



BOARD OF TRUSTEE MEETING - LOCAL LICENSING AUTHORITY

Thursday, July 24, 2025 at 5:00 PM

Palmer Lake Town Hall – 28 Valley Crescent, Palmer Lake, Colorado

LIVE STREAM available on Town website

AGENDA

This agenda is subject to revision 24 hours prior to commencement of the meeting.

The Board of Trustees values public comment on issues relevant to Town government. To permit the fair and orderly expression of such comments, the Board will adhere to the following rules for public comment, whether for an agenda item or during public comment for non-agenda items brought by the public.

A speaker must be recognized by the Mayor to step to the podium, sign in, use the microphone, state name and address for the record, and address comments solely to the Board, as a whole.

Each speaker is limited to 3 minutes, cannot pool time with another, and each speaker may only speak once per topic. Civility and respect is required. Comments should not be directed to Town staff, individual Board members or to public members. Comments or disruption from audience members not recognized by the Mayor are prohibited. Points already made should not be duplicated. Only written comments limited to one page will be permitted. Public members are also invited to submit comments by email to be distributed to the Board separately. Note that comments submitted to the Board are public record. Please understand that the Board will listen and consider public comments; however, members will not discuss or take action on your comment but may refer it to staff and/or a future meeting for discussion.

Thank you for your cooperation.

Call to Order

Roll Call

Business Items

- [1.](#) Hearing & Consideration of Modification of Premise - Alpine Essentials
- [2.](#) Hearing & Consideration of Modification of Premise - Dead Flowers
- [3.](#) Hearing & Consideration of New Liquor License Application - MookeDeville LLC DBA 105SH - 11 Primrose

Adjourn

Americans with Disabilities Act

Reasonable accommodations for persons with a disability will be made upon request. Please notify the Town of Palmer Lake (at 719-481-2953) at least 48 hours in advance. The Town of Palmer Lake will make every effort to accommodate the needs of the public.

ALPINE ESSENTIALS, LLC
SUMMARY OF APPLICATION MATERIAL

Retail Marijuana Store

Applicant: ALPINE ESSENTIALS LLC

Premises: The premises is located at 850 Suites A & B Commercial Lane in Palmer Lake CO

- The change (modification) proposed is to move the existing medical store into an area inside the existing recreational store;
- Refer to the **Confidential** sketch of premise.

Fee: The proper application and license fees have been paid to the town. Additionally, the business license and fees are in good standing.

Pursuant to C.R.S., 12-43.3-307, owners meet the statutory requirements for the requested license.

Review: Staff review of the modification of premise and it complies with all regulations.

Recommendation: To approve the modification staff recommendation is to modify these references as displayed.

Dead Flowers LLC & Dead Flowers Meds LLC

SUMMARY OF APPLICATION MATERIAL

Retail & Medical Marijuana Store

Applicant: Dead Flowers LLC & Dead Flowers Med LLC

Premises: The premises is located at 855 Hwy 105 in Palmer Lake CO

- The change (modification) proposed is to add a drive through to the north side of the building. A copy of the blueprint/plans is included.
- Refer to the **Confidential** drawings/plans for the premise.

Fee: The proper application and license fees have been paid to the town. Additionally, the business license and fees are in good standing.

Pursuant to C.R.S., 12-43.3-307, owners meet the statutory requirements for the requested license.

Review: Staff review of the modification of premise and it complies with all regulations.

Recommendation: To approve the modification staff recommendation is to modify these references as displayed.



**TOWN OF PALMER LAKE
LOCAL LICENSING AUTHORITY**

DATE: July 24, 2025	ITEM NO.	SUBJECT: Application for New Liquor License - MookeDeville
Presented by: Town Clerk		

Background

In the role of the Local Licensing Authority, the Board is obligated to conduct a hearing to determine whether the granting of this application will meet the reasonable requirements of the neighborhood, the desires of the adult inhabitants as evidenced by petitions, remonstrances, or otherwise, and all other reasonable restrictions that are or may be placed upon the neighborhood by the local licensing authority.

The attached summary describes the public elements of the application package. The application is complete and all applicable fees have been paid.

Based on the evidence presented at the hearing, the Board should either grant or deny the application

MookeDeville LLC
dba 105 Social House

SUMMARY OF APPLICATION MATERIALS
Hotel and Restaurant New Liquor License Application

- Applicant: MookeDeville LLC dba 105 Social House (105SH)
 - The applicant applied for a New Liquor License for Hotel & Restaurant
 - The business is owned by Jacalyn Joy Kaye
 - The location is 11 Primrose St, Palmer Lake
 - The entity is in good standing and filings are complete as filed with the Colorado Secretary of State
- Premises: The proposed premises is the building located at 11 Primrose St Palmer Lake Colorado, a two-level building where alcohol is sold, served (main) and stored (upper level).
 - The property was purchased and deeded to MookeDeville LLC Jackalyn Joy Kaye Dba 105 Social House Sole Member Manager. The deed signed May 9, 2025.
- License Type: The applicant is applying for the Hotel and Restaurant class liquor license. This license class allows service of malt, vinous, and spirituous liquors, often referred to as “full alcohol.” The applicant is eligible to apply for this class of license.
- Applicant Eligibility: The applicant is eligible for the liquor application
 - Managers: The entity is operated by the LLC owner
 - The entity known as MookeDeville LLC is in good standing and all filings are complete, filed with the Colorado Secretary of State
 - The entity will conduct business as 105 Social House
- Criminal History: Individual history was completed, and the applicant disclosed a felony conviction from 1999, which is unrelated to the business, with no other offenses. Fingerprinting was completed and in process with State.

The Town Clerk confirms receipt of a complete application, diagram of premises, proof of property, applicant background information as required by law, and appropriate fees paid to the Town.