on taking care of the team members within the company as well as our customers throughout the community. We will give back to the Grand Lake and Grand County communities and support local charities and initiatives to make our home a better place to work and live.

Compliance
Additionally, we make compliance a core value and a focus of daily operations. Instead of looking at our sector as the “Cannabis Industry,” we like to consider it the “Compliance Industry.”

Because only with total compliance comes the opportunity to sell cannabis; not the other way around. Regulations are constantly changing and we stay up to date and implement changes immediately.

Verts is Colorado born and raised. We look forward to continuing to grow in our home state.

Verts Grand Lake LLC
Operations Plan

Hours of operation – In accordance with GLMC 6-5-5(h)(1), Verts Grand Lake LLC, doing business as Verts Neighborhood Dispensary (Verts), will operate within the hours of 8am-10pm, seven days a week. We will be closed on Thanksgiving and Christmas.

Per GLMC 6-5-5(g), the store's licensed premises and the property associated with the license, its books, records and inventory, including any places of storage where regulated marijuana is stored, displayed or sold, and locked and/or secured area, shall be made available to inspection by Town personnel, or commissioned police officers of the Town, during all business hours and other times of apparent activity.

Opening and closing procedures – Verts will implement detailed opening and closing procedures to:

- Ensure regularity and consistency.
- Prevent theft or diversion of cannabis and cannabis products.
- Maintain confidentiality of customer information and records.
- Comply with all inventory control and reporting requirements throughout the chain of custody.

Opening

Upon arriving in the parking lot, the opening Manager will confirm the area surrounding the facility, all pathways of ingress and egress, windows, and other areas are cleared and safe for entry. Upon entry, the opening Manager will be responsible for the following daily opening tasks:

- Unlocking Employee Entrance 30 minutes before store opening time.
- Deactivating the interior alarm.
- Ensuring all sanitation protocols from previous shifts have been properly completed.
- Ensuring all interior signage as well as displayed permits and certificates are properly located in compliance with GLMC 6-5-12 and are readily visible to all customers and store personnel.
- Ensuring all security cameras are operational.
- Confirming odor control systems are functioning and filters are clean.
- Confirming all Treez, Metrc, and other point of sale (POS) equipment, computers, smartphones, tablets, chargers, and associated equipment are turned on and in good working order.
- Carrying out inventory reconciliation to ensure starting day's inventory matches closing inventory from the previous night. Daily inventory includes cannabis flower, cannabis concentrate, and cannabis-infused products that will be made available for display, as well as stocked inventory.
- Reconciling the cash safe to ensure that the beginning day's overall balance and each individual POS till is accounted for and accurate according to records from the previous day.

- Transferring any products made available as display samples from Inventory Storage to their respective display cases.
- Confirming that sales plans for the day are displayed in relevant locations to maintain knowledge of current sales goals.

Additionally, the opening Manager ensures all electronic devices to be used by the team have been charged overnight and are in their respective areas prior to store opening. After these tasks are complete, the opening Manager will open the single, secure Customer Entrance to the store.

Opening activities are all monitored and recorded by the team daily as each task is completed. This allows our General Manager and leadership team to:

- Build standardized quality assessment templates.
- Create action plans and assign responsibilities to managers and budtenders.
- Reinforce training, processes and comprehension of employees.
- Maintain brand standards and verify loss minimization controls.
- Complete comparative analyses over time and across locations.
- Ensure accountability while reducing reporting errors.
- Ensure all tasks are adequately addressed and allow the team to work together to achieve shared goals by dividing and conquering to maximize cooperation and efficiency.

Finally, most mornings we typically have an all-staff meeting to go over any issues, discuss the day's promotions and goals, and address any questions.

Closing

Verts staff will adhere to the following closing procedures after the end of each day's operating hours:

- Determine that all customers have left the premises and inspect the premises to ensure that everyone has vacated. No persons other than Verts staff are permitted within the premises after closing time.
- Balance out cash drawers and prepare bank deposits.
- Inspect work areas to confirm that all valuables have been secured.
- Lock all cash drawers in the safe within the Office.
- Scan and remove all cannabis products from the display cases.
- Secure storage cabinets.
- Return all goods to Inventory Storage and scan all products once relocated there.

The closing Manager will oversee each closing procedure above, and will also be responsible for the following closing tasks:

- Ensuring the single, secure Customer Entrance is locked, as well as all other exterior doors.

- Conducting cash reconciliation, balancing final till, creating starting balance for the following business day, and placing cash-positive gains in properly labeled envelopes in the safe.
- Running POS reports to accumulate all debit card transactions.
- Transferring any products made available as samples from their respective display cases back to their respective place in Inventory Storage.
- Locking safe and Inventory Storage areas.
- Removing all trash, recycling, and non-cannabis waste from their respective receptacles.
- Wiping down and sanitizing each POS station.
- Confirming security equipment is operational.
- Ensuring that all security cameras are functional.
- Ensuring proper connectivity for all components of the security system.
- Ensuring DVR has enough storage for continued video recording.
- Confirming all POS computers, smartphones, tablets, chargers, and associated equipment are in good working order and are accounted for.
- Confirming all lights are off, and informing maintenance of any lighting or equipment issues. All lighting will be regularly maintained to guarantee adequate premises and parking lot lighting.
- Floors are swept and mopped, shelves are dusted, and glass is cleaned. All technology is powered down. Any restocking that needs to occur prior to the morning shift is authorized by a Manager and completed.

Customer check-in procedures – Per state law and GLMC 6-5-5(h)(6), Verts will not allow entry to the Retail Sales Floor without first identifying an individual as 21 years of age or older with a valid ID. Verts follows a strict access control plan and the licensed premises is not shared with, nor does it permit access from, any other business.

All customers will enter the site through the Customer Entrance at the southeast corner of the site. All customers will be required to present valid identification for verification to the receptionist at the front desk Check-In area. IDs are scanned and verified via Intellicheck, a software that is downloaded onto an iPad or tablet. The employee puts the barcode up to the camera and the platform will run the ID through its database. The database is set up to go through three checkpoints. The first is that the customer is 21 or older. The second is that the ID is current and valid. The third checks for irregularities within the ID itself and indicators for fake IDs. It will check the barcode and how all of the information is set up on the ID. If any of the information is off, it will show that the ID is invalid and fake. The customer will be able to shop only if the ID passes all three checkpoints within Intellicheck. If Verts staff members believe the ID to be fraudulent, it will be kept and submitted to the Grand County Sheriff's Department.

Intellicheck keeps a record of all IDs that were scanned through Verts's account. It keeps the date, time, and ID scanned for tracking purposes. At the end every month a report is sent via

email for these records and deleted from the Intellicheck database. This will allow the business to show that the ID was checked at the front desk and verified to be legitimate if there is ever a discrepancy for a customer and their ID with the state or local authorities.

IDs are further verified by a visual and physical scan of the ID, and a visual scan of the customer. Once the customer has been verified to be over 21 with a valid ID, the customer will then be entered into Treez, our internal POS software system that allows Verts to track the amount of cannabis sold according to state purchase limits. Only upon verification will customers be allowed to proceed past the Customer Entrance check-in area into the Retail Sales Floor.

Customers will not be allowed beyond the Retail Sales Floor into any limited access areas, which include all “back of house” operational areas such as the Inventory Storage area. Access beyond the sales floor and entry to all limited-access areas will have electronic access control requiring unique identity verification that records the movements of employees and contractors.

Before interacting with any customer, Verts employees are trained to determine the authenticity of customer identification and to properly understand and use the ID scanner and Treez verification systems in place. Employees are trained to know the physical feel and touch of IDs and reference indicators between real and fake IDs.

The process for every customer is:

1. Ask the customer for their ID
2. Ask them to verbally verify their date of birth
3. As the customer is answering this question, the employee is looking at the picture of the ID and looking at the face of the customer to make sure there are no discrepancies between the two.
4. After the physical and visual check, the employee will run the ID through Intellicheck. This platform runs all IDs through a database using the barcode that can detect any irregularities of the ID.
5. Once the customer is verified through Intellicheck, the employee will place the ID under a UV light to make sure all UV Indicators are in place.
6. If there are any discrepancies with the ID, there will be a copy of the Current ID and Passport book for the US at the front desk, which the employee will reference.
7. If there are still issues, the employee will get a second opinion from a Manager.
8. Once all of these items are verified to be correct and valid, then the customer will be allowed to enter the Retail Sales Floor. If the customer fails to pass the ID checkpoint verification process, they will be asked to leave immediately.

Once the customer has entered the Retail Sales Floor, the customer will again be required to show their ID card to the employee that is finishing the transaction. They will again be asked to verbally verify their date of birth and the employee will be doing the physical and visual checks for the ID and face of the customer.

Verts will also sign up with a local company for periodic stings. The company will have either an underage person or a person at least 21 attempt to shop at Verts. For the underage person, the employee will ask the underage customer to leave, which will result in a pass for Verts. For the customer who is at least 21 years old who works for the company, they will make sure that their ID is checked thoroughly at the front desk and then again at the point of sale when the transaction is being finished. If the employee does all of this, it will result in a pass for Verts.

Location and procedures for receiving deliveries – Verts will obtain all cannabis and cannabis products from State of Colorado-licensed cannabis facilities. Any deliveries will be made by the vendor themselves or from a third-party licensed transport company. If from a third-party licensed facility, Verts will check the validity of their local and state licenses. All drivers are verified to have a valid driver's license and a State-issued badge.

Purchase orders

Only the General Manager and Assistant Manager will be authorized to place orders for shipments of product. Upon placement of an order, the General Manager or Assistant Manager will communicate with the producer to determine their availability, confirm the delivery, and request an electronic copy of the invoice. Each morning, a member of the Inventory team will check Metrc (the State's inventory tracking system) for any incoming deliveries and will thus make all documents ready for receiving said delivery.

Policies for receiving shipments

To ensure that shipments of product are received safely, securely, and compliantly into our facility, Verts will implement the following policies:

- All shipments of cannabis goods will be received during predesignated business hours.
- At the beginning of each shift, the Inventory team will check Metrc to confirm all manifested deliveries scheduled for that day.
- Vendor employees will be required to be escorted by a Verts employee at all times while on our premises. All vendors will be badged by the Colorado Marijuana Enforcement Division (MED) accordingly and Verts staff will ensure to check the validity of the badge and that the vendor is wearing it at all times.
- All receiving activities will occur under video surveillance.
- Verts will maintain a log of all vendor employees, as well as any other type of individual other than our employees, who are granted access to the limited access areas of our facility. Verts will make these logs available for inspection.
- All vendor employees will be issued a visitor badge upon entering the facility. Visitor badges must be visibly displayed at all times while on the premises, and returned to Verts staff prior to leaving the site.

Process for receiving shipments

Shipments of cannabis are received into the facility pursuant to the following process:

- Upon arrival at the facility, the vendor employee will:

- Park in the store parking lot.
- Proceed to the Customer Entrance at the southeast corner of the premises.
- A Verts employee will greet the vendor, check them in and provide a visitor badge. Upon check-in the the vendor employee will present the following items:
    - Government-issued identification showing he or she is 21 years of age or older and their MED-issued badge.
    - Metrc shipping manifest, showing vendor name, vendor employee name, badge number, vehicle make, model and license plate number, and driver's license number.
    - A copy of the licensed vendor's local and state licenses.
    - Invoice from vendor.
- The Verts employee will verify all documentation. After verification, the Verts employee will sign the vendor employee into our visitor log, and generate a visitor identification badge for the vendor employee, which he or she will be required to visibly display at all times while on the premises.
- Once checked in, the Verts General Manager or Assistant Manager will process the shipment.
- The Manager or will inspect the shipping manifest to ensure it matches the purchase order and contains the following:
    - The name, license number, and premises address of the originating licensee.
    - The name and license number of the third-party transporter of the cannabis and cannabis products, if applicable.
    - The name, license number, and premises address of the licensee receiving the cannabis or cannabis products into inventory or storage.
    - That all Metrc tags listed on the manifest are physically with the product.
    - The item name, item category and weight or count of cannabis or cannabis products associated with each package tag.
    - The estimated date and time of departure from the licensed premises.
    - The estimated date and time of arrival at each licensed premises.
    - The driver's license number of the personnel transporting the cannabis and cannabis products, and the make, model, and license plate number of the vehicle used for transport.
- After verifying that the shipping manifest contains all required information and matches the purchase order that Verts placed with the vendor, the Manager and vendor employee will unload the shipment in the limited-access Inventory Storage area. All product will be contained in opaque, unmarked boxes to ensure that no cannabis is visible from the store exterior during the receiving process in accordance with GLMC 6-5-5(f).
- All boxes containing the shipment will be kept in the nonpublic Inventory Storage area.

Product inspection
Once in the Inventory Storage area, the Verts General Manager or Assistant Manager will inspect all cannabis, cannabis products, and documentation prior to acceptance. Verts will reject any cannabis or cannabis products that:

- Differ from those listed on the sales invoice and/or Metrc shipping manifest.
- Were damaged during transportation.
- Are improperly packaged or labeled.
- Are not contained in child-resistant packaging.
- Exceed the provided expiration or sell-by date.
- Have not undergone the required laboratory testing.

After inspection and acceptance of the shipment, a Verts employee will escort the vendor employee out of the store via the Vendor Exit, where he or she will return the visitor badge and sign out on our visitor log.

Recordkeeping
Treez automatically inputs the date and time of all inventory activity from the time it was entered into Treez until the time it is sold. Additionally, Verts will record the following information in Treez after accepting the shipment physically and within Metrc:

- The type of cannabis or cannabis products.
- The weight, volume, or count of the cannabis or cannabis products.
- The internal unique identification number (UID) assigned to the cannabis or cannabis products.
- The Metrc tag assigned to the product by the originating facility.

Verts will utilize Treez to record all subsequent movement of the inventory.

Point-of-sale infrastructure and number of points of sale – Verts will utilize Treez as our point-of-sale (POS) system. Treez is a state-of-the art, secure, and user-friendly POS and retail management system. Treez also provides streamlined software for customer check-in, analytics, inventory management and compliance.

Treez automatically integrates with Metrc, the State of Colorado's mandated track-and-trace system to ensure compliant reporting of all transactions.

When at full capacity, Verts will utilize four POS terminals, located toward the back of the Retail Sales Floor. In accordance with 1 CCR 212-3 § 3-225(C) all POS areas will be recorded by our video surveillance system, and camera placement will allow for the recording of the facial features of any person purchasing or selling cannabis goods, or any person in the Retail Sales Floor, with sufficient clarity to determine identity.

Estimated number of customers – On average, Verts expects to serve approximately 10 customers per hour and at least 100 customers per day during the summer busy season.

Inventory control procedures – In order to properly track and monitor cannabis inventory and to prevent diversion, Verts will implement the following procedures:

- Track and trace and point of sale
- Recordkeeping
- Product storage
- Product handling

Track and trace

Per State law, Verts will create and maintain an active and functional account within the State inventory tracking system, known as Metrc, prior to engaging in any commercial cannabis activity, including the purchase, sale, test, packaging, transfer, transport, return, destruction, or disposal, of any cannabis goods. Verts will be responsible for the accuracy and completeness of all data and information entered into Metrc and for all actions our owners or employees take while logged into or using Metrc or conducting Metrc activities.

System administrator and duties

Per 1 CCR 212-3 § 3-805(B)(1), Verts will designate its General Manager as its Inventory Tracking System Administrator. The System Administrator will authorize additional owners or employees as - Inventory Tracking System User, and will ensure each user receives Metrc training prior to access or use.

The System Administrator will:

- Complete new user system training provided by the Marijuana Enforcement Division and any subsequent continuing education (1 CCR 212-3 § 3-805(B)(2).
- Designate Metrc users, as needed, and require the system users to be trained in the proper and lawful use of Metrc before the users are permitted to access Metrc (1 CCR 212-3 § 3-805(B)(3).
- Maintain a complete, accurate, and up-to-date list of all full names and usernames of all Metrc users (1 CCR 212-3 § 3-805(E)(3)(a).
- Remove a user from the licensee's Metrc account when that individual is no longer authorized to represent the licensee (1 CCR 212-3 § 3-805(E)(3)(b).
- Correct any data entry errors within three calendar days of discovery of the error.
- Tag and enter all inventory in Metrc as required by 4 CCR §15049. 4 CCR §15048.1(a)(5);
- Monitor all system notifications and resolve all issues identified. The notification may not be dismissed by an account manager before resolution of the issue(s) identified in the notification. 4 CCR §15048.1(a)(6);

- Keep and maintain comprehensive records detailing all inventory activities that were conducted during any loss of access to the Metrc system or Treez (1 CCR 212-3 § 3-805(F)(3).
- Reconcile the inventory of cannabis and cannabis products on the licensed premises with the Metrc database each day (1 CCR 212-3 § 3-805(E)(1).

Log on

The System Administrator and all other users will utilize a unique log-in, consisting of a username and password. The System Administrator and all other Metrc users will only be permitted to access Metrc under his or her assigned log-in. No System Administrator or user may share or transfer his or her log-in, username, or password, with any other individual for any reason (1 CCR 212-3 § 3-805(F)(2).

Track and trace reporting

Verts will report all commercial cannabis activity into Metrc within 24 hours of occurrence, including:

- Receipt of cannabis or cannabis products
- Rejection of transferred cannabis or cannabis products
- Destruction or disposal of cannabis or cannabis products
- Sale of cannabis or cannabis products

For each activity entered, Verts will record the following information:

- Type of cannabis or cannabis products.
- The weight, volume, or count of the cannabis or cannabis products.
- The date of activity.
- The unique identifier (“UID”) assigned to the cannabis or cannabis product.

If cannabis goods are being destroyed or disposed of, Verts will record the following additional information in Metrc:

- The name of the employee performing the destruction or disposal.
- The reason for destruction or disposal (1 CCR 212-3 § 3-805(I)(6).
- The method of disposal and what material it was mixed with.
- Amount of product destroyed.

If a package adjustment is used to adjust the quantity of cannabis or cannabis products in Metrc, Verts will include a description explaining the reason for adjustment (1 CCR 212-3 § 3-805(I)(6).

If Verts rejects a partial shipment of cannabis goods we will record the partial rejection in Metrc. When receiving deliveries, Verts will record acceptance or receipt, and acknowledgement of the cannabis or cannabis products in Metrc.

Loss of connectivity

If at any point Verts loses access to Metrc for any reason, Verts will:

- Prepare and maintain comprehensive records detailing all commercial cannabis activities that were conducted during the loss of access (1 CCR 212-3 § 3-805(F)(3).
    - As detailed in Point of sale below, Treez allows Verts to maintain these required records.
- Once connectivity is restored:
    - Enter all commercial cannabis activity that occurred during the loss of access into Metrc.
    - Document the cause for loss of access, and the dates and times for when access to Metrc was lost and when it was restored.

Point of sale

Verts will utilize Treez as our point of sale (POS) and inventory tracking system to track and report on all aspects of the cannabis business including, but not limited to, such matters as cannabis tracking, inventory data, gross sales (by weight and by sale) and other information which may be deemed necessary by the Town. Verts will ensure that such information is compatible with the Town's record-keeping systems. Treez has the capability to produce historical transactional data for review. Treez provides POS data as well as audit trails for both product and sales. Treez automatically integrates with Metrc to ensure compliant reporting of all transactions.

Treez accurately documents the present location, amounts, and descriptions of all cannabis and cannabis products on the premises.

Reconciliation

Verts will be able to account for all of our inventory at all times, and will maintain an accurate record of our inventory, including the following information, available to the Town upon request:

- A description of each item such that the cannabis goods can easily be identified.
- An accurate measurement of the quantity of the item.
- The date and time the cannabis goods were received by Verts.
- The sell-by or expiration date provided on the package of cannabis goods, if any.
- The name and license number of the licensed producer and transporter that transported the cannabis goods to Verts.
- The price Verts paid for the cannabis goods, delivery costs and any other costs.

In order to ensure our records of inventory are accurate, Verts will perform several different types of inventory reconciliations, including daily physical inventories and random physical inventory checks.

Random physical inventory check
Verts will conduct random physical inventory checks twice annually, led by a Manager. Our General Manager also will lead periodic internal inspections.

Weekly complete physical inventory
Once every week, in order to monitor for any required maintenance, and to ensure there are no discrepancies or theft, Verts will perform a complete physical inventory, and log the following information into Treez:

- A summary of the complete physical inventory findings.
- The date of the audit and the name of the employee who conducted the inventory.

In accordance with 1 CCR 212-3 § 3-805(E)(1), Verts will reconcile all on-premises and in-transit cannabis inventories each day in Metrc at the close of business. We will also review Verts's authorized Metrc users and remove any users who are no longer authorized to enter information into Metrc.

If Verts finds a discrepancy between our on-hand inventory and the inventory recorded in Metrc, Verts will conduct an audit by:

- Conducting a full reconciliation of all inventory.
- Determining the cause of the discrepancy.
- In the case that the inventory discrepancy was due to theft, a Verts Manager will do the following:
    - Determining which individuals were present at Verts at the time of the incident leading to the discrepancy, and interviewing these individuals.
    - Reviewing all security footage.
    - As outlined below, contacting the relevant authorities.

If, through conducting our audit, Verts discovers any of the following, Verts will notify the Marijuana Enforcement Division of:

- Significant discrepancies identified during inventory.
- Diversion, theft, loss, or any criminal activity involving the cannabis business or any agent or employee of Verts.
- The loss or unauthorized alteration of records related to cannabis, customers or employees or agents of Verts.
- Any other breach of security.

After the audit is complete, Verts will:

- Review all inventory auditing practices.
- Utilize the result of the investigation, determine whether our auditing practices need to be revised to prevent a discrepancy from occurring in the future.
- Conduct an additional full, random physical inventory of all inventory on site.
- Draft a thorough investigation and incident report, including:

- Date of the incident
- Description of the incident.
- Identification of known causes of the incident. If no cause was identified in the audit, identification of any suspected causes of the incident.
- Identification of all individuals present at Verts at the time of the incident.
- The content of all interviews with staff members conducted as part of the audit.
- A summary of all security footage reviewed as part of the audit.
- All planned and completed corrective actions.

Recordkeeping

Verts will retain the following records for the current year and three preceding calendar years per 1 CCR 212-3 § 3-905(2), available to the Town upon request:

- Financial records including, but not limited to, bank statements, sales invoices, receipts, tax records, and all records required by the Colorado Department of Revenue.
- Accurate books and records in an electronic format, detailing all of the revenues and expenses of the business, and all of its assets and liabilities.
- Personnel records, including each employee's full name, Social Security number or individual taxpayer identification number, date employment begins, and date of termination of employment, if applicable.
- A current register of the names and the contact information (including the name, address, and telephone number) of anyone owning or holding an interest in the cannabis business, and separately of all the officers, managers, employees, agents, and volunteers currently employed or otherwise engaged by Verts.
- Training records including, but not limited to, the content of the training provided and the names of the employees who received the training.
- Contracts involving cannabis vendors.
- Permits, licenses, and other local authorizations to conduct Verts's retail and medical cannabis activity.
- All other documents prepared or executed by an owner or their employees or assignees in connection with Verts.
- Any other records required by the Town.

Retention format

Verts will maintain all required records in an electronic format which allows them to be made available to the Town upon request utilizing a secure, cloud-based system. We will also retain physical copies in a secured area in our Office.

Inventory control records

Treez allows Verts to accurately document the present location, amount, and description of all cannabis and cannabis products.

Audits
Verts will be able to conduct a financial audit of our business operations upon request, and will cooperate with the Town on any and all regulatory compliance reviews and/or financial audits. Verts will cooperate with any inspection of our business as well as any recording and records required to be maintained under Town and State law pursuant to GLMC 6-5-5(g).

Verts will strictly prohibit any person having responsibility for our business from impeding, obstructing, interfering with, or otherwise not allowing the Town to conduct an inspection, review or copy records, recordings, or other documents required to be maintained by a cannabis business under Town or State law. Verts will also strictly prohibit any person from concealing, destroying, defacing, damaging, or falsifying any records, recordings, or other documents required to be maintained by a cannabis business under Town or State law.

Product storage
Verts will store most cannabis and cannabis products in cabinetry labeled and organized by product type, branding, and expiration date, located within the Inventory Storage areas within the limited-access areas of the store.

Per our product handling procedures outlined above, a small amount of product will be stored in secured display cases for showcasing purposes only. Cannabis will never be stored outdoors nor in a manner that is visible from the store exterior, per GLMC 6-5-5(f).

Product storage quality control
In addition to our procedures for receiving deliveries described in 13.a, Verts will utilize a first-in, first-out (FIFO) method of inventory control, which ensures that the first items placed in inventory are the first sold. The FIFO method reduces the number of products which expire prior to sale, and ensures that inventory is fresh at the time of sale.

Verts will store all product in the Inventory Storage areas, which utilize temperature controls and ventilation in accordance with GLMC 6-5-5(i). Verts' Inventory Storage areas will be equipped with a refrigerator and freezer, and all perishable products will be stored in the appropriate compartment.

Please reference the Business Plan (description of products sold) for additional information on our product handling procedures.

Building a diverse and inclusive workforce – Verts will implement a top-down approach to our diversity and inclusion plan to create a company culture that welcomes and respects everyone. In celebrating our differences, we foster a positive environment for all employees that,

no matter what level they are in our hierarchy, is more conducive to collaboration, creativity, and engagement.

Diversity and inclusion

Often, diversity is typically and primarily associated with race. However, it is important to understand that the term refers to a broad spectrum of the human experience including age, gender, ethnicity, religion, sexual orientation, disability, education, national origin, as well as marital and socioeconomic status. Verts implements policies covering an expansive range of characteristics and experiences.

Building a diverse team does not automatically mean that everyone will also feel as though they truly belong. Inclusion requires more than simply opening the door; it speaks to an organization's ability to value such differences. Verts recognizes that inclusion means that a diverse group of individuals feel a sense of belonging because they are welcomed, accepted, and treated equally.

Verts implements diversity and inclusion initiatives at all steps of employment and operations, beginning as early as the first step in the hiring process, in order to build a diverse and inclusive team.

When drafting job positions, we will expand the scope of job requirements to include transferable skills from other industries, rather than focusing on educational degrees. Drafting inclusive requirements for our job positions requires taking a step back, thinking about the needs for each role, and reflecting on how other industries or job titles might develop similar desirable skills that would translate well for the role. Further, Verts will not use gender pronouns in job descriptions or recruiting statements to include applicants of all gender identities.

Revised employee handbook

Verts has revised its Employee Handbook and brand standards to omit singular, first-person pronouns such as He/She, His/Hers, etc., and replace them with They/Them.

Equity

Equity is more than merely providing all individuals with the exact same resources. Instead, in order to achieve equity, companies must focus on how they can provide resources based on the individual needs of varying demographics such as ethnicity, race, gender, disabilities, and more. Providing resources in accordance with varying needs ensures there is fairness and equality in the process, which grants everyone access to opportunities and advancement throughout the company.

Floating holidays

To ensure that Verts truly embraces the diverse cultures of our team members, we ensure that our policies embrace our staff's various religious and cultural differences. In addition to recognizing cultural and religious holidays that are recognized as federal and

state holidays, Verts will also provide floating holidays that employees may use for their cultural and religious observances.

Whistleblower protection
Verts ensures protection for our employees who wish to report misconduct in-house. To encourage a company culture where employees feel comfortable reporting legitimate claims of illegal or dishonest activity committed by another employee or management, Verts will safeguard that employee from any acts of retaliation. By implementing a whistleblower protection policy, Verts will provide another avenue in which to foster a rich and diverse workforce, as the policy will help to root out more subtle discriminatory conduct that may not be visible to upper management staff.

Local recruitment plan
Verts will benefit the local economy through local hiring, with a goal of hiring 100 percent local Grand Lake or Grand County residents to staff our store. By hiring local residents, Verts will build a team that reflects the local market. Our experience has shown that local employees know the local market better than anyone and as a result, have a much stronger ability to relate to the community's diverse group of customers. A staff consisting of local residents provides powerful insight and connection to the community.

We are confident that our competitive compensation packages and inclusive culture will incentivize Grand County residents to seek employment with Verts. We understand that we must conduct community outreach and spread the word of our job openings to attract qualified applicants within the community. We will conduct strategic outreach to recruit local talent through the following efforts:

- **Partnerships with community organizations**. Verts will seek to partner with community organizations focused on workforce development and job placement that serve Grand Lake and Grand County residents, such as Work in Grand through the County's Economic Development office and the Colorado Workforce Center serving Grand County. Verts will leverage these relationships to spread the word about our open positions, and to reach community members seeking employment.
- **Website**. Verts will post about our open positions on our company website. Our posts will specify the location of our store, and provide directions for how to apply for our open positions.
- **Online job boards**. Verts will post on online job boards such as LinkedIn, Indeed and/or cannabis-specific recruiting platforms such as Vangst, and utilize these websites' location features to specify where our positions are located.

Interview and hiring process
The Verts General Manager will interview top applicants. The interview process will consist of a standard list of interview questions and vetting procedures to ensure the applicant is qualified for a position at our store.

Benefits packages – Verts strives to offer competitive compensation, so our employees are happy, and able to live a comfortable lifestyle. We believe happy employees increase workplace morale, are more productive and motivated, and allow our business to run well as a whole. In addition to competitive pay, as described in staffing plan (14), Verts offers generous benefits packages to *all* employees.

Health benefits

Verts provides all full-time employees with health, dental, and vision insurance. The company covers employee premiums up to 75 percent for all three types of insurance. The remaining 25 percent is automatically withdrawn from the employee's paycheck.

Employees have four health insurance options to choose from, one dental and one vision. Full-time employees are eligible for health insurance once they have worked for the company for 90 days.

Financial incentives

- Verts offers and covers the entire premium for Basic life insurance coverage to all employees up to $50,000.
- Verts offers all employees a discount on products purchased from our store, beginning at 40 percent off.
- Verts provides full-time employees with at least seven days of paid time off per year, which can be used for vacation, sick days and personal days. Managers earn 14 days of paid-time off per year.
- Verts also provides full-time employees with sick leave. Employees earn 8 hours of sick leave per quarter, which can be used only for sick days.
- Our store is open all days of the year except Thanksgiving and Christmas days. We close early on the day before Thanksgiving, Christmas Eve and New Year's Eve, and we open late on New Year's Day. Employees are allowed to use paid time off that has been accrued for any of those days. Verts intends to implement a holiday pay policy within three years.
- Verts offers employees all statutorily required benefits including overtime pay.

Family-friendly benefits

- In order to accommodate the responsibilities facing our team members that are balancing family and work responsibilities, Verts offers flexible, "family friendly" shifts to employees with school-aged children. Parents often need flexibility in their schedule to attend a parent-teacher conference, school play, weekday afternoon recital or other event. Verts values family unity and encourages parent participation, and therefore will make our best effort to grant reasonable requests for time off for staff for child-related events.
- Verts offers all statutorily required parental and family leave in accordance with local, state, and federal law.

Verts Grand Lake LLC
Compliance Plan

Verts Grand Lake LLC, doing business as Verts Neighborhood Dispensary (Verts) makes compliance a core value and a focus of daily operations. State and local regulations are constantly changing, so we stay up to date and implement changes immediately. Per GLMC 6-5-5(h)(7), all Verts personnel will familiarize themselves with the Town Code to ensure full compliance with applicable provisions of the Code at all times.

Location – Verts' proposed location is 525 Grand Avenue, which has been verified by the Town to meet the location requirements of GLMC 6-5-5(b) and (c). Per GLMC 6-5-5(h)(3), Verts will not operate until all permits and licenses have been approved, including State and Town business and sales tax licenses.

Signage – Verts intends to utilize the existing signage infrastructure in front of the building. The signage will be clean and simple and will not depict cannabis consumption. Per GLMC 6-5-5(e), the sign will not use the words "marijuana," "cannabis," or any other word or phrase commonly understood to refer to marijuana and will only use the word "dispensary" once. The sign will comply with all other requirements of the Town Sign Code and any modifications will follow the Town's standard sign permitting process.

Additionally, Verts will post all interior and exterior compliant signage required by the Town, the State, and other government agencies: restricted access areas, limited access areas, hours of operation, state and local marijuana business licenses displayed, state and local sales tax licenses, owner and employee information, any OSHA required signage, local hospital information for emergencies, diagrams, all warning statements required by the Town and the State, whether doors are unlocked or not during business hours, among others.

Per GLMC 6-5-5(h)(9), Verts will post conspicuous signage at each point of sale, and post a sign no smaller than 8" by 11" at each customer point of egress from the licensed premises, all of which shall be printed in red, stating the following:

WARNING: FEDERAL LANDS
MARIJUANA USE AND POSSESSION
IS ILLEGAL ON ALL FEDERAL LANDS
INCLUDING IN ROCKY MOUNTAIN NATIONAL PARK

Indoor operations – Per GLMC 6-5-5(f), all store operations except transportation will be conducted inside of the building and will not be visible from the exterior of the building. We will use opaque window coverings.

Inspections and documentation – Per GLMC 6-5-5(g), the store's licensed premises and the property associated with the license, its books, records and inventory, including any places of

storage where regulated marijuana is stored, displayed or sold, and locked and/or secured area, shall be made available to inspection by Town personnel, or commissioned police officers of the Town, during all business hours and other times of apparent activity.

Verts will strictly prohibit any person having responsibility for our business from impeding, obstructing, interfering with, or otherwise not allowing the Town to conduct an inspection, review or copy records, recordings, or other documents required to be maintained by a regulated marijuana business under Town or State law. Verts will also strictly prohibit any person from concealing, destroying, defacing, damaging or falsifying any records, recordings or other documents required to be maintained by a regulated marijuana business under Town or State law.

Per GLMC 6-5-5(h)(8), Verts shall provide copies to the Town Clerk of any licensing, operational, investigative or incident documentation submitted to the Colorado Marijuana Enforcement Division or other governmental entities.

Hours of operation – In accordance with GLMC 6-5-5(h)(1), Verts Grand Lake LLC (Verts) will operate only within the hours of 8am-10pm, seven days a week. We will be closed on Thanksgiving and Christmas.

On-site consumption – In accordance with GLMC 6-5-5(h)(2), on-site consumption of cannabis will be prohibited on the licensed premises. Any Verts employee found to be consuming cannabis on-site will be terminated immediately. All employees are required to read and sign a document upon hiring explaining these terms. If an employee purchases any cannabis while on their shift, they are required to put it immediately in their personal belongings. All personal belongings are under video surveillance.

For customers and the general public, signs are posted at the store saying on-site consumption of cannabis is illegal. We will also post a warning poster saying that Town police will be contacted if there is any suspicious or illegal behavior on or near the licensed premises.

Once a customer is finished purchasing products, they are required to leave. Customers cannot go anywhere within the store with purchased product. Customers will be notified by signage that it is illegal to consume cannabis on or near the licensed premises. If any customer is ever caught, they will be notified that the company is calling the local police. They will receive a warning from us and if it happens again they cannot shop with us any longer, and police will be called again. Video footage will be pulled if necessary.

Additionally, in accordance with GLMC 6-5-5(h)(5), no alcohol sales or consumption shall be permitted on the licensed premises.

Verts Grand Lake LLC
Compliance Plan

Customer check-in procedures – As noted in our Operations Plan, Verts will not allow entry to the Retail Sales Floor without first identifying an individual as 21 years of age or older with a valid ID, per state law and GLMC 6-5-5(h)(6). Verts follows a strict access control plan and the licensed premises is not shared with, nor does it permit access from, any other business.

All customers will be required to present valid identification for verification. IDs are scanned and verified via Intellicheck, a software that is downloaded onto an iPad or tablet. The employee puts the barcode up to the camera and the platform will run the ID through its database. IDs are further verified by a visual and physical scan of the ID, and a visual scan of the customer. Once the customer has been verified to be over 21 with a valid ID, the customer will then be entered into Treez, our internal point-of-sale software system that allows Verts to track the amount of cannabis sold according to state purchase limits. Only upon verification will customers be allowed into the Retail Sales Floor area of the store.

Proper ventilation – Per GMLC 6-5-5(i), Verts will ensure that the odor of marijuana cannot be detected by a person with a normal sense of smell at the exterior of the regulated marijuana store or at any adjoining property. Detailed protocols are spelled out in our Odor Mitigation & Ventilation Plan.

Finally, Verts has detailed procedures spelled out in our Community Engagement Plan that address noise, lighting, traffic and location management.

Verts Grand Lake LLC
Security Plan

Surveillance – Verts Grand Lake LLC, doing business as Verts Neighborhood Dispensary (Verts), has a comprehensive security and video surveillance system to ensure the safety of our staff, customers and community. Video surveillance cameras are installed throughout the licensed premises to record every square inch of the facility, per 1 CCR 212-3 § 3-225(C)(1), including within 20 feet of all ingresses and egresses, per 1 CCR 212-3 § 3-225(C)(2), and from the interior and exterior of all said entry and exit points, per 1 CCR 212-3 § 3-225(C)(4).

All doors utilize commercial grade locks, per 1 CCR 212-3 § 3-220(B)(1).

All video surveillance equipment has battery backup for a minimum of four hours of recording in the event of a power outage, per 1 CCR 212-3 § 3-225(B)(2), and is equipped with a notification system that alerts management of any interruption or failure of the system, per 1 CCR 212-3 § 3-225(B)(4).

Per 1 CCR 212-3 § 3-225(E)(1), cameras record continuously (24 hours per day/seven days per week), in color, and have night vision. The digital video recording device (DVR) holds up to 40 days of camera footage, per 1 CCR 212-3 § 3-225(E)(2).

The DVR is stored securely in the locked Closet at our location and is accessible only to management, per 1 CCR 212-3 § 3-225(A)(2).

Please see the attached Diagram for a visual representation of the location of all security cameras.

Access control – As described by our customer check-in procedures in our Operations Plan, Verts will not allow entry to the Retail Sales Floor without first identifying an individual as 21 years of age or older with a valid ID. Once inside, customers will not be allowed beyond the Retail Sales Floor into any limited access areas, which include all “back of house” operational areas such as the Inventory Storage areas. Access beyond the Retail Sales Floor and entry to all limited-access areas will have electronic keyfob access controls that records the movements of employees and contractors.

Keyfobs will be collected and deactivated whenever an employee leaves the company. The General Manager is responsible for issuance and activation of all keycards and will notify all staff of any collection and/or deactivation of any keycards. Employees are advised that keycards are for their individual use only and any unauthorized use will result in immediate consequences, up to termination, depending on the severity. If there is ever an issue, camera footage will be checked to match the employee who entered the room at that time.

There are three doors within the licensed premises that lead into the limited access areas. The exterior employee entrances and exits are located on the northeast and northwest corners of the building, respectively, and remain locked at all times. Only Verts employees will have access

through those doors. The third door leads from the Retail Sales Floor into the limited access Inventory Storage areas. Both of these rooms will act as the secured vault. This is where the majority of our inventory will be stored. Both of these rooms are limited access, accessible only to employees with keyfobs and pre-approved visitors or vendors that have been signed in.

The points of sale (POS) are located within the Retail Sales Floor area.

Theft and diversion prevention – Verts is diligent in its commitment to preventing diversion. In order to protect the community and to protect its business, Verts has created a comprehensive strategy for preventing diversion, covered by the many topics detailed below.

Reporting criminal activity
All Verts employees are required to notify the Colorado Marijuana Enforcement Division (MED) and Town police within one business day of discovery of any unauthorized entry or theft of cannabis or cannabis products, or any plan or other action of any person to:

- Steal cannabis, cannabis products, cannabis paraphernalia, equipment, or money that is the property of the establishment.
- Sell or otherwise provide cannabis, cannabis products, or cannabis paraphernalia that is the property of the establishment to unauthorized persons.
- Purchase or otherwise obtain cannabis, cannabis products, or cannabis paraphernalia from unauthorized persons.
- Falsify inventory records or transport manifests.
- Commit any other crime relating to the operation of the establishment.

Employee identification
All Verts employees are required to display their MED-issued badges whenever on the premises of the establishment or when transporting cannabis or cannabis products. When employees are terminated, all issued keys, fobs, and codes will be accounted for. If a key or fob is missing, it will be immediately deleted from the access control system. Non-managerial employees will not be permitted to take electronic access cards off premises.

Controlled access
The Verts licensed premises is not shared with nor does it permit access from any other business. All sales, storage and display of cannabis occur only within the restricted area of the licensed premises and is not visible from the exterior of the store, per GLMC 6-5-5(f). As described in our customer check-in procedures in our Operations Plan, Verts will not allow entry to the Retail Sales Floor without first identifying an individual as 21 years of age or older with a valid ID. Once inside, customers will not be allowed beyond the Retail Sales Floor into any limited access areas, which include all “back of house” operational areas such as the Inventory Storage areas.

Verts Grand Lake LLC
Security Plan

Additionally, only badged employees or escorted visitors or vendors who are signed in via the visitors log will be allowed into the limited access areas.

Employee monitoring
Employees are monitored continuously throughout the licensed premises via the store's video surveillance system. Additionally, employees and contractors are not permitted to bring personal belongings into the Retail Sales Floor. Employees have a dedicated space in the Inventory Storage area to store their bags and personal items during their shift.

Displays
The Verts Retail Sales Floor has been designed to provide optimal viewing capabilities of products for customers, while limiting the opportunity for diversion.

Flower product samples are securely displayed in jars that allow customers to visually inspect the flower and smell it; however, the jars are locked and secured by a retractable steel cord within the fixed display.

Concentrates and cartridges are on display, but stored and secured within locked display cases. There is no handling of these products by consumers unless a purchase is made.

Edibles and other pre-packaged cannabis products are displayed in "dummy packaging" with no product inside or using no-THC sample products. This allows customers to visually inspect the product packaging and information, but products containing THC are not on display.

For shelving located behind the POS stations, products are only handled by Verts staff. This area is constantly monitored and occupied by an employee. Customers are never allowed in this area.

Training
Verts will prevent diversion through its training program. Specifically, Verts employees will be trained to:

- Verify customer age and identification according to the Customer Check-In procedures in our Operations Plan.
- Utilize Treez (our internal POS and inventory tracking software system) to track the amount of cannabis sold and prevent purchases from going over individual limits.
- Upon first being hired, team members are required to take a Responsible Vendor class that is taught by a third-party licensed Colorado company, to ensure Verts maintains its state Responsible Vendor designation.

Inventory control
Finally, stringent inventory management will be crucial to preventing the diversion of cannabis. Verts will prevent diversion first by ensuring the secure storage and sale of all cannabis products, which will be kept in a manner as to prevent diversion, theft and loss.

Verts Grand Lake LLC
Security Plan

While the establishment is closed and unoccupied, all cannabis and cannabis products are stored within the limited access Inventory Storage areas of the store. These rooms together serve as the store's secured vault, which is accessible only to employees and escorted visitors or vendors, and is accessible only to employees via electronic keycards.

Verts will utilize Treez to accurately document the present location, amounts, and descriptions of all cannabis and cannabis products in compliance with State law and rule and Verts will maintain records that identify the source of all products, including company name, location, and license number.

Verts will use Metrc (the statewide inventory tracking system) to record the inventory and movement of cannabis and cannabis products throughout the supply chain. Per 1 CCR 212-3 § 3-805(B)(1), Verts will designate its General Manager as its Inventory Tracking System Administrator. The System Administrator will authorize additional owners or employees as an Inventory Tracking System User, and will ensure each user receives Metrc training prior to access or use.

Alarm system – Verts will have a security alarm system that covers the entire licensed premises, including all perimeter entry points and perimeter windows, per 1 CCR 212-3 § 3-220(A)(1). We will contract with ADT for our alarm system and continuous monitoring, per 1 CCR 212-3 § 3-220(A)(2).

There are glass-break sensors throughout the licensed facility as well as motion sensors to signal to the alarm company if there has been a break-in. ADT would then contact someone within the company to see if it is an actual issue. If no one is reached, the police are notified and will investigate further. If someone within the company does answer, the employee will either check the alarm system and/or DVR system to confirm whether there has been a break-in or not. The employee will let ADT know whether the police need to be called or not.

Outdoor lighting – Verts utilizes a series of lights around the facility's exterior to provide safety and to support the store's security and video surveillance system. Perimeter lighting covers the entire premises and all entrances/exits, and is sufficient for observers to see and cameras to record any activity within 20 feet of all entry points, per 1 CCR 212-3 § 3-225(C)(2). The parking area in front of the licensed premises is adequately lit for security purposes, per GLMC 12-2-2(C)(4)(b).

Waste management – Cannabis waste could present a risk of diversion, if handled improperly. Verts has developed strict waste management procedures that are adhered to by all employees to secure cannabis products not sold (cannabis waste) and ensure that it is disposed of properly.

Verts Grand Lake LLC
Security Plan

Waste receptacles

Secured waste receptacles will be placed in the Inventory Storage areas within the limited access area; public access to these areas will be strictly prohibited. Only authorized employees may access the waste receptacles. The waste receptacles will be nonabsorbent, water-tight, vector resistant, durable, easily cleaned, galvanized metal or heavy plastic containers with tight fitting lids.

Waste receptacles will be emptied into the secured, on-site dumpster outside of the store prior to weekly collection. The dumpster is locked at all times and is only able to be unlocked by authorized employees for emptying the receptacles and by the waste collection company on collection days.

Types of cannabis waste

The only waste that may be deposited in the receptacles is cannabis waste and the material used to render products unrecognizable and unfit for consumption, per 1 CCR 212-3 § 3-230(D). Cannabis waste is any cannabis material that may be produced in the establishment from the stocking and inventory management of products that are delivered to the establishment from our suppliers' licensed cultivation facilities and product manufacturing facilities, such as cannabis flower or trim, cannabis seeds, cannabis products (including expired products that must be destroyed), or by-products containing cannabis that have been designated for destruction.

Receptacle signage

On or near each receptacle will be a sign with thorough examples of what is and is not acceptable to place inside the receptacle. Only cannabis waste and the material used to render products unrecognizable and unfit for consumption will be placed inside the receptacle.

Destruction of cannabis goods

Prior to disposing of a product as cannabis waste, employees must first render the product as unrecognizable and unfit for use by grinding and mixing the waste with at least 50 percent food waste such as coffee grounds or soil, per 1 CCR 212-3 § 3-230(E)(1). This includes, at a minimum, removing or separating the cannabis goods from any packaging or container which render it unrecognizable and unusable. Verts will keep adequate supplies of both coffee grounds and soil available for mixing. Mixing shall be based on a 1:1 mixture of coffee grounds or soil and cannabis waste.

Recording of waste

Prior to the disposal of any cannabis product from within the dispensary, the appropriate employee will log the cannabis product as destroyed and electronically log the disposal of the product in Treez and Metrc, per 1 CCR 212-3 § 3-230(I). Both the physical and electronic log will include the date, time, employee information of who is destroying the product, the type, the volume, and the batch number of the waste.

Verts Grand Lake LLC
Security Plan

Record-keeping policy
Verts requires waste records to be preserved according to the company's record-keeping policy and records will be maintained by the General Manager and/or Assistant Manager. All records will accurately account for, reconcile, and evidence all activity related to the generation and disposal of cannabis waste.

Cannabis waste is logged as destroyed in Treez and Metrc upon being deposited into the waste receptacles.

Selling of cannabis waste
Verts strictly prohibits the sale of any cannabis waste.

Removal of cannabis waste
All of Verts' non-recyclable waste, including cannabis waste, is deposited into the on-site, secured dumpster and collected on predetermined, regular waste pickup days. Cannabis waste will be removed from the Inventory Storage areas and deposited into the dumpster on pickup days, ensuring that cannabis waste is not in the dumpster for more than 24 hours. There is otherwise no outdoor storage of cannabis waste on or near the licensed premises.

Cannabis waste will be removed from the property on a weekly basis, at a minimum, and more frequently if necessary. At no time will the cannabis waste receptacles be filled beyond the capacity, preventing complete closure of the lids.

Video surveillance
Verts operates with video surveillance. The waste receptacles will be located in a position where all interaction with the receptacles is visible on camera at all times.

On-site consumption – In accordance with GLMC 6-5-5(h)(2), on-site consumption of cannabis will be prohibited on the licensed premises. Any Verts employee found to be consuming cannabis on-site will be terminated immediately. All employees are required to read and sign a document upon hiring explaining these terms. If an employee purchases any cannabis while on their shift, they are required to put it immediately in their personal belongings. All personal belongings are under video surveillance.

For customers and the general public, signs are posted at the store saying on-site consumption of cannabis is illegal. We will also post a warning poster saying that Town police will be contacted if there is any suspicious or illegal behavior on or near the licensed premises.

Once a customer is finished purchasing products, they are required to leave. Customers cannot go anywhere within the store with purchased product. Customers will be notified by signage that it is illegal to consume cannabis on or near the licensed premises. If any customer is ever caught, they will be notified that the company is calling the local police. They will receive a

warning from us and if it happens again they cannot shop with us any longer, and police will be called again. Video footage will be pulled if necessary.

Additionally, in accordance with GLMC 6-5-5(h)(5), no alcohol sales or consumption shall be permitted on the licensed premises.

Verts Grand Lake LLC
Staffing Plan

Positions and responsibilities – Verts Grand Lake LLC, doing business as Verts Neighborhood Dispensary (Verts), will staff up to four full-time, year-round employees once retail sales commence and begin to scale. We expect to utilize additional, seasonal employees as needed.

General Manager (1)
Responsible for every aspect of Verts retail operations. Plans, organizes, leads, and controls company resources in the accomplishment of organizational goals. Responsible for coordinating production, purchasing, sales, and compliance activities and developing team leaders while simultaneously developing their own leadership skills.

Duties and responsibilities:

- Works with the Verts team to accomplish organizational goals while ensuring that the company vision and culture is communicated throughout all levels of the organization.
- Supervises middle managers, assists them in their own professional development, and provides mentorship and support as necessary.
- Assures that Verts maintains a positive presence and reputation in our community.
- Assists social media coordinator with content, deals, and discounts.
- Responsible for managing Verts's brand image.
- Responsible for conducting market research and delivering reports on marketing activities to ownership.
- Periodically reviews and updates company marketing plan with respect to the 5P (price, promotion, product, people and place).
- Develops company policies and procedures to enhance efficiency and effectiveness in providing a safe, friendly environment for cannabis sales while resolving problems at the appropriate level of the organization.
- Works with vendors, service providers and contractors to ensure smooth supply chain operations; ensuring that store inventory stock is maintained at the best prices possible.
- Oversees all day-to-day Verts operations on an ongoing basis.
- Completes and renews as needed any required training per the State and local authorities as well as per company.
- Serves as Verts's community liaison, responsible for responding by phone or email within 24 hours of contact by a Town official. The liaison's duties also include fielding all concerns, suggestions or comments raised by the Town, local law enforcement, or community members.

Job requirements:

- Well-organized and detail oriented. Must be sociable, accountable and able to project a positive image for Verts in the community.
- Must be an effective manager, able to plan, operate, lead, and control complex group activities.
- Knowledgeable in every aspect of cannabis production, processing, and sales in Colorado. Ultimately responsible for all sales operations and compliance activities.

- Proficient with the State Inventory Tracking System (known as Metrc), as well as with Treez (Verts' internal inventory tracking system), and must maintain an occupational badge issued by the Colorado Marijuana Enforcement Division (MED) in good standing.
- Able to serve the public with a positive attitude and adhere to any State and local public health guidelines.

Assistant Manager (1)
Responsible for the safe and smooth operation of the sales floor on a day-to-day basis. Responsible for training and policy enforcement on the sales floor. Resolves any customer-service issues that exceed the authority of a Budtender, but do not require the General Manager to adequately address.

Duties and responsibilities:
- Oversees the Budtenders during a daily work shift, assuring the proper application of company policies and procedures.
- Conduct training for Budtenders as necessary.
- Documents any non-routine activities that occur during their shift.
- Models Verts values and culture, working to always provide a positive customer experience.
- Support Budtenders as necessary, direct and assist daily opening and closing procedures, as well as support the rollout of new products when applicable.
- Completes and renews as needed any required training per the State and local authorities as well as per company.
- Serve as Verts's medical patient coordinator and perform those duties required by the MED.

Job requirements:
- Organized and courteous.
- Proficient with Google Workspace, Excel, Metrc and Treez, and must maintain an occupational badge issued by the MED in good standing.
- Responsible for communicating daily activities via email or spreadsheet.
- Familiar with Verts company policies and be able to apply them in a wide variety of interactions.
- Able to serve the public with a positive attitude and adhere to any State and local public health guidelines.

Responsible for maintaining Treez and Metrc databases, and maintaining physical inventory. Conducts daily cyclic physical inventories, applies necessary adjustments, and produces associated reports.

Duties and responsibilities:
- Responsibly to maintain Treez and Metrc databases for accuracy and compliance.
- Coordinating daily auditing shifts.

- Supervises inventory team in the accomplishment of necessary tasks to support compliance efforts.
- Acts as liaison to Treez and compliance support staff.
- Conducts ongoing physical inventory, reconciles Metrc and Treez inventory databases, and produces reports detailing associated variance adjustments.
- Conducts regular staff training to assist Budtenders and inventory staff in efficiently using point-of-sale (POS) systems to accurately and efficiently manage inventory to minimize inventory loss and compliance risk.
- Completes and renews as needed any required training per the State and local authorities as well as per company.

Job requirements:

- Well-organized and detail oriented.
- Excellent communication skills and able to manage and train new inventory team members.
- Proficient with Treez, Metrc, Excel and Google Workspace software.
- Must be friendly and sociable, and comfortable providing instruction to both large and small groups.
- Must maintain an occupational badge issued by the MED in good standing.
- Able to serve the public with a positive attitude and adhere to any State and local public health guidelines.

Responsible for assisting the General Manager in maintaining Treez and Metrc, and physical inventory accuracy. Assists in daily auditing of inventories, as well as receiving new inventory, maintaining current stock, and making accurate database entries as necessary.

Duties and responsibilities:

- Conducts receiving and inventory restocking activities as necessary to maintain inventory of products held for sale.
- Organizes Inventory Storage areas and Retail Sales Floor to maintain organization of all products.
- Assures that all labeling is correct on all products.
- Maintains accuracy and security of backstock.
- Assists other team members and departments in achieving organizational goals.
- Participates in regular staff training in efficiently using POS systems to accurately and efficiently manage inventory to minimize inventory loss and compliance risk.
- Assists with daily opening and closing duties for the inventory team.
- Routinely reviews inventory for expired products.
- Completes and renews as needed any required training per the State and local authorities as well as per company.

Job requirements:

- Friendly and knowledgeable about cannabis and cannabis inventory workflows.

- Organized, detail oriented and able to maintain a tidy work environment. Organization is a core skill for this position.
- Proficient with Treez, Metrc, Excel and Google Workspace software.
- Must maintain an occupational badge issued by the MED in good standing.
- Able to serve the public with a positive attitude and adhere to any State and local public health guidelines.

Budtender (2)
Responsible for conducting sales and first-level customer interactions while maintaining accountability for both inventory and cash. Responsible for ensuring a positive customer experience at all times.

Duties and responsibilities:

- Responsible for conducting sales quickly and accurately while maintaining accountability for cash and compliance at all times.
- Interacts with customers, represents Verts positively, and maintains a current knowledge of inventory to better enhance the customer experience.
- Notifies Inventory team when products are to be received and when products require restocking.
- Assists other team members and departments in achieving organizational goals.
- Participates in regular staff training in efficiently using POS systems to accurately and efficiently manage inventory to minimize inventory loss and compliance risk.
- Staffs the Check-In area, responsible for initial customer greetings, store check-in, initial identification verification, customer input and updates.
- Fulfills online orders quickly and accurately.
- Maintains accuracy and security of backstock.
- Assists with daily cleaning duties as necessary.
- Completes and renews as needed any required training per the State and local authorities as well as per company.

Job requirements:

- Friendly and knowledgeable about cannabis and cannabis inventory workflows.
- Proficient with Treez and Metrc, Excel and Google Workspace software.
- Must maintain an occupational badge issued by the MED in good standing.
- Proficient with Verts customer check-in procedures, including identification verification, and being personable while enforcing company policies.
- Able to serve the public with a positive attitude and adhere to any State and local public health guidelines.

Support the General Manager and Assistant Manager in all day-to-day office duties and managing company billing and bookkeeping, office supply procurement, and employee and company documentation.

Verts Grand Lake LLC
Staffing Plan

Duties and responsibilities:

- Oversight of employee hours and payroll.
- Managing billing such as utilities, insurance, alarm system, etc.
- Ensuring all required licenses, certifications and contracts are up to date and renewed as needed.
- Oversight of employee documentation for workers' compensation and MED occupational badging.
- Procurement and management of all office supplies and product packaging.
- Daily bookkeeping to ensure accurate cash, accounting and payroll logs.
- Quarterly regulatory review and adoption and implementation of any Town and State regulations as they are updated/revised.

Job requirements:

- Friendly and knowledgeable about cannabis and cannabis inventory workflows.
- Proficient with Treez and Metrc, Excel and Google Workspace software.
- Must maintain an occupational badge issued by the MED in good standing.
- Organized, detail oriented and able to maintain a tidy work environment. Organization is a core skill for this position.

Employee policies and procedures – Verts focuses on compliance first and foremost. We like to consider our work as a Compliance Industry rather than the Cannabis Industry. We believe that if you are compliant, then and only then, do you get to sell cannabis. With this in mind, we implement certain policies and procedures that all team members must follow. Right off the bat, employees are required to know and learn Medical and Retail sales limits and must be able to articulate such limits in terms that are understandable to customers and be able to think on the fly what would put a Medical patient or customer over their sales limit for that day.

When an employee is first hired, we have several documents that are distributed to them where they are required to read through and acknowledge:

- Budtender Bible
- Team Member Handbook
- Robbery SOP
- Tipping Policy
- Emergency Contact Information
- Welcome Letter, explaining who we are as a company
- Worker's Compensation Provider List for the area
- Caregiver and Medical Patient Card Rules
- No Medical Advice Given
- Medical and Retail Sales Limits.

Upon first being hired, team members are required to take a Responsible Vendor class that is taught by a third-party licensed Colorado company, to ensure Verts maintains its state

Verts Grand Lake LLC
Staffing Plan

Responsible Vendor designation. The team member is also required to take two courses through Easy Llama employee training and both classes are required to be finished within their first 30 days of employment:

- Diversity and Inclusion Essentials
- Harassment Prevention

We also focus heavily on customer service as we are in the customer service industry. We attempt to remain consistent with every team member and how they greet and treat each customer. We always try to exude a positive and uplifting attitude so the customer has a great experience. We also have training for our Budtenders in regard to certain products that we carry consistently and also new products that we bring in. We typically will have the vendor come into the store before we open and run a quick training class for all the team members.

Our Budtender Bible is required to be read during the first few days of being hired. This instructional document goes through all of the things that each employee is required to know about Verts as a business, compliance, sales, the MED, the Town of Grand Lake, and many other items. A few of the things we cover are Metrc, sales, packaging and labeling, hours of operation, sales limits, how to appropriately check someone's identification, waste disposal, cannabinoids, etc. Then our Team Member Handbook goes into detail for more of the legal side of things between employer and employee, the benefits we offer, timekeeping, harassment, etc. We also go into detail about our internal policies for calling our sick, no-call no-show, theft, and things of this sort.

In addition to this, we have a training binder and log for each employee. Many of the same items within the Budtender Bible are covered and explained in more detail.

Compensation – Our largest operating expense is employee payroll. As referenced above in positions and responsibilities, our initial payroll expense is expected to increase as operations scale and we ramp up to our full staffing plan.

Staff are compensated at no less than $15 per hour and all positions are compensated in accordance with retail marijuana industry standards and local cost-of-living considerations. Our General Manager's salary will begin at $55,000 per year and our Assistant Manager will start at $45,000. Budtenders will start at $15 per hour.

Payroll taxes are estimated to be 9 percent of wages. We allocate $550 per employee per month to our benefits package.

Employee training and continuing education – The cannabis industry is relatively new, with a rapidly evolving regulatory environment, frequent scientific discoveries, and shifting public

perception. As experienced operators, Verts understands the importance of keeping our staff trained and up-to-date.

Continuing education

In order to ensure our staff are well versed in cannabis, and that they stay abreast of industry developments, Verts offers a variety of continuing education opportunities to our employees.

In-house continuing education will cover topics such as:

- **Cannabis science and information**. As the point of contact for all customers, our staff must be extremely knowledgeable about cannabis generally, the products we carry, and industry developments. Employees must be able to fully and accurately answer customer questions, and provide more expansive cannabis information regarding the plant, the products we carry, use, and dosage information. In order to ensure our staff team is sufficiently knowledgeable and up-to-date on cannabis, Verts frequently conducts cannabis training sessions, both to refresh and expand on employee knowledge. In addition, as discussed below, Verts invites representatives from brands and vendors with whom we do business to educate our staff about these topics.
- **Regulatory requirements**. Cannabis is a highly-regulated industry, and compliance is a cornerstone of all aspects of cannabis retail operations. Verts ensures that our staff are well-informed on applicable regulatory requirements, including relevant changes in law.
- **Standard operating procedures.** Verts bases our SOPs on local and State regulations, industry best practices, and internal policies shaped by our industry experience. We ensure our SOPs are updated to reflect any changes to applicable regulations or industry developments, and train all staff on these updates to ensure total compliance.
- **Technology**. Verts integrates state-of-the-art cannabis-related technology into our operations, including but not limited to Treez, our point-of-sale system, discussed in greater detail in Business Plan sections 3.13.a and 3.13.b. As use of such systems are integral to our operations, Verts provides recurring training to all staff on cannabis-related technology, including advanced training in and any applicable changes to the systems utilized by Verts.
- **Safety and security**. Safety and security are of the utmost importance to Verts, and are prioritized in all our practices. In order to ensure our employees are well-versed on all safety and security policies and procedures, and are prepared for all possible emergency situations, Verts provides recurrent training, including informational sessions and drills.

Vendor and brand training

As described above, Verts employees must be knowledgeable about the products carried in our store. Verts regularly invites vendors, including brand representatives, to provide training to our staff. Vendor and brand training covers topics including but not limited to:

- Vendor, brand, and product overviews.
- Vendor or brand history, mission, and values.
- Uses for particular products.
- Dosage information.

- Training on active listening to customers, and how to make recommendations based on customer needs, interests, and preferences.
- Scientific discoveries, developments, and other trends in the cannabis industry.

Educational seminars
Occasionally, Verts will host educational seminars, open to the public, designed to educate the community on a broad variety of cannabis-related topics. Some seminars will be led by expert guest lecturers, who will give in-depth presentations on scientific, medical, legal, or other cannabis related information in their area of expertise. Employees will be invited to attend these seminars.

Employee training
Verts will provide our staff with ample employee training, beginning at hire. New employees receive a training packet electronically, and must read through and acknowledge completion of each set of material, described above in employee policies and procedures.

New staffers are then required to shadow existing staffers during business hours to learn the day-to-day operations of their role. The senior staffer also goes over each of the employee policies and procedures with the new staffer.

Ongoing training
Training will not end at the new hire stage. Verts will provide ongoing training annually and in the event of any change in law, regulation or major scientific development. Verts encourages continuing education for its staff and provides access to training and career development resources.

Verts Grand Lake LLC
Community Engagement Plan

The Verts Grand Lake LLC, doing business as Verts Neighborhood Dispensary (Verts), Community Engagement Plan focuses on mitigating the effects of any foreseeable negative impacts, while emphasizing positive and enriching outcomes for the community and its residents.

In developing our Community Engagement Plan for Grand Lake, we conducted research of community initiatives and utilized our longstanding experience of operations in Colorado to consider how our plan can make the greatest impact.

History of community and neighborhood involvement – Verts and its ownership have a deep history of community and neighborhood involvement in the communities it serves.

The Grand Lake store will maintain an open-door policy for fielding community questions and concerns, and although we don't anticipate any complaints, we have detailed plans in place for addressing problems that may arise, as described below.

At its operation in Golden, Verts has always strived to be a good neighbor and positive influence in the community. We have spearheaded multiple community-service initiatives, including:

- A food donation drive to benefit Food Bank of the Rockies
- A cash donation drive to benefit the Foothills Animal Shelter, located just down the road from the store.
- A holiday toy drive to benefit underprivileged youth.

At Verts' Fort Collins location, operational since 2014, the company has spearheaded multiple community-service initiatives, including:

- Last Prisoner Project, a nonprofit team of cannabis industry leaders, criminal and social justice advocates, policy and education experts, and leaders in social justice and drug policy reform that are committed to freeing every last prisoner of the unjust war on drugs, starting with 40,000 people in prison for cannabis offenses.
    - Verts committed 14 percent of revenue from our highest sales day in November 2020, resulting in a donation of $3,476 made in December 2020.
- Black Visions Collective, a black, trans, and queer-led organization that is committed to dismantling systems of oppression and violence and shifting the public narrative to create transformative, long-term change.
    - Verts committed 14 percent of revenue from Black Out Tuesday on June 2, 2020, resulting in a donation of $2,733.
- Larimer County Food Bank
    - Donated 14 percent of revenue from April 24, 2020, totaling $4,613 to the food bank.

Verts Grand Lake LLC
Community Engagement Plan

Determining and staying attuned to community needs – Verts intends to serve the community by supporting causes, events and programs that align the company's values with community initiatives. Verts believes it can most effectively support in the areas of:

- Active, outdoor lifestyles and environmental stewardship
- Safe, clean and quiet neighborhoods
- Family- and children-friendly events
- General friendliness and neighborliness
- Building a sense of community and belonging, and encouraging volunteerism

Proposed community engagement – In order to effectively address the community's values outlined above, Verts will support the Grand Lake community through volunteer services, donations and in-kind giving, and local hiring and sourcing.

Volunteer services

- Some organizations are in dire need of volunteers and are best assisted by contributions of volunteer hours. Verts encourages employees to give of themselves through volunteer work within the community and will provide all employees with 20 hours of paid volunteer time annually to be used in support of Grand Lake- and Grand County-based charitable organizations and/or events, such as Town Cleanup Day. Employees will submit requests to volunteer to their supervisor and will be paid by Verts while volunteering for local organizations.

- Verts will be a sponsor of hiking trail maintenance and will contribute additional volunteer hours on a monthly or seasonal basis. We will work with the Colorado Trail Foundation, Town of Grand Lake and Grand County to identify trails in and around Grand Lake that need help being kept clean, clear and safe. Eventually, Verts would like to adopt a trail in Grand Lake and provide monthly maintenance to it. Verts also intends to work with the CDT Gateway Community Program to better understand how it can support the trail.

- Verts will participate in Colorado's Adopt-A-Highway litter control program by adopting a road in Grand County. We will work to keep that stretch of grass and road clean from litter and other debris that might end up on the roadside. Pending what is available, Verts would like to keep the road strictly in the Town of Grand Lake or its immediate surrounding areas. Verts pledges to contribute additional volunteer hours on a yearly basis to keeping up on the maintenance of the highway we adopt.

Donations

- Verts will dedicate 20 percent of gross revenue from its highest grossing sales day to CASA of Grand County, a 501(c)(3) nonprofit organization that provides volunteer advocates for abused and neglected children. Each year, Verts will designate a month in which the highest grossing day will be selected for 20 percent of that day's proceeds to

be dedicated to CASA. We will advertise the month well in advance and promote it with our customer base and in the community to ensure a robust sales month.

- Verts will leverage its history of animal shelter support and its new Grand Lake location in a former doggy daycare to continue its cash donation drive to benefit local wildlife, animals and pets. Verts has always been a pet-friendly store and we hope many customers will be excited to learn about and support Grand County Pet Pals. Additionally, we will promote Pet Pals services and volunteer opportunities in the store.

In-kind giving

- Verts will run a school-supplies drive to benefit Grand County elementary and middle school students. Verts will designate one month each summer to promote school supply donations in-store and encourage customers to support local schools.

- Verts will continue its toy donation drive to benefit local children in need. From Thanksgiving through mid-December, Verts will promote toy donations in-store to encourage customers to support the toy drive efforts of a local partner. Verts will review local toy donation programs and reach out to the Grand Lake Rotary Club and other local nonprofits to determine the best fit.

- Verts will run canned food drives to benefit the hunger relief programs of the Mountain Family Center of Grand County.

Local hiring and sourcing

- Verts will benefit the local economy through local hiring, with a goal of hiring 100 percent local Grand Lake or Grand County residents to staff our store. By hiring local residents, Verts will build a team that reflects the local market. Our experience has shown that local employees know the local market better than anyone and as a result, have a much stronger ability to relate to the community's diverse group of customers. A staff consisting of local residents provides powerful insight and connection to the community. Please reference the local recruitment plan in our Operations Plan.

- In addition to our charitable initiatives and local hiring, Verts will benefit the Grand Lake community through local sourcing. Whenever possible, Verts will utilize local contractors and suppliers for services, improvements and maintenance in our operations. By sourcing services and supplies locally, we benefit the local economy and fellow Grand Lake and Grand County businesses.

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Verts Grand Lake LLC
Community Engagement Plan

While much of Verts' community engagement is centered around making a positive impact in the community through neighborhood involvement, volunteering and donations, we also have a keen sense of community engagement within the day-to-day operations of our business. At Verts we have taken great care to develop, implement and refine standard operating procedures for addressing community concerns should they arise in the future.

Complaint management – Verts is proactive in its approach to reduce the number of potential complaints that may come into the business. Measures are included in the store's standard operating procedures to address community concerns and complaints.

At its existing locations, Verts has always maintained an open-door policy for fielding community complaints. Although none have ever arisen in the past, Verts anticipates that, despite its efforts, some neighboring residents, businesses and organizations may still have concerns about its presence as a Retail marijuana store in Grand Lake. For instance, some may be worried about children being exposed to cannabis. Fortunately, Verts implements safeguards both in its operating procedures and facility design to protect underage persons from undue influence or exposure. Verts employs strict identification verification protocols and does not advertise or display any products with movie characters, children, cartoons, or other images that are appealing to children. All cannabis sold is sealed in child-resistant, opaque packaging. Should community concerns about underage use arise, Verts is prepared to work with the Town of Grand Lake on a detailed youth education and underaged use prevention plan to further deter underaged persons from engaging in cannabis related activities.

Additionally, neighboring businesses may also express concern about crime. Should concerns come to our attention, Verts will go above and beyond the requisite security protocols to prevent crime. A main component of this protocol involves developing strong relationships with neighbors who then help Verts understand the community needs and identify potential concerns. Historically, Verts has been a good neighbor and cannabis businesses in general tend to increase the overall sense of security and safety in their surrounding neighborhoods because of partnerships forged with local law enforcement and the installation of state-of-the-art security systems and proper lighting.

Moreover, by getting to know the clientele and developing real-time relationships with people, Verts will continue to create a sense of community pride and an environment where people look out for one another.

Community liaison

Verts will at all times have a designated community liaison to serve as the direct point of contact for public questions and concerns, whether they come from Grand Lake residents, visitors, Town staff, law enforcement or other interested parties.

The community liaison will be an owner or manager responsible for responding by phone or email within 24 hours of contact by a Town official. The liaison's duties also include fielding all

concerns, suggestions or comments raised by the Town, local law enforcement, or community members. Verts' designated point of contact for public questions and concerns will be the company's CEO, Ashley Close (614-296-7531 / closeashley1@gmail.com).

Complaint response

1. If Verts receives an oral or written complaint, the person receiving the complaint will immediately forward it to the community liaison to be expediently addressed. If the complaint is filed in- person or live (including through telecommunications), the community liaison will interview the individual filing the complaint to get as much detail as possible.

2. The community liaison will evaluate the complaint and form a resolution strategy. Then, they will determine whether the complaint needs to be escalated to a higher level because it is impacting public health and safety, involves an alleged crime, or is a violation of Grand Lake's cannabis or general zoning regulations and rules. These higher-severity complaints will immediately be communicated to the Grand County Sheriff's Department.

3. If the complaint relates to something Verts is able to address and resolve, our management team will develop a resolution strategy to address the complaint. After a resolution strategy has been developed, the community liaison will reach out to any individuals that have submitted the complaint to discuss the issue, confirm the details received in the complaint form or by other correspondence, communicate Verts' plan of action to rectify the situation and alleviate any additional concerns the complaining party might have. If necessary, the community liaison will also reach out to the sheriff's department, Town Manager's office, or any other regulatory officials to communicate the complaint and the resolution and facilitate transparency between the business and the Town.

4. An internal Corrective Action Preventive Action (CAPA) investigation will be carried out to determine how the deviation from SOPs may have resulted in a complaint, what measures need to be taken to address the root cause of the complaint, and to evaluate how SOPs or other protocols may need to be altered to prevent a complaint of such nature from arising in the future. The CAPA investigation will allow Verts staff to pinpoint the source of the complaint exactly while facilitating a stronger operational framework through internal analysis, working to prevent this type of situation from occurring moving forward. The community liaison will lead the CAPA investigation and will solicit input from any other relevant owners, managers, directors or employees.

5. Going forward, the community liaison will monitor all areas of operation that have been altered as a result of the CAPA investigation. The community liaison will reach back out to the individual(s) who filed the complaint one week from the date of solution implementation to ensure that they are satisfied with Verts' response.

Verts Grand Lake LLC
Community Engagement Plan

We feel confident that this five-step system will effectively address any complaints our business might receive. However, Verts has considered specific, proactive mitigation efforts and response plans related to odor, noise, light and traffic:

Odor control – Verts has comprehensive odor control protocols that can be referenced in our Odor Mitigation & Ventilation Plan.

Noise control – Verts will implement a strict noise control plan to reduce the likelihood of noise resulting from the operation of its medical cannabis dispensary. In the unlikely event that neighboring businesses or residents hear excessive noise associated with the dispensary, Verts will immediately discuss the complaint with the community member, identify the source of the noise, rectify the sound, and update the noise control plan accordingly.

Verts' goal is to provide customers with a cannabis shopping experience that is stress free and personal in nature. A noisy environment does not foster a stress-free atmosphere, nor give rise for a personal shopping experience. We take the following steps to prevent potential noise issues onsite before they arise:

- Staff monitor both the interior and exterior of the property. Should excessive noise be identified, staff will immediately discuss the complaint with the community member, identify the source of the noise, and remedy the situation.
- Loitering is never permitted.
- Inside the store, the customer-to-staff ratio is managed to ensure all customers are assisted quickly and with care, reducing their need to spend excessive amounts of time inside.
- If the sales floor becomes too crowded, all remaining consumers are asked to wait outside, and staff will monitor a small line on the outside of the building, when permitted by the Town. Noise levels on the exterior of the building are constantly monitored by staff and should they unexpectedly rise to the level of nuisance, customers will be asked to wait inside their vehicles or return at a different time of the day.

Lighting – Verts' interior, by design, includes ample overhead lighting. A well-lit sales floor removes the stigma of cannabis stores seeming dark and dour, and instead leaves customers feeling secure. Exterior lighting will match that of the neighboring businesses and comply with Town ordinances. To maintain proper security, exterior lighting will be installed near the location of all surveillance cameras, entrances and exits. Verts does not foresee complaints related to the tasteful lighting selected for this location due to the primarily commercial nature of the area and because no lighting will be installed without the approval of the Town. On the off chance that a complaint does arise, Verts will work with the Town to immediately rectify the situation and develop alternative lighting plans acceptable to all.

Verts Grand Lake LLC
Community Engagement Plan

Vehicle/pedestrian traffic – Verts is located on Grand Avenue in central Grand Lake, in a commercial district where residents and visitors frequently access the Town's amenities and services. Verts does not foresee a traffic issue caused by its customers and staff, as Grand Avenue is full of other commercial uses and supports regular traffic flows in both directions. Additionally, the building in which Verts is located has an off-street parking directly in front of the licensed premises.

The building in which Verts is located is most-often accessed by car and can be accessed by cyclists and pedestrians. There is ample room and good visibility along Grand Avenue in front of the store so that pedestrians accessing the store from the surrounding businesses or neighborhood will feel safe doing so.

Verts does not foresee complaints related to vehicle and pedestrian traffic due to the accommodating, commercial nature of the area described above. On the off chance that a complaint does arise, Verts will work with the Town to immediately rectify the situation and develop alternative traffic plans acceptable to all.

Location management – In addition to the measures described above, Verts strives to proactively reduce the possibility of nuisance and has procedures in place for mitigating any impacts to the neighborhood. The process includes heightened security, building relationships with local law enforcement and 24-hour contact with management. Specifically, Verts will enforce the following policies:

- On-site monitoring – Verts provides in-person surveillance of the dispensary. During operational hours, the CEO, Manager on duty and staff members monitor the inside and the exterior of the facility, keeping the property free and clear of nuisance.
- Video surveillance – A state-of-art surveillance system monitors the interior and exterior of premises. The surveillance footage is reviewed by the CEO or Manager on duty to identify any nuisance that may be in progress. Immediately upon becoming aware of any nuisance, management and staff will rectify the situation. Law enforcement will be immediately contacted if necessary.
- Community liaison -- Verts assigns a community liaison, whose contact information is readily available. Should a complaint arise due to nuisance, the community liaison will immediately reach out to the staff, and law enforcement if necessary, to address the situation.
- Public postings – Verts will ensure all displayed permits and certificates are properly located in a conspicuous location, in compliance with GLMC 6-5-12, and are readily visible to all customers and store personnel.
- Prohibition of loitering – At no times will management or staff allow individuals to loiter near on the property.

Securing the safety of its patrons and community is a high priority for Verts. As such, if the Town or community members have additional suggestions for meaningful changes, Verts remains open to hearing and incorporating viable suggestions.

Verts Grand Lake LLC
Odor Mitigation & Ventilation Plan

Odor control – Verts Grand Lake LLC, doing business as Verts Neighborhood Dispensary (Verts), has designed an odor control plan to prevent any odor at our Grand Lake store through building design, use of air circulation equipment, and implementation of policies to prevent odor from outside of the unit. As part of our store buildout, Verts will install a sufficient odor absorbing ventilation and exhaust system so that any odor generated inside the store that is distinctive to its operation is not detected outside of the facility.

Per GMLC 6-5-5(i), Verts will ensure that the odor of marijuana cannot be detected by a person with a normal sense of smell at the exterior of the regulated marijuana store or at any adjoining property. Verts will incorporate the following odor control devices to ensure odors from cannabis are not detected:

Air filtration and scrubbing

Verts will install an exhaust air filtration system with odor control that prevents internal odors from being emitted externally at our Grand Lake facility. We will install a combination of high efficiency particulate air (HEPA)-carbon filter air scrubbing units and high-CFM (cubic feet per minute) inline exhaust fans that will be used to pull air through the carbon filters. HEPA-Carbon filters work through a method called adsorption, meaning when air passes through the filter, odor-causing particles stick to the inside of the activated carbon, without the carbon itself increasing in size.

All exhausted air which potentially contains cannabis odor must flow through the HEPA-Carbon filter, filtering out odor in this process. The HEPA-Carbon filter air scrubbing units are quiet, and will not cause a noise-related nuisance to staff or customers in our store.

Along with the filtration, Verts will utilize free-standing air scrubbers to filter out odors and pathogens that may pose a public health risk or be bothersome. This method is highly effective and can be used in combination with other technologies.

Additionally, no cannabis consumption will be allowed on or near the licensed premises. In the unlikely event that neighboring businesses find offensive odors associated with the dispensary, Verts will immediately discuss the complaint with the community member, identify the source of the odor, rectify the emission, and update the odor control plan accordingly.

Verts Grand Lake LLC
Personnel Experience

Verts Grand Lake LLC, doing business as Verts Neighborhood Dispensary (Verts), was built to thrive in an emerging and fiercely competitive retail cannabis landscape, under a strict regulatory microscope, while focusing on providing a positive company culture. Verts developed its executive team by incorporating five professionals with extensive business and cannabis industry experience. Verts' leadership has deep experience in operating licensed cannabis establishments including retail, adhering to regulatory guidelines, and overseeing and managing employees while maintaining a positive company culture.

Notably, Verts CEO and co-owner Ashley Close was the first female cannabis owner and executive in Golden, and has helped blaze trails for other Colorado women looking for leadership roles in the cannabis industry.

Verts looks forward to expanding operations in the Town of Grand Lake, and we possess the necessary expertise and skills to do so efficiently and effectively. Each team member's qualifications and experience are provided in detail below:

Ashley Close – Colorado CEO, co-owner and board member
Ashley has managed Verts' cannabis operations in Colorado since 2013, first in Fort Collins and then assuming leadership of the Golden location in 2016. She recently worked closely with local officials to achieve approval for retail marijuana sales to be licensed in the City of Golden after years of medical-only sales.

Overseeing all of Verts' day-to-day operations, Ashley is responsible for the company's:

- Personnel, including staffing, hiring, termination, disciplinary actions, training, compensation and benefits.
- Finances, including banking, accounting, budgeting, taxes, cash management, reconciliation, contracts and leases, and acquisitions.
- Inventory, including ordering, receiving, Metrc, transfers and audits.
- State and local regulatory compliance, including training and standard operating procedures, implementation of new and updated rules, inspections and audits, and labeling.

She also oversees all of the company's state and local license applications and renewals, artwork and advertising, vendor relations, store design and operational flows, security features and customer service.

As the CEO and co-founder of Verts Neighborhood Dispensary in Fort Collins since 2013, Ashley has led the co-located medical and retail marijuana sales operations of one of northern Colorado's most successful dispensaries. With her business partner Joe Feucht, Ashley purchased a pre-existing license that had never been open for sales. They completely redesigned the store, added a retail license and now maintain annual revenues of $5-7 million.

Verts Grand Lake LLC
Personnel Experience

On the cultivation side, Ashley and Joe have built out three different facilities, producing some of the industry's best flower at an affordable price. They have worked to develop state-of-the-art grow operations and to evolve with current requirements and regulations.

Consistently trying to keep up with this ever-changing industry, Ashley has remained adaptable and flexible. She focuses on compliance and team-member retention, with the goal of making her dispensaries among the best workplaces in the Colorado cannabis industry.

On the advocacy side, Ashley has worked with Dan Rowland to bring retail sales to Golden, and to lobby the City of Fort Collins to bring its cannabis regulations up-to-date with statewide industry standards. She has built a coalition of dispensaries to work together on common issues and has helped out with local and state campaigns on important election issues that affect the industry. Ashley is the Verts representative to the Marijuana Industry Group, which focuses on compliance, campaigns and regulatory issues, and keeping the industry current and evolving. She consistently volunteers her time and donates money and resources to support the cannabis industry within the state of Colorado.

Ashley is a graduate of the Ohio State University. She lives in Denver with her husband and their son.

Alexander Close – National CEO, co-owner and board member

Alex is the chief executive officer of Verts Neighborhood Dispensaries, the national chain of cannabis stores located in Colorado, Michigan and Missouri. He is also the chief investment officer of Sugar Factory Cannabis Company, which is a cannabis cultivation facility located in Owosso, Mich., and president of Midwest Wellness, a CBD store located in Columbus, Ohio. Lastly, he is the managing member of Precision Cannabis, a new dispensary in Chicago.

Alex began his career in cannabis in 2014 in Colorado and has since expanded the company to seven locations. He is a graduate of Ohio University in 2010 where he studied finance. Alex loves to travel, paint and draw, along with other outdoor activities in his free time. Alex is from Columbus, where he lives today.

Daniel Rowland – Advisor, co-owner and board member

Dan is a global cannabis policy and regulatory expert. He helps companies and governments understand the complexities, impacts and market opportunities associated with the legalization of cannabis and emerging markets. He has served as an advisor to the Verts businesses since 2020 and spearheaded the movement to transition Golden from medical-only to adult-use.

Dan's experience in the legal cannabis industry covers a wide range of projects, ensuring good compliance and the successful implementation of newly legal cannabis businesses and their marketplaces. In addition to his work with Verts, Dan provides market and regulatory analysis for

a multinational supplier of cannabinoid ingredients and cannabis production technologies. He also supports local government relations and licensing efforts for several U.S.-based operators, helped launch a Canadian operator of more than 30 retail stores, launched a U.K.-based CBD drinks brand, and advises multinational brands on regulatory compliance, new product development and expansion into emerging markets.

Prior to launching his consulting practice, Dan spent five years with the City and County of Denver, leading implementation efforts for the first major city in the world to develop a fully legal, commercial cannabis industry. He was Director of Public Affairs for Denver's Office of Marijuana Policy and Department of Excise & Licenses and the spokesman and public liaison for the City's business licensing efforts and first-in-the-world implementation of legalized marijuana regulations. In this role, he frequently consulted on the implementation of legalized cannabis for governments, companies and other stakeholders around the world.

Dan has a Master of Public Administration from the University of Colorado and a Bachelor of Journalism from Arizona State University. He lives in Lakewood, Colo., with his wife and their two sons.

Richard Kennedy, shareholder
Richard has been involved in Colorado dispensaries since 2011 and has been a Metrc administrator since March 2015. At Natural Alternatives in Fort Collins, he led the transition from medical sales into adult use sales and managed the store through the Covid pandemic. He started at Verts in Fort Collins in April 2022 and is currently the Director of Operations there.

Richard also has consulted with and operated a compliance business whose clients have included some of the largest grows and operations in Colorado. Since arriving at Verts, Richard has assisted the teams' medical-to-adult-use transition in Golden and Missouri, and with startup operations in Michigan. In Fort Collins he is helping with Verts' buildout of a new storefront space to modernize the operation and compete with the larger corporate and publicly traded companies that are consolidating the market.

Richard has been a resident of Fort Collins for 20 years and is a graduate of Front Range Community College. He also has a bachelor of hospitality management with a minor in business management from Colorado State University. He loves to ski and explore.

Nicholas Higbee, shareholder
Nicc is the Chief Marketing Officer of Verts Neighborhood Dispensaries and Vice President of Operations for Verts Missouri. He has worked with Verts and the Close family since 2021, and led the company's effort to commence and operate four medical marijuana dispensaries across Missouri.

Verts Grand Lake LLC
Personnel Experience

Upon the legalization of adult-use cannabis, Nicc converted all four licenses to comprehensive (adult-use and medical) operations and oversaw the launch of the company's adult-use sales in February. He also assisted with Verts' launch in the Michigan market, helping with operational start-up on the group's first dispensary in Traverse City.

Nicc's hospitable approach to retail in the cannabis space stems from his more than a decade of experience in bar and nightclub management, where he always had a strong passion for team building and serving others. While the business was fun and fulfilling, the hours were not conducive to raising kids, so Nicc channeled his passion for his community into civil servant work for the City of Kansas City, Kan. His leadership skills blossomed there and he quickly became a project manager. As rewarding as the work was, he was drawn to Verts by the people and the opportunity to build teams and create experiences.

Nicc has an associate's degree in fire science. He lives in Kansas City with his wife and two daughters.

Joseph Feucht, shareholder

Joe is a Colorado cannabis industry veteran with deep experience in the development and management of cultivation and retail facilities. Joe co-founded Verts with Ashley Close and has been an integral member of the team.

Joe is also the owner and co-founder of Verts Neighborhood Dispensary in Fort Collins, where he has overseen all aspects of the development and operations of the company's cultivation facility. Joe has owned and operated Verts since 2013 and was instrumental in building the vertically integrated company.

Leading the Verts cultivation facility, Joe oversaw the buildout and staffing of the facility, and is responsible for all daily operations, including growing, cloning, vegging, flowering, up-potting, transferring and packaging. He is also involved in daily management of the company's finances, licenses, business acquisition strategy and advocacy efforts.

Joe is a graduate of the University of South Carolina. He lives in Larimer County with his wife and their two daughters.

COLORADO
Department of Revenue
Marijuana Enforcement Division

1697 Cole Blvd., Suite 200
Lakewood, CO 80401

November 8, 2023

Alexander Michael Close
354 Westview Avenue
Columbus, OH 43214

License Type: Owner- Individual
License # M157720

Dear Alexander Michael Close,

The purpose of this correspondence is to inform you that on November 8, 2023 you were found suitable as an Owner-Individual to be a Controlling Beneficial Owner in any business licensed by the Marijuana Enforcement Division (MED). You are now eligible to apply for an ownership interest or a position of control in a Colorado marijuana establishment.

To join the ownership of an existing Colorado Regulated Marijuana Business, the owner(s) of the existing establishment/business are required to submit this letter of suitability, a Regulated Marijuana Business License Change of Controlling Beneficial Owner application, supporting documents and applicable fees to the MED for approval. If you wish to open and operate a new Colorado Regulated Marijuana Business, you must submit a complete Regulated Marijuana Business License application, accompanied with all applicable fees and all supporting documents, along with this letter of suitability. To assume a position as an Executive officer or Member of a Board of Directors that control a Regulated Marijuana Business, the business must submit a Changes Exempt from a Change of Owner Application Disclosure accompanied with all applicable fees and supporting documents.

Pursuant to Rule 2-235 - Suitability (H), this Finding of Suitability is valid for one year. If more than 365 days passes from the issuance of this Finding of Suitability and you have not applied to become a Controlling Beneficial Owner (including as an Executive Officer or Board of Director member) of a Regulated Marijuana Business pursuant to (1) an initial business license application or (2) a change of owner application, this initial Finding of Suitability will automatically expire without notification.

Sincerely,

Dominique Mendiola
Senior Director

COLORADO
Department of Revenue
Marijuana Enforcement Division

October 5, 2022

Ashley Louise Close
1898 South Jasmine Street
Denver, CO 80224

License Type: Owner- Individual
License # M144191
Expiration Date: 04/05/2024

Dear Ashley Louise Close,

The purpose of this correspondence is to inform you that on Wednesday, October 5, 2022, your requested Owner-Individual application was approved by the Marijuana Enforcement Division (MED).

Please take note of the expiration date of your license, which is listed above. All Owner-Individual licenses will need to be renewed yearly, prior to the expiration date.

Remember, pursuant to Rule 3-205, you "are required to hold and properly display a current Identification Badge issued by the Division at all times. Proper display of the Identification Badge shall consist of wearing the badge in a plainly visible manner, at or above the waist, and with the photo of the Licensee visible." You must adhere to this requirement when inside the facility in which you hold ownership, regardless of whether or not it contains a photo.

If your badge does not have a photo, it is because the MED did not have a photo to use in the creation of your physical Owner's badge. If your badge does not contain a photo, you must also possess a valid, government issued identification on your person.

Sincerely,

Dominque Mendiola
Senior Director

COLORADO
Department of Revenue
Marijuana Enforcement Division
1697 Cole Blvd., Suite 200
Lakewood, CO 80401

OWNER LICENSE OE-000445

October 5, 2022

CORDILLERA ADVISORY MANAGEMENT INC

Mailing Address: 3915 West 25th Avenue
Denver, CO 80212
Email Address: drowland.am@gmail.com

Dear CORDILLERA ADVISORY MANAGEMENT INC

You are receiving this letter as part of the Division's Implementation of statutory requirements effective November 1, 2019, pursuant to House Bill 19-1090.

CORDILLERA ADVISORY MANAGEMENT INC
License Number: OE-000445
Expiration Date: 04/05/2024

This license is subject to annual renewal. Please keep this letter for your records.

Sincerely,

Dominique Mendiola
Senior Director

COLORADO
Department of Revenue
Marijuana Enforcement Division

October 5, 2022

Daniel Wood Rowland
3915 West 25th Avenue
Denver, CO 80212

License Type: Owner- Individual
License # M144029
Expiration Date: 04/05/2024

Dear Daniel Wood Rowland,

The purpose of this correspondence is to inform you that on Wednesday, October 5, 2022, your requested Owner-Individual application was approved by the Marijuana Enforcement Division (MED).

Please take note of the expiration date of your license, which is listed above. All Owner-Individual licenses will need to be renewed yearly, prior to the expiration date.

Remember, pursuant to Rule 3-205, you "are required to hold and properly display a current Identification Badge issued by the Division at all times. Proper display of the Identification Badge shall consist of wearing the badge in a plainly visible manner, at or above the waist, and with the photo of the Licensee visible." You must adhere to this requirement when inside the facility in which you hold ownership, regardless of whether or not it contains a photo.

If your badge does not have a photo, it is because the MED did not have a photo to use in the creation of your physical Owner's badge. If your badge does not contain a photo, you must also possess a valid, government issued identification on your person.

Sincerely,

Dominque Mendiola
Senior Director

TOWN OF GRAND LAKE
PLANNING COMMISSION
RESOLUTION NO. 04 – 2024

A RESOLUTION RECOMMENDING APPROVAL OF THE CONDITIONAL USE PERMIT FOR A MARIJUANA BUSINESS LOCATED AT BLOCK 26, LOT 15, TOWN OF GRAND LAKE; MORE COMMONLY REFERRED TO AS 525 GRAND AVENUE

WHEREAS, the Town of Grand Lake (the "Town") received an application for a conditional use permit to operate a marijuana business (the "Application") at 525 Grand Avenue (the "Property"); and

WHEREAS, staff reviewed the application and found it to be complete and to comply with the requirements of Section 12-2-31(B); and

WHEREAS, the Town of Grand Lake Municipal Code (the "Municipal Code"), Section 6-5-10(E)(3) Regulations Issuance or Denial of [Marijuana] License states "[T]he Board shall not issue the [Marijuana] License until…*the Board has voted to approve the Applicant's Conditional Use Permit";* and

WHEREAS, Municipal Code 12-2-31(B)(3)(a)(2)(i): Conditional Use Permits, allows the Planning Commission the option of scheduling a Public Hearing on a Conditional Use Permit Application prior to formulating a recommendation to the Board; and

WHEREAS, the Planning Commission properly noticed and conducted a public hearing on the Application on April 17, 2024; and

WHEREAS, Municipal Code 12-2-31(B): Conditional Use Permits states: *The Planning Commission shall take the following factors into consideration prior to making recommendation to the Town Board of Trustees:*

1. Relationship of the proposed Conditional Use to the economic development objectives of the Town and the anticipated impact of the Conditional Use on existing businesses and neighborhood residences.

2. Effect upon the character of the area in which the proposed Conditional Use is to be located, including the scale and bulk of the proposed Conditional Use in relation to surrounding uses and neighborhood.

3. Such other factors and criteria as the Commission deems applicable to the proposed Conditional Use including but not limited to: hours of operation; signage; specific businesses, land owners or other interested parties to be notified; or proposed conditions of CUP issuance.

WHEREAS, the Municipal Code Section 6-5-5(B)(3)(a)(3)limits the location of marijuana businesses to *"property within the Commercial Zoning District or a planned development district; but shall not be permitted on any parcel east of Broadway Street. Regulated Marijuana Stores shall not be permitted to operate as "home occupations."*; and

WHEREAS, the Property is located within the Commercial Zoning District west of Broadway Street.

WHEREAS, the Municipal Code Section 6-5-5(C)(1)prohibits the location of the marijuana businesses within three hundred (300) feet of: Any established and conspicuously identified elementary or secondary school; Existing licensed child care facility; or Any existing Regulated Marijuana Store.

WHEREAS, the Property is not located within 300 feet of any established and conspicuously identified elementary or secondary school; Existing licensed child care facility; or Any existing Regulated Marijuana Store.

NOW THEREFORE BE IT RESOLVED BY THE PLANNING COMMISSION OF THE TOWN OF GRAND LAKE, COLORADO,

THAT, the Planning Commission has reviewed the Conditional Use Permit application for a marijuana business located at Block 26, Lot 15, Town of Grand Lake during a properly noticed public hearing; and

THAT, the applicant has operated a successful business in the State similar to the proposed use; and

THAT, after taking into consideration the applicable factors in Municipal Code Section 12-2-31(B)(3)(a)(3), the Planning Commission hereby recommends to the Board of Trustees the approval of the Conditional Use Permit application, subject to the following conditions :

1. The applicant shall comply with the requirements of Municipal Code Chapter 6: Article 5 for Regulated Marijuana businesses;
2. All permits and approvals necessary to comply with the Municipal Code and applicable state laws shall be obtained by the applicant prior to commencing commercial operations, and shall be maintained in good status at all times.

DULY MOVED, SECONDED AND ADOPTED BY THE PLANNING COMMISSION OF THE TOWN OF GRAND LAKE, COLORADO THIS 17th DAY OF APRIL.

(S E A L)

Votes Approving:
Votes Opposed:
Absent:
Abstained:

ATTEST:

TOWN OF GRAND LAKE

_____
Alayna Carrell
Town Clerk

_____
James Shockey
Planning Commission Chairman