

In re: Golden Rookie, LLC, Applicant

ORDER TO SET HEARING

On March 6, 2024, the Cannabis Licensing Authority, issued an Order to Show Cause related to the Request for Extension and the deficiencies of the information provided at the hearing. Information has been provided to the Authority, however, the information has not been responsive, nor fully provided by the Applicant. Therefore, the Authority is giving a final opportunity to the Applicant to set a hearing to supplement the record so that the Authority can make a determination on the Request for Additional Time.

THEREFORE, IT IS THE ORDER OF THE AUTHORITY that the Applicant shall contact the City Clerk to set a hearing within seven (7) days of this Order as to why the request for extension of store opening should not be denied. Specifically, the Authority will require the following to be fully addressed at the hearing:

1. Whether Community Development has been satisfied that there are no requirements for a Minor Site Plan in order to proceed.
2. Pursuant to Sec. 5.13.022, the hearing officer may extend the period for the Applicant to commence operation if after a hearing, the Authority finds there is good cause to grant the extension. The Authority requires information as to why the documentary opening is necessary for the opening of the store, so


that the Authority can make a determination as to whether good cause exists.

The existence of the documentary in and of itself does not create good cause for an extension of time.

Failure to set a hearing as provided herein shall result in the Extension request being denied without further notice to Applicant.

DATED this 11th day of March 2024.

GRAND JUNCTION CANNABIS LICENSING AUTHORITY:

By: 

Stephanie L. Rubinstein
Hearing Officer

Notice: This decision is final and any appeal shall be to the District Court of the 21st Judicial District, pursuant to C.R.C.P. Rule 106(a)(4).

In re: Golden Rookie, LLC, Applicant

ORDER TO SHOW CAUSE


THIS MATTER came before the Authority on February 14, 2024, regarding the Request for Extension of Store Opening (“Request”). The purpose of the request was to extend the opening until a documentary which is being filmed related to the opening of the store could also be released. However, Community Development reported that a Minor Site Plan submittal is required. A General Meeting was held on June 12, 2023, and notes to Applicant were sent on June 27, 2023, with a follow-up reminder on October 11, 2024.

At the February 14, 2024 hearing, Application was directed to contact Community Development and reset the hearing once the requirements from Community Development were determined. Applicant was given two weeks to do so. Applicant was also informed that he needed to provide more information as to why the documentary was necessary for the opening of the store. To date, Applicant has not contacted Community Development or reset the hearing.

THEREFORE, IT IS THE ORDER OF THE AUTHORITY that the Applicant shall show cause within fourteen (14) days of this Order as to why the request for extension of store opening should not be denied. Failure to respond shall result in the Extension request being denied without further notice to Applicant.

DATED this 6th day of March 2024.

GRAND JUNCTION CANNABIS LICENSING AUTHORITY:

By: 

Stephanie L. Rubinstein
Hearing Officer

Notice: This decision is final and any appeal shall be to the District Court of the 21st Judicial District, pursuant to C.R.C.P. Rule 106(a)(4).

**GRAND JUNCTION CANNABIS LICENSING AUTHORITY
MINUTES
February 14, 2024**

I. Call to Order

The meeting was called to order at 2:00 p.m. Those present were Hearing Officer Stephanie Rubinstein, City Attorney John Shaver and Records Manager Janet Harrell. Other staff present were Cannabis Compliance Officer Travis Wright, Staff Attorney DeLayne Merritt, and Planning Supervisor Niki Galehouse.

Hearing Officer Rubinstein reviewed the hearing process and confirmed representatives were present for each item.

II. Store Opening Extension Requests

1. Colorado Greens, LLC dba The Green Horizon, 739 Horizon Drive, Unit B, Grand Junction, CO 81506, Retail Store

Request for store opening extension.

Member James Cagle was present and requested an extension due to their construction schedule.

Hearing Officer Rubinstein reviewed the staff report and asked if anyone present would like to speak regarding the extension request. There was no one.

Hearing Officer Rubinstein approved the extension request to September 24, 2024.

2. Golden Rookie, LLC, 605 Grand Avenue, Grand Junction, CO 81501, Retail Store

Request for store opening extension.

Member Alaameen Abdool was present and requested an extension of six to eight months due to filming delays of the documentary about him as a minority opening a cannabis store.

Hearing Officer Rubinstein reviewed the staff report and asked if anyone present would like to speak regarding the extension request. There was no one.

Hearing Officer Rubinstein confirmed with Mr. Abdool that a minor site plan had not been submitted to the Community Development department after their June 2023 meeting with Vicki Sanger.

Hearing Officer Rubenstein continued this item pending submission of their minor site plan to Community Development and further explanation of how the

documentary filming is pertinent to the extension request. These will help determine a more accurate time for the extension request. Mr. Abdool is to file the minor site plan within a week and contact the City Clerk's Office within two weeks to schedule a hearing date.

3. Kai Dispensary, LLC dba Kai Dispensary, 914 South Avenue, Grand Junction, CO 81501, Retail Store

Request for store opening extension.

Member Joey Coleman was present and requested a one-year extension due to Community Development processes and their anticipated construction schedule.

Hearing Officer Rubinstein reviewed the staff report and asked if anyone present would like to speak regarding the extension request. There was no one.

Hearing Officer Rubinstein approved the request (March 30, 2025).

III. Store Opening Extension Requests and Modification of Premises Applications

1. Canna Care, LLC, 2730 Highway 50, Grand Junction, CO 81503, Retail Store

Request for store opening extension.

Eliminate second level, stairs accessing second level, and sally door; add hallway/warehouse access door, and update security plan.

Member Lawrence Balerio was present and requested a three-to-five-month extension due to the proposed plan modifications and their anticipated construction schedule.

Hearing Officer Rubinstein reviewed the staff report and noted Mr. Balerio had not submitted their minor site plan to Community Development. Planning Supervisor Galehouse said the process can take three to five months. Mr. Balerio said he was not aware of that timeline.

Hearing Officer Rubinstein asked if anyone present would like to speak regarding the extension request or the modification of the premises application. There was no one.

Hearing Officer Rubinstein continued these items pending submission of the minor site plan to Community Development, which will help determine a more accurate time for the extension request.

Mr. Balerio must file the minor site plan within one week and contact the City Clerk's Office within two weeks to schedule a hearing date.

2. Western Colorado Marijuana, LLC dba The Garage, 545 Colorado Avenue, Grand Junction, CO 81501, Retail Store

Request for store opening extension.

Add access door and update security plan.

Members Craton Edwards and Mitchell Yater were present and requested a store opening extension due to their construction schedule.

Hearing Officer Rubinstein reviewed the staff report, verified the modification of premises application was in order, and asked if anyone present would like to speak regarding the extension request or the modification of premises application. There was no one.

Hearing Officer Rubinstein approved a three-month extension (June 30, 2024) and the modification of premises application.

3. Zuma B, LLC dba The Buzz, 1022 N 3rd Street, Grand Junction, CO 81501, Retail Store

Request for store opening extension.

Move drive-through window, add/remove/move interior doors, add hallway/closet, and update security plan.

Members Jack Brisbin and Diane Brisbin were present and requested an extension to March 30, 2025, due to Community Development processes and their anticipated construction schedule.

Hearing Officer Rubinstein reviewed the staff report and asked Officer Wright to explain his concerns regarding the Limited Access Area (LAA) in the middle of their floor plan. Officer Wright noted the Marijuana Enforcement Division (MED) statute regarding LAA and stated the term was poorly defined. However, he would be satisfied with the proposed modifications if the MED approves the application. Hearing Officer Rubinstein verified the modification of the premises application was in order and asked if anyone present would like to speak regarding the extension request or the modification of the premises application. There was no one.

Hearing Officer Rubinstein approved the extension request and conditionally approved the modification of premises application pending MED's approval (attached).

IV. Other Business

There was none.

V. **Adjournment**

The meeting was adjourned at 2:33 p.m.

Golden Rookie LLC
605 Grand Ave, Grand Junction, CO 81501
ATTN Alaameen Abdool

3-8-24
Show Cause Order
response
3-1-24
Submitted as
2/14 Hearing response.
Was due by 2-28-24.

Petition to file extension for Golden Rookie LLC

To the office of the authority:

After our public hearing on February 14, we have gathered the requested documentation to show evidence why Golden Rookie needs an additional 6 month extension to open its doors to commence operations. Although we expect to be operational long before that date, this grants us a safe amount of time to guarantee we are open to the public to the best of our abilities for the people of Grand Junction.

Pursuant to Section 5.13.022(e), the winners of the random selection process have an initial 12 months to commence business for their given entity. If that time frame is not possible, a 12 month extension can be granted if the Hearing Officer finds good cause to grant an extension.

We have been working diligently to commence operations, but due to the unseen delays we believe Golden Rookie clearly meets the requirements of the definition of, "good cause to grant an extension." Below are just a few of the constraints that are keeping us from opening in the initial 12 month window:

- I. Delays with METRC. We are finalizing our METRC account. Metrc, which creates tags with the RFID chips inside, is a essential to our compliance when purchasing and transporting product. We are meticulous about guaranteeing all our product meets compliance and as a result we are at the mercy of waiting for our response from METRC.
 - I. Golden Rookie has its State License, #402R-01012, and we are now being credentialed by METRC. This is actively in place and we will be able to purchase and transport products with RFID chips so that the state can track all products sold and transported by Golden Rookie. This is essential to state and city compliance.

- II. Currently working on final revisions with Officer Wright regarding our limited access areas, and the MEDs definition of a “contiguous area”. We are at the mercy of waiting on MED as well to confirm that our planned space meets the requirements of a “contiguous area”, and if not utilizing only the front room instead of multiple rooms in the dispensary.
 - I. Attached are correspondence with Officer Wright detailing our possible plan revisions. To be clear, we are not making any site plan changes, simply clarifying what the definition of “contiguous area” is with the city and MED. We believe our initial plan that the city has been working with will meet all said requirements, but if the definition of “contiguous area” does not suffice our three sales rooms, then we can move forward with the front room.
- III. Finalizing installation of security cameras and DVR equipment. Due to a supplier issues we are delayed but finishing installation, followed by scheduling an inspection with Officer Wright of the GJPD. These delays are often due to us being at the mercy of other companies and supply chain of security equipment. We anticipated the hardware and technology would be with us and installed by now, but we are currently waiting to install.
 - I. We have supplied Officer Wright with the needed documentation of the camera equipment and area coverage. An initial plan stated location of all camera equipment, but we’ve received a comment response that the plan needed to show area of coverage as well. We have since supplied that detailed documentation, and will schedule Officer Wright as soon as we have the equipment installed. We are working to ensure all compliance issues are met with GJPD and that our security plan meets all designated requirements.

Due to these factors, but not limited to, we request a 6 month extension for Golden Rookie. We appreciate the understanding of this committee that this is a new process for us and for the city, and that we are at the finish line, just requesting needed time to finish properly and offer the best experience for the people of Grand Junction.

Thank you for your understanding,
Golden Rookie LLC

Janet Harrell

From: Janet Harrell
Sent: Monday, March 11, 2024 3:06 PM
To: Stephanie Rubinstein
Cc: John Shaver; DeLayne Merritt; Amy Phillips
Subject: FW: Golden Rookie Show Cause Order
Attachments: image001.png; image002.png; image003.png; image004.png; image005.png; image006.png; image001.png; image002.png; image003.png; image004.png; image005.png; image006.png; Golden Rookie Show Cause Order 3624.pdf

Hi Stephanie,
Below is an email received today from Vicki Sanger regarding Golden Rookie.

Thank you,
Janet

Janet Harrell, CMC
Records Manager
City of Grand Junction
250 N 5th Street
O: 970-244-1509
gjcity.org | [EngageGJ](#)



From: cityclerk <cityclerk@gjcity.org>
Sent: Monday, March 11, 2024 2:10 PM
To: Debbie Kemp <debbiek@gjcity.org>; Selestina Sandoval <selestinas@gjcity.org>; Krystle Koehler <krystlek@gjcity.org>; Janet Harrell <janeth@gjcity.org>; Kerry Graves <kerrygr@gjcity.org>; Amy Phillips <amyp@gjcity.org>
Subject: FW: Golden Rookie Show Cause Order

From: Vicki Sanger <vickisanger@live.com>
Sent: Monday, March 11, 2024 2:09:35 PM (UTC-07:00) Mountain Time (US & Canada)
To: Al <alaameen.a@gmail.com>; nicole@gjcity.org <nicole@gjcity.org>
Cc: cityclerk <cityclerk@gjcity.org>
Subject: Re: Golden Rookie Show Cause Order

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Al touched base with me and indicated that we might be having a communication error in regards to the property at 605 Grand.

So I wanted to send this email off to clarify on my end in regards to the subject property.

I know that Al sought an extension of the opening of this company to allow for filming of the grand opening in connection with a tv show.

I was not at this meeting but was told there was some confusion on if the property still was in need of being remodeled . As the property owner at one time I was going to make the outside of the property look amazing for the grand opening . I scheduled a time to go to the city and find out what that would be involved on the approval process if I went ahead with those plans . They gave me the packet of what I would need to gather in order to make application to do this . The application process was quite intense and I did not continue with that process nor make application to do so outside of just meeting with the city to ask questions. A decision was made to leave the property as-is.

This property is Not going to be going through any site change at all . It will not be remodeled . And the floorplan remains the same structurally.

I then believe that Al submitted additional information in request for that extension as there are just a few items left on this project to get open if he elected to just open it and not wait on the grand opening filming . Including the security cameras . I believe that is structurally the only thing he had delay on before he is able to get his doors open.

The inside of the property is complete.

If the city did not wish to grant an extension for the reason of the show , he has instead asked for more time for him to finish the security system .

I do know the city did issue extensions to other companies that were far from finished . At that point I would ask what code the city has to make the basis of that decision. Why one wanting more time for reasons of not being done would carry more weight than other who is wanting to have an extension based on filming requirements. Why some companies would be granted an extension to finish while others were not . I would like to know if there is a written guideline that says one reason is acceptable while the other is not - or if it's completely subjective to what the city saw as just cause. Obviously the city did not feel waiting on a grand opening film project to be acceptable cause to grant an extension. And if that's the case - I would personally want to see the city code as it's written to see spelled out what is acceptable reasons or not . Does it spell out - which things are acceptable and which are not acceptable reasons ? If so , can you please direct me to where in the code it states that .

Vicki Sanger

Sent from my iPhone

On Mar 11, 2024, at 11:30 AM, Al <alaameen.a@gmail.com> wrote:

Janet Harrell

From: AI <alaameen.a@gmail.com>
Sent: Tuesday, March 26, 2024 10:55 AM
To: cityclerk; Janet Harrell
Subject: This attachment is for your review prior to tomorrow's hearing

**** - EXTERNAL SENDER. Only open links and attachments from known senders. DO NOT provide sensitive information. Check email for threats per risk training. - ****

Regarding hearing on March 27th, 2024, for Golden Rookie LLC

1. **Documentary-** At this time, I have abandoned the idea of making a store opening documentary so that I can focus on getting the store open. I was mistaken to focus on this part of my project, and I realize now my priorities need to shift to going through the proper agencies to complete this project.
2. **Community Development-** Since the Order to Show cause, I have contacted Community Development and have been in contact with them to see what, if anything, they will require for this project. After this initial correspondence, they replied asking for the original floor plans that were submitted or one that highlights the changes from that application. I returned to Community Development a copy of the original plans that I submitted with my lottery application. When I originally submitted those plans, they were hand-drawn and lacked precision and accuracy as to dimensions, placement of doors, etc. My consultant has suggested that we have a plan drawn by a professional that is exactly as the building will appear when we open.
3. **Professionals Engaged-** Realizing that I have no experience at a project like this, I have engaged a professional marijuana consulting company to help me complete this project. I have also interviewed several design firms to draw the necessary plans if Community Development needs new plans drawn. I am waiting on the results of this extension hearing request to ask the design firm to begin making the new plans. The consulting company has also told me that I will probably need to file a Modification of Premises

with both the state and Grand Junction and they are working on preparing this for me pending this hearing.

4. **Timeline to Complete Project-** There is no planned construction or changes to the building so I should be able to move this project along fairly quickly depending on the requests of Community Development. However, just in case, I would like to request a 1-year extension for my project because my consultant tells me that planning and zoning could take up to 8 months and if I need to go through the building department also, that could be an additional 1-2 months. I hope that this would be the worst-case scenario, but I want to plan for the worst. If I encounter the best-case scenario and I don't have extensive time in planning/zoning or the building department, then I expect to be opening in 2-4 months due to the probable requirement of needing a modification of premises.

I believe I have now hired the proper professionals to help me through this process and I am confident that all procedures will be followed and therefore, I would like to respectfully request a 1-year extension to open my business.

I just wanted to send this ahead of my hearing tomorrow for your convenience.

Thank you for your consideration.