



COLORADO
Department of Revenue
Marijuana Enforcement Division

Marijuana Enforcement Division Report of Changes Application

JUL 29 2024 PM 3:25

Marijuana Enforcement Division

Can You Submit One Report of Changes Application for Multiple Business Licenses?

Please note a separate application and fee is required for each application type (MOP, COTN, COL) and each legal business entity.

In an ongoing effort to streamline business efficiencies for marijuana licensees, the Marijuana Enforcement Division has updated the **Report of Changes Application (Change of Trade Name, Change of Location, Modification of Premises)** to permit a licensee to submit one application for multiple marijuana business licenses (medical or retail) operating under one legal business entity name. **It's important to note that this singular submission option applies to:**

1. Marijuana licenses operating under one legal business entity name;
2. Applications for which all the information provided equally applies to all the marijuana licenses noted in the singular application.

All Report of Changes Applications	
Does your change (of trade name, location, or modification) apply to licenses operating under one legal business entity name?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Change of Trade Name	
Is the proposed trade name the same for all licenses?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Change of Location	
Is the proposed new physical address the same for all licenses?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Modification of Premises	
Are the licenses at the exact same physical address?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Are all proposed modifications for the licenses at this address included in the "Description of Changes"?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

If you answered YES to all questions that apply to your change, you may be able to submit one Report of Changes application for all licenses affected by the change. Please note a separate application and fee is required for each application type (MOP, COTN, COL) and each legal business entity.

Please note MED staff cannot advise with certainty regarding the number of applications required for a report of changes without first initiating an investigation.

The MED will accept **complete** applications as they are submitted. Note fees for multiple application submissions may not be refundable. Further, if you submit one application that in fact requires separate application submissions, the assigned investigator will contact you and inform of the need to submit additional applications, which may delay any further review and processing of your changes.

Colorado Marijuana Enforcement Division

Report of Changes Application Instructions

APPLICATION CHECKLIST

(Please refer to fee schedule on the website — SBG.Colorado.gov/Marijuana-Enforcement)

1 Types of Changes

A separate application packet must be submitted for each license affected by the change, each type of change, and each different legal business entity. **(REFER TO PREVIOUS PAGE FOR GUIDANCE ON MULTIPLE LICENSES ON ONE APPLICATION.)** Check the appropriate box below and proceed to the next page. **INCLUDE ALL ATTACHMENTS.**

- 1) **To Change Trade Name (COTN):** Complete the COTN section on page 1. Submit a copy of the New Trade Name registration (from the Secretary of State's Office).
- 2) **To Change Location (COL):** Complete the COL section on page 2 of the application. Include any required documentation.
- 3) **To Modify Premises (MOP):** Complete page 3 of the application. Include any required documentation.

2 Upon request by the Division, an Applicant must provide additional information or documents required to process and investigate the application, within seven (7) days of the request.

NOTE: This deadline may be extended for a period of time commensurate with the scope of the request.

3 Application Submittal


Bring in or mail in application (check or money order only if mailed) and all attachments and requisite fees

Marijuana Enforcement Division
1697 Cole Blvd., Suite 200
Lakewood, CO 80401

NOTE: Incomplete applications will not be processed. Applicants must collect the incomplete application and fees (including those mailed in or delivered via courier), from the Lakewood Office prior to the end of the next business day.

Marijuana Enforcement Division Report of Changes

(Keep a copy of this application for your records)

License Number(s) (All answers must be printed legibly or typewritten)			
M153593			
1. Legal Business Name (A separate application is required for each legal business entity)			
Golden Rookie LLC			
2. Current Business Address			
605 Grand Ave			
City	Grand Junction	State	CO
		ZIP	81501
3. Primary Contact Person for Business		Primary Contact Phone Number	
Alaameen Abdool		917-434-6844	
Title			
Owner			
4. Mailing Address for Business			
605 Grand Ave			
City	Grand Junction	State	CO
		ZIP	81501
Primary Contact Email			
Alaameen.A@gmail.com			
1. Change Trade Name			
Change of Trade Name / DBA only (Attach the following supporting documents)			
<ol style="list-style-type: none"> 1. Copy of Change of Trade Name or Amendment filed with the Colorado Secretary of State 2. Copy of new Trade Name registration 			
Old Trade Name			
New Trade Name			
COTN - Oath of Applicant			
I declare under penalty of perjury in the second degree that I have read the foregoing application and all attachments thereto, and that all information therein is true, correct, and complete to the best of my knowledge.			
Printed Last Name of Owner/Principal	First Name	Full Middle Name	
Abdool	Alaameen		
Title	Date		
Owner	06/18/2024		
Signature of Owner/Principal			
		<small>Digitally signed by Alaameen Abdool DN: cn=Alaameen Abdool, email=alaameen.a@gmail.com, c=US Date: 2024.06.21 12:02:28 -0600</small>	
<small>THIS FORM MUST BE SIGNED BY THE APPLICANT</small> REQUIRED			
Pursuant to 44-10-305(4) prior to submitting an application for a license, registration or permit, the applicant needs to be aware that having a medical marijuana or retail marijuana license and working in the medical marijuana or retail marijuana industry may have adverse federal immigration consequences.			

2. Change of Location - Local Licensing conditional approval must be provided prior to MED approval. Per Rule 2-255

(Note: Licensees may not move their licensed premises until approved by state and local authorities.)

A. Address of current premises		
Address		
City	County	ZIP
B. Address of proposed new premises (Attach copy of the deed or lease that establishes possession of the premises by the licensee)		
Address		
City	County	ZIP
C. New Mailing Address if Applicable.		
Address		
City	County	ZIP
D. Attach detailed diagram of the premises and include a separate security drawing (Diagrams to be single-sided on 8.5x11 inch paper, preferably in color).		
E. Is this change of location intended to collapse a retail or medical cultivation with another? If so, please identify the license collapsing into.		
F. One complete original COL application packet + one complete copy of the same is required.		
G. Will the proposed change result in the licensed premises now being located within 1000 feet of any public or private school that meets compulsory education requirements of Colorado law, or the principal campus of any college, university or seminary? (If yes, explain in detail, describe any exemptions that apply and provide a copy of the exemption or local ordinance)		<input type="checkbox"/> Yes <input type="checkbox"/> No

COL - Oath of Applicant

I declare under penalty of perjury in the second degree that I have read the foregoing application and all attachments thereto, and that all information therein is true, correct, and complete to the best of my knowledge.

Printed Last Name of Owner/Principal	First Name	Full Middle Name
Title	Date	
Signature of Owner/Principal		

THIS FORM MUST BE SIGNED IN ADOBE ACROBAT PRO OR READER

REQUIRED

Report and Approval of Local Licensing Authority (City / County)

The foregoing application has been examined and the premises, business conducted and character of the applicant is satisfactory, and we do report that such permit, if granted, will comply with the applicable provisions of Title 44, Article 10, C.R.S., as amended. **Therefore, this application is approved. (Provide local stamp/seal on this page for proof of approval with signature).**

Printed Name of Local Licensing Rep	
Local Licensing Authority (City or County)	Date Filed With Local Authority
Title	Date
Signature of Local Licensing Representative	

THIS FORM MUST BE SIGNED IN ADOBE ACROBAT PRO OR READER

REQUIRED

3. Modification of Premises - Local Licensing conditional approval must be provided prior to MED approval. Per Rule 2-260

(Note: Licensees may not modify their licensed premises until approved by state and local authorities.)

A. Describe change proposal in detail. NOTE: "Complete remodel" or "See floor plans" will not be accepted.

This proposal includes the following changes to ensure compliance and improve functionality:

1. Widening of two doors to make them ADA compliant.
2. Adding three new doors to existing walls.
3. Removing a window down to the floor level, while retaining the header.
4. Closing off a small closet door.
5. Adding a divider wall that includes an ADA-width door.

These modifications aim to enhance accessibility and optimize the layout of the space.

B. Will the proposed change result in the licensed premises now being located within 1000 feet of any public or private school that meets compulsory education requirements of Colorado law, or the principal campus of any college, university or seminary?
 (If yes, explain in detail, describe any exemptions that apply and provide a copy of the exemption or local ordinance)

Yes No

C. Attach a diagram of the current licensed premises and a separate diagram of the proposed changes for the licensed premises including security equipment locations.


D. Attach REVISED lease, only if it was revised due to the modification.

E. Attach proof of Landlord consent for modification (This may be the revised lease).

F. For changes to Mobile Premises, attach the completed Mobile Hospitality Business Addendum D from the Marijuana Hospitality Business License application (Form DR 8565).

MOP - Oath of Applicant


I declare under penalty of perjury in the second degree that I have read the foregoing application and all attachments thereto, and that all information therein is true, correct, and complete to the best of my knowledge.

Printed Last Name of Owner/Principal Abdool	First Name Alaameen	Full Middle Name
Title Owner		Date 6/18/2024
Signature of Owner/Principal 		<small>Digitally signed by Alaameen Abdool DN: cn=Alaameen Abdool, email=alaameen.a@gmail.com, c=US Date: 2024.06.21 12:01:55 -0600</small>

REQUIRED

Report and Approval of Local Licensing Authority (City / County)

The foregoing application has been examined and the premises, business conducted and character of the applicant is satisfactory, and we do report that such permit, if granted, will comply with the applicable provisions of Title 44, Article 10, C.R.S., as amended. Therefore, this application is approved. (Provide local stamp/seal on this page for proof of approval with signature).

Printed Name of Local Licensing Rep <i>Stephanie Rubenstein</i>	
Local Licensing Authority (City or County) <i>City of Grand Junction</i>	Date Filed With Local Authority <i>7-23-24</i>
Title <i>Hearing Officer</i>	Date <i>10-31-24</i>
Signature of Local Licensing Representative 	

THIS FORM MUST BE SIGNED IN ADOBE ACROBAT PRO OR READER

REQUIRED

City of Grand Junction Cannabis Licensing Authority
Hearing Officer Stephanie Rubenstein
c/o Janet Harrell, Records Manager/Cannabis Administrator
Via email:cityclerk@gjcity.org

October 24, 2024

Dear Hearing Officer Rubenstein:

We are the owners of the property commonly known as 605 Grand Avenue, Grand Junction, CO 81501 (the "Licensed Premises").

Golden Rookie, LLC ("Licensee") is the tenant at the Licensed Premises. Licensee has asked our consent to make certain modifications to the Licensed Premises in accordance with the architectural plans attached to this letter as Exhibit 1. We approve these modifications.

We understand that the Licensed Premises is intended to be used as a licensed retail marijuana dispensary following approval by the City of Grand Junction and the Colorado Marijuana Enforcement Division.

We have previously provided our consent to this use, and reaffirm it at this time.

Licensee is performing all the work at the Licensed Premises on its own. We have not provided any financial support, materials, or any labor in connection with the proposed modifications to the Licensed Premises.

Regards

Rick Sanger



Vicki Sanger



EXHIBIT 1
Architectural Plans

(See attached.)



**REGULATED CANNABIS BUSINESS LICENSE
PROPOSED OPERATING PLAN**

(Attach Separate Sheet if Necessary)

Applicant's Legal Business Name (Entity):
Golden Rookie
Business Name (dba)
Street Address of Business: 605 Grand Ave, Grand Junction, CO 81507

FOR ALL LICENSE TYPES

Attach a statement from the landlord or owner (if owner occupied) that the following systems can or will be modified to meet the requirements of this and other codes; such as electrical systems, HVAC system, Fire Suppression system, Burglar Alarm System, Surveillance System, and/or other systems.

Name of owner or manager who will reply, within 24 hours, to the City of Grand Junction and the applicant representative's phone number and email address when premises inspection or local enforcement contact is required.

Name	Title	Phone Number	Email Address
Alaameen Abdool	Owner	917-434-6844	alaameen.a@gmail.com

Names of at least two local owners, managers or keyholders who will immediately respond to the business in the event of a safety, security or public health risk that requires an instant response.

Name	Title	Phone Number(s)
Alaameen Abdool	Owner	917-434-6844

Describe the plan for locked disposal of any cannabis product not sold to a patient or customer in a manner that protects any portion thereof from being possessed or ingested by any person or animal and in a manner that renders disposed of product unusable and unrecognizable.

All unsold or expired cannabis products will be stored in a secured, locked disposal bin located within the vault until the time of disposal. The disposal process will be conducted under the supervision of a trained staff member and will follow a detailed procedure to render the products unusable and unrecognizable. (Continued on the following page)

First, the cannabis products will be thoroughly mixed with an inert, non-consumable material such as cat litter, sand, or sawdust to ensure that the products are no longer usable. This mixture will then be placed in a sealed, non-reactive container, such as a heavy-duty plastic bag or container. The sealed containers will be disposed of in the locked trash dumpster on the premise.

The disposal process will be recorded in a log, which will include details such as the date of disposal, the type and quantity of product disposed of, and the names of the staff members involved. This log will be audited weekly to ensure compliance with state regulations.

Describe the ventilation plan of the cannabis business that identifies the ventilation system that will be used to prevent unreasonable odor of cannabis off the business premises.

The store will implement a comprehensive ventilation plan designed to effectively manage and mitigate any cannabis-related odors, ensuring that no unreasonable odors escape the premises and impact the surrounding community. The ventilation system will consist of a combination of high-efficiency particulate air (HEPA) charcoal filters, activated carbon filters, and strategically placed exhaust fans to capture and neutralize cannabis odors at the source.

The HEPA filters will be installed in the HVAC system to trap airborne particles, including any terpenes and other odor-causing compounds. Activated carbon filters, known for their ability to absorb and neutralize odors, will be placed in key areas of the dispensary, such as near the vault, packaging areas, and sales floor, where cannabis products are handled most frequently. These filters will work in conjunction with exhaust fans that will direct air through the filters and then expel it outside, ensuring that only clean, odor-free air is released.

The system will be regularly maintained and inspected to ensure optimal performance. Filters will be replaced on a routine schedule to maintain their effectiveness, and any necessary adjustments will be made based on seasonal changes or specific operational needs.

Provide a complete list and quantities of all hazardous materials regulated by federal, state or local government with authority over the business that will be used, or kept, at the cannabis business, the location of such materials and how such materials will be stored:

The only chemicals we will have on hand are cleaning supplies. There will be no hazardous materials on site.

Provide the complete square footage and construction description of the building used for the cannabis business:

The building located at 605 Grand Ave, Grand Junction, CO is on Parcel: 2945-143-55-001. It has a total square footage of 1,590 square feet. The lot size is 5,471 square feet. It previously was a residential home that was converted into a commercial space so it is comprised of wood and stucco.

Provide a description of any planned construction-related improvements at the location:

A modification of premise has been submitted to do the following interior remodel: expand front door to be up to code and replace door, add small separation wall to define the waiting room from the sales floor, remove large glass panel out of the wall in the retail space, add partition wall in hallway to separate front of house from back of house, add a door to exit point of purchase room, change hardware on vault room to be up to code, change hardware on back door to be up to code and ADA compliant. In addition we will also be painting the entire interior and will install new blinds as well as fixtures and furniture in all rooms.

Provide a description of any fire protection systems currently existing at the location including but not limited to fire sprinkler systems and fire alarm systems:

The property has been approved by the Grand Junction Fire Department for use. Due to the occupancy requirements no in ceiling fire sprinkler systems are required. The property is equipped with smoke alarms in each room. Fire hydrants are on-site meeting fire flow requirements established by NFPA fire code. All Colorado Division of Fire Prevention codes will be adopted.

From where, and through what method, will you receive your cannabis products?

There will be a variety of vendors in each category, including but not limited to: Green Dot, 710, Local Love, Sano Gardens, Bloom County, Dialed In, Single Source, Made in Xiolin, Indico, Coda, Wana, Wyld, Incredibles, Cheeba Chews, Lazer Cat, and Binske.

We will receive the deliveries through a licensed and insured courier service or from the brand directly. Only orders that have been manifested correctly will be received in.

Describe the plan for view obstruction of product from the outside of the location:

The vault room, within the building, that will store all cannabis product has no exterior window. Access to the room will be locked at all times and only authorized personnel will be allowed via electronic control systems. All other windows in the building are covered with blinds.

Describe the following site components below and attach a site plan, drawn to scale, with any additional detail necessary to provide a full scope of the proposal:

- **Proposed Outdoor Lighting Plan:**

The building will have a motion activated flood light above the back door entrance. There will also be a motion activated light on the front of the building as well as on each side of the building located near a window. Additionally the front door has a porch light that will be on during the evening. Along the pathway will be in-ground solar powered lights and the ramp in the rear will have solar lighting along the railing to ensure safety of our patrons when entering the premise in the evening.

- **Proposed Signage Plan:**

The property has a marquee sign setback from the curb that currently displays the business name. This will be the only area that we have signage.

- **Proposed Parking Plan:**

When the Lot 1 Sanger Simple Division property split was conducted parking rights were allocated to this commercial property. In addition to customer parking on the side of the building, the location does have city-metered street parking directly in front and to the side of the property.

Describe the products to be sold:

The dispensary will offer a diverse range of premium cannabis products catering to various consumer preferences. The product lineup will include high-quality concentrates, both solvent-based and solventless. Some product types will include vape cartridges, wax, shatter, rosin, and traditional hash. Edibles will also be available, offering a variety of infused options such as gummies, chocolates, popcorn, and beverages. Flower will be sold as pre-packed and deli-style, alongside pre rolls, and infused cones.

Describe other on-site service(s) to be provided:

In addition to the sale of cannabis products, the dispensary will offer personalized consultation services to educate customers about the different products and their effects. This service will include one-on-one sessions with trained budtenders who can guide customers through the selection process, ensuring they find the right product for their needs. There will also be regular workshops and events focused on cannabis education, responsible consumption, and product knowledge, helping to build a community around the store and foster customer loyalty. Additionally, the dispensary will offer an express online order pick-up service for customers who prefer a quick and convenient shopping experience.

Describe the plan for packaging cannabis at store:

Cannabis products will be packaged on-site in a dedicated, secure area within the vault, ensuring compliance with state regulations and maintaining product integrity. Pre-packed flower will be sealed in child-resistant, tamper-evident packaging with clear labeling indicating strain, weight, potency, and other required information. For deli-style flower, the selected amount will be weighed and packaged in front of the customer, with the same rigorous labeling standards applied. Concentrates and edibles will be stored in similar secure, compliant packaging, with a focus on maintaining freshness and potency. All packaging will emphasize safety, discretion, and compliance with Colorado's cannabis packaging regulations.

Describe your plan to check and card the people who enter your business:

To ensure that only eligible customers enter the dispensary, a rigorous ID-checking procedure will be implemented at the entrance. Every customer will be required to present a valid, government-issued identification card to verify that they are 21 years of age or older. A trained security staff member will be stationed at the entrance to check IDs and control access to the store. This initial verification will prevent underage individuals from entering the premises. The process will be repeated at the point of sale, where the budtender will re-verify the customer's ID before completing any transaction, ensuring full compliance with state regulations.

Identify the ID scanner to be used in conjunction with the above customer carding plan:

The dispensary will utilize the IDScan.net ID scanner system, through the IDware Falcon Tablet. This system will quickly and accurately read various forms of identification, including driver's licenses, state-issued IDs, and passports. The IDScan.net system is designed to detect fake IDs, adding an additional layer of security to the carding process.

Describe your plan for ensuring that no amount over the legal weight limit is sold to customers:

To ensure strict compliance with state-mandated purchase limits, the dispensary will implement a multi-tiered system of checks at the point of sale. The POS system will be programmed to automatically track the weight of all cannabis products in a customer's cart and flag any transactions that exceed the legal limit. Each budtender will be trained to monitor the weight of products during the checkout process and will be required to confirm the total weight before finalizing the sale. Additionally, the system will prevent the transaction from proceeding if the total weight exceeds the allowed limit, ensuring that no customer inadvertently or intentionally purchases more than what is legally permitted. Nightly audits will be conducted to ensure compliance and identify any discrepancies.

Golden Rookie Security Plan

Golden Rookie LLC is fully committed to adhering to all requirements set forth in the Colorado Marijuana Code, ensuring the highest standards of compliance and safety.

The dispensary benefits from the direct oversight of Alaameen Abdool, the owner, who resides at the adjacent property at 322 N 6th Street. With a military background and experience with the NYPD, Mr. Abdool brings a unique and invaluable perspective to the security operations of the business.

The dispensary located at 605 Grand Avenue is outfitted with state-of-the-art security measures, including comprehensive video and audio surveillance systems covering every room. The facility will maintain 24-hour surveillance with recordings stored securely for 40 days, utilizing cloud-based storage for on-demand access and redundancy.

A separate, windowless, locked room (the vault) within the facility will be designated for the secure storage of cannabis products. The safe that will store the cash and other valuables, will be in the locked office with surveillance. Only the manager and owner will have access to the office and they will be the only two with the code to the safe.

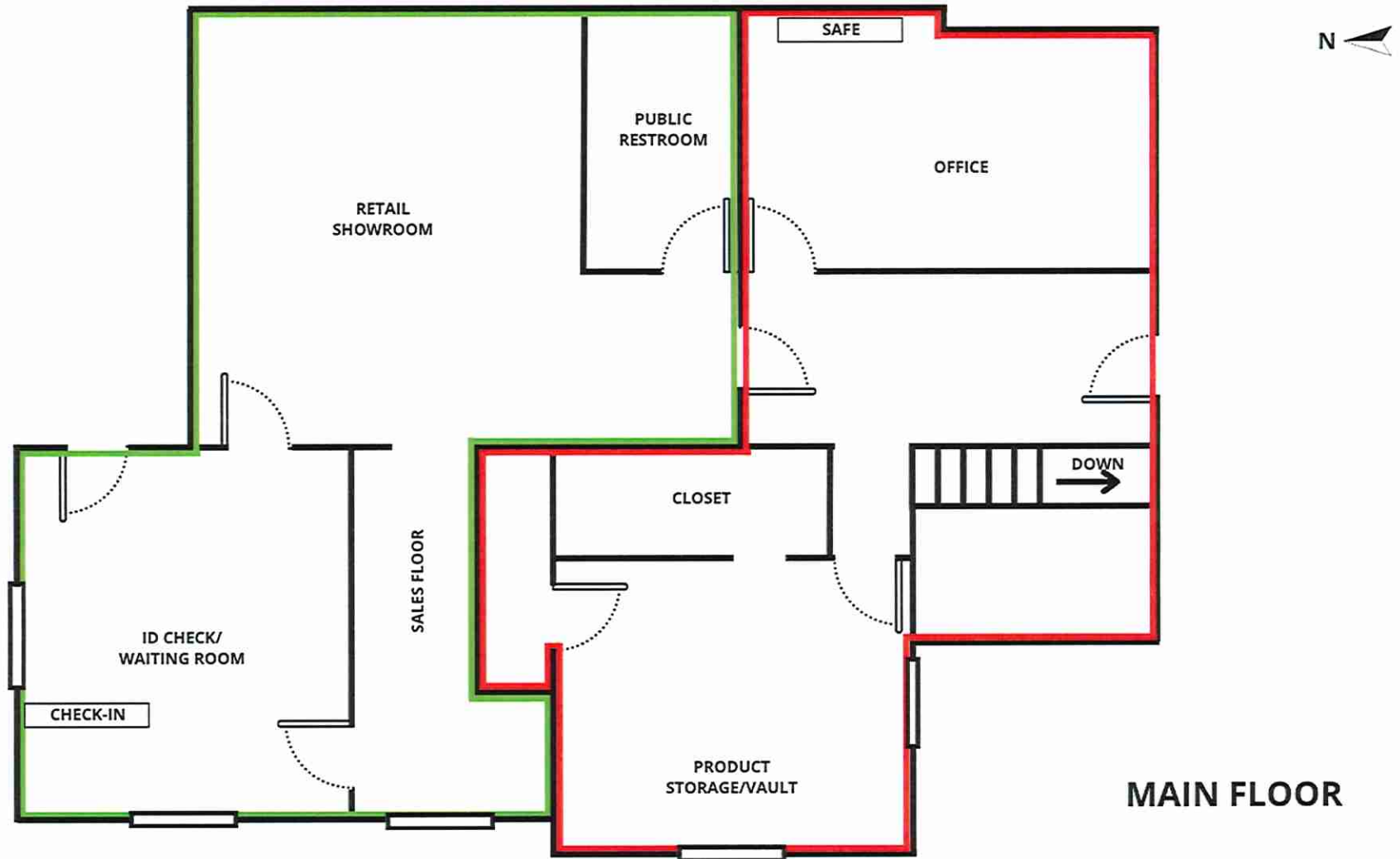
The alarm system, monitored continuously by a professional security company hired by Golden Rookie LLC, provides an additional layer of protection, operating 24 hours a day, 7 days a week.

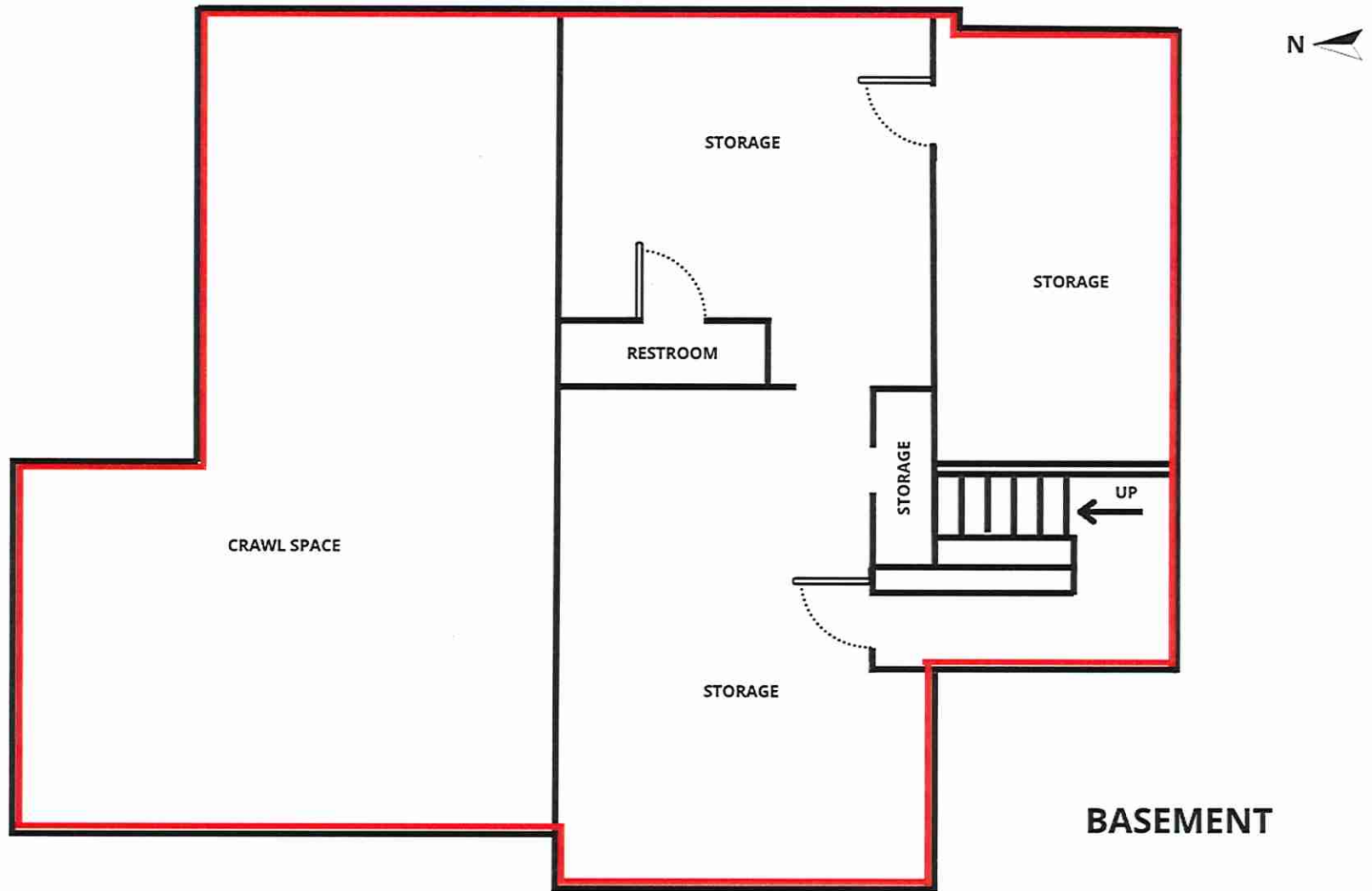
Outdoor security is also a priority with motion detector lights and after-hours motion detection video on the entire perimeter of the building.

Clear signage and robust security protocols will ensure that no cannabis consumption occurs on the premises, maintaining compliance and community standards.

Access to designated limited-access areas will be tightly controlled, with entry restricted to authorized personnel only, using key code access. The dispensary's theft prevention strategy is bolstered by continuous video surveillance, detailed shift logs, and the use of advanced inventory tracking software (Metric) to ensure accurate monitoring of all cannabis products.

All customers entering the facility will be required to present valid identification, adhering to a rigorous two-point ID checkpoint system. The customer's ID will be scanned at the front entrance with an ID scanner and then will be required again at the point of purchase. This process will ensure that only eligible individuals gain access to the dispensary, further enhancing the security and compliance of the operation.





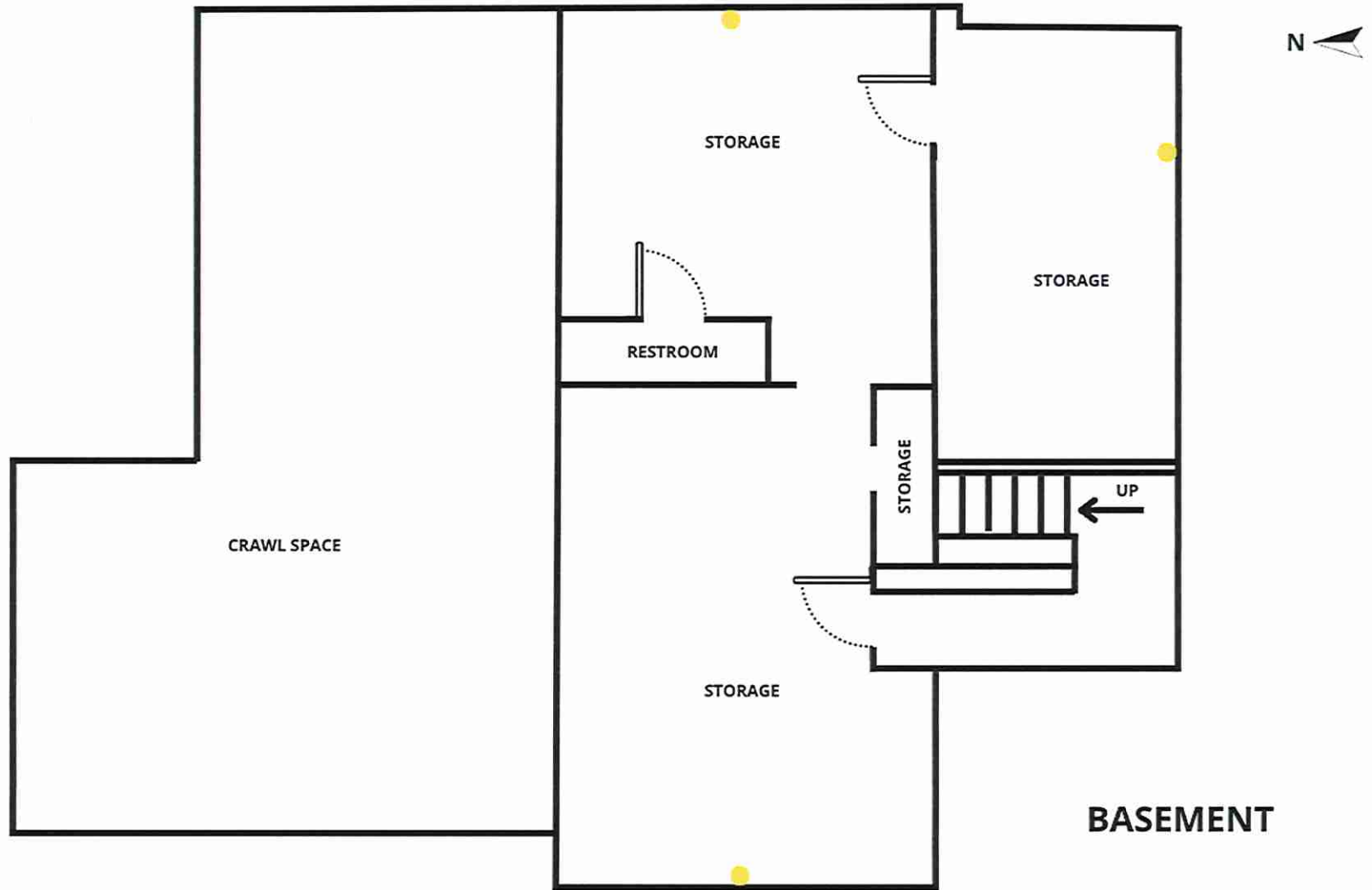
TOTAL FACILITY ALARM SYSTEM
10 MOTION SENSOR
4 GLASS BREAK
9 DOOR/WINDOW SENSOR
7 PANIC BUTTONS
1 KEYPAD



LEGEND	
● KEYPAD	Z ZONE LOCATION
● MOTION SENSOR	■ POS
● GLASS BREAK	
● DOOR/WINDOW SENSOR	
● PANIC BUTTON	

GOLDEN ROOKIE LLC
License Number: 402R-01012
605 Grand Ave
Grand Junction, Colorado 81501

SECURITY - ALARM FLOOR PLAN (2 OF 2)
STRAT-AEGIST INC.
(720) 893-7101
HELLO@STRAT-AEGIST.COM



LEGEND	
● KEYPAD	Z ZONE LOCATION
● MOTION SENSOR	■ POS
● GLASS BREAK	
● DOOR/WINDOW SENSOR	
● PANIC BUTTON	

MAIN FLOOR

25 TOTAL CAMERAS
 7 EXTERIOR CAMERAS
 18 INTERIOR CAMERAS

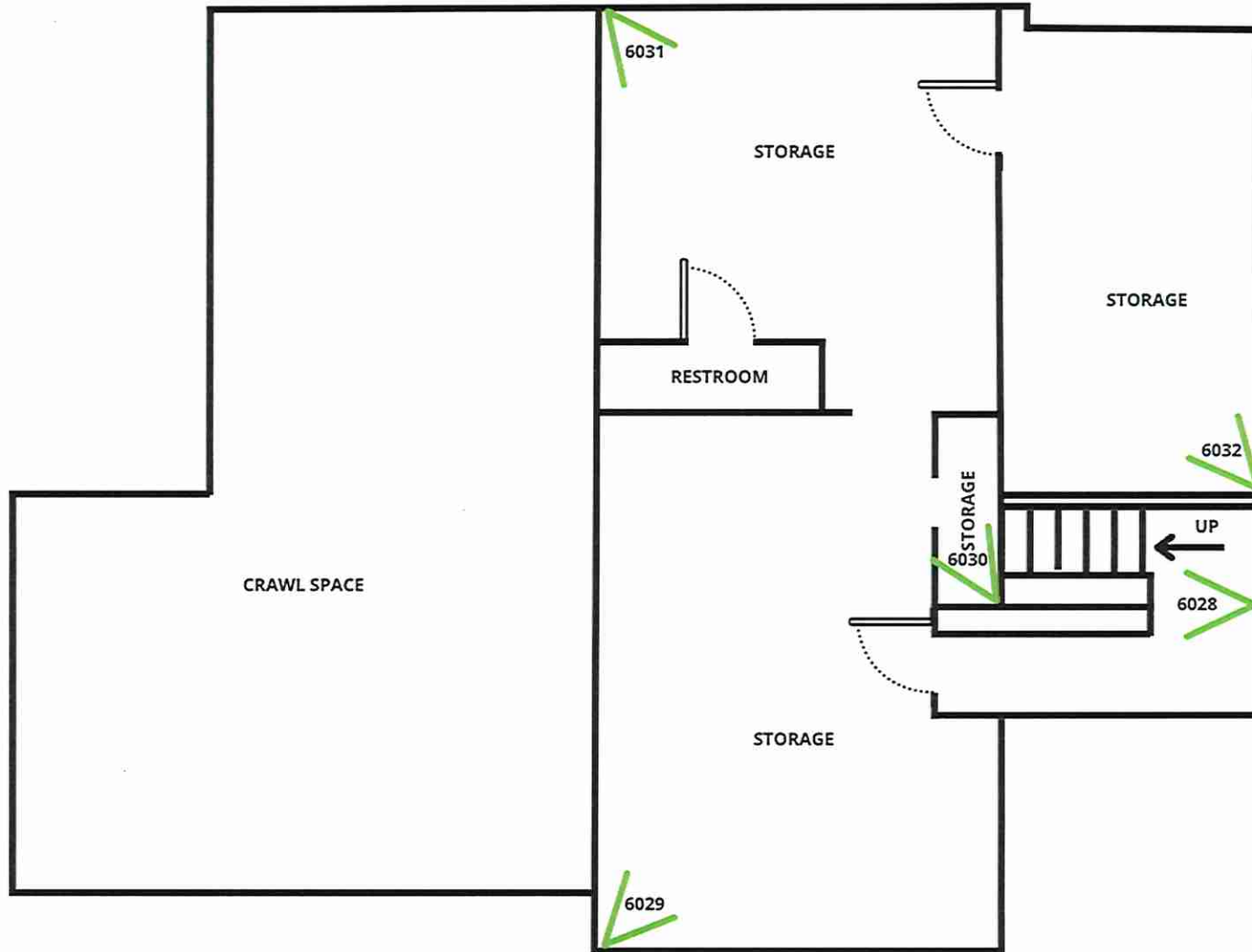


LEGEND			
	108° CAMERA		180 CAMERA
	360 CAMERA		DOWNSHOT
	SECURITY MONITOR		POS
	ON-SITE NVR & SECURITY EQUIPMENT		



BASEMENT

5 TOTAL CAMERAS
0 EXTERIOR CAMERAS
5 INTERIOR CAMERAS



LEGEND			
	CAMERA		180 CAMERA
	360 CAMERA		DOWNSHOT
	SECURITY MONITOR		POS
	ON-SITE NVR & SECURITY EQUIPMENT		

TOTAL FACILITY CAMERAS

30 TOTAL CAMERAS
7 EXTERIOR CAMERAS
23 INTERIOR CAMERAS

MAIN FLOOR

25 TOTAL CAMERAS
7 EXTERIOR CAMERAS
18 INTERIOR CAMERAS

BASEMENT

5 TOTAL CAMERAS
0 EXTERIOR CAMERAS
5 INTERIOR CAMERAS

EXTERIOR CAMERAS

CAMERA NUMBER AND NAME	LOCATION
6001 - FRONT ENTRANCE EXTERIOR	MAIN FLOOR
6002 - EAST EXTERIOR 180	MAIN FLOOR
6003 - EMPLOYEE ENTRANCE EXTERIOR	MAIN FLOOR
6004 - SOUTHWEST EXTERIOR	MAIN FLOOR
6005 - WEST EXTERIOR 180	MAIN FLOOR
6006 - NORTH EXTERIOR	MAIN FLOOR
6007 - FRONT ENTRANCE CUSTOMER PROFILE	MAIN FLOOR

INTERIOR CAMERAS

CAMERA NUMBER AND NAME	LOCATION
6010 - FRONT ENTRANCE INTERIOR	MAIN FLOOR
6011 - CHECK-IN 360	MAIN FLOOR
6012 - RETAIL SHOWROOM 360	MAIN FLOOR
6013 - RETAIL SHOWROOM 1	MAIN FLOOR
6014 - RETAIL SHOWROOM 2	MAIN FLOOR
6015 - RETAIL SHOWROOM 3	MAIN FLOOR
6016 - EMPLOYEE ENTRANCE INTERIOR	MAIN FLOOR
6017 - SECURITY EQUIPMENT	MAIN FLOOR
6018 - OFFICE 360	MAIN FLOOR
6019 - PRODUCT STORAGE 1	MAIN FLOOR
6020 - PRODUCT STORAGE 360	MAIN FLOOR
6021 - PRODUCT STORAGE 2	MAIN FLOOR
6022 - STORAGE CLOSET	MAIN FLOOR
6023 - SALES FLOOR OVERVIEW 1	MAIN FLOOR
6024 - POS DOWNSHOT	MAIN FLOOR
6025 - POS DOWNSHOT	MAIN FLOOR
6026 - POS DOWNSHOT	MAIN FLOOR
6027 - SALES FLOOR OVERVIEW 2	MAIN FLOOR
6028 - STAIRWELL	BASEMENT
6029 - BASEMENT STORAGE 1	BASEMENT
6030 - STORAGE CLOSET	BASEMENT
6031 - BASEMENT STORAGE 2	BASEMENT
6032 - BASEMENT STORAGE 3	BASEMENT





STRAT-AEGIST
INTEGRATED SOLUTIONS

Security & Surveillance Plan

Golden Rookie - GRAND JUNCTION -

SECURITY & SURVEILLANCE PLAN

LOCATION

Golden Rookie LLC
605 Grand Ave
Grand Junction, CO 81501

THIS SECURITY & SURVEILLANCE PLAN IS BASED OFF OF THE FOLLOWING RULES, REGULATIONS AND ORDINANCES:

- Permanent Colorado MED Regulated Marijuana Rules
 - o Section 3-220 – Security Alarm Systems & Lock Standards
 - o Section 3-225 – Video Surveillance
- Grand Junction City Ordinance No. 5064; Title 5, Chapter 13 – Regulated Cannabis

STRAT-AEGIST INC. | DENVER, COLORADO | 720-893-7101

WWW.STRAT-AEGIST.COM

Updated: October 30, 2024



STRAT-AEGIST
INTEGRATED SOLUTIONS

Security & Surveillance Plan

3-220 (A): Security Alarm System Minimum Requirements

Golden Rookie LLC has contracted with Strat-aegist, Inc. for the design, configuration, installation, and maintenance of the facility's Security Alarm System. This system is specifically designed to meet or exceed requirements set by the Colorado Marijuana Enforcement Division (MED) and the Grand Junction Municipal Code (GJMC), ensuring comprehensive protection for all perimeter and entry points within the facility.

(1): Perimeter Entry Points and Windows

The Security Alarm System includes intrusion detection sensors on all perimeter doors and windows. This configuration ensures that any unauthorized access or attempted entry triggers the alarm system immediately.

(2): 24/7 Professional Monitoring Service

Strat-aegist provides continuous 24-hour monitoring through its UL Listed facilities strategically located throughout North America. In the event of an alarm trigger, the monitoring service will immediately alert local law enforcement and designated Golden Rookie LLC personnel to ensure a rapid response to any security breach, in compliance with state regulations.

(3): Security Alarm Records and Contracts

Up-to-date and accurate records are maintained on-site for all alarm systems. These records include:

- The layout and operational specifics of each security alarm system,
- A schematic of security zones throughout the facility,
- The name and contact information of Strat-aegist as both the installation and monitoring company.

This information is readily accessible in the facility's Security & Surveillance Compliance Binder, ensuring compliance with Rule 3-905 and state standards for comprehensive business records.

(4): Information Access for Law Enforcement

All alarm system records, monitoring details, and alarm activity data are available to authorized agents of the Division, local licensing authorities, and law enforcement as needed.

(5): Outdoor or Greenhouse Security Requirements

Golden Rookie LLC does not currently operate an outdoor or greenhouse facility at this location.

GJMC 5.13.029(1)(b): Panic Alarms at Point-of-Sale Locations

Panic alarms are installed at each point-of-sale (POS) location, allowing staff to quickly and discreetly signal for assistance during emergencies. Integrated with the primary alarm system, these panic devices ensure an immediate response by the monitoring center and local law enforcement, aligning with GJMC security requirements for customer-facing areas.

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Updated: October 30, 2024



STRAT-AEGIST
INTEGRATED SOLUTIONS

Security & Surveillance Plan

3-225 (A): Video Surveillance Minimum Requirements

Golden Rookie LLC has contracted with Strat-aegist, Inc. for the design, configuration, installation, and maintenance of the facility's Video Surveillance System. This system is specifically configured to meet or exceed requirements set by the Colorado Marijuana Enforcement Division (MED) and the Grand Junction Municipal Code (GJMC), ensuring comprehensive security across all areas where cannabis is handled, stored, or accessed.

(1): Fully Operational Video Surveillance System

The fully operational digital video system records in digital format, fulfilling all specifications outlined by MED and ensuring high-definition, continuous monitoring of the premises.

(2): Secure Storage of Video Surveillance Records

All video surveillance records and recordings are securely stored on-site in the facility's Security & Surveillance Compliance located in the locked security cabinet. This secure storage aligns with state and local requirements for restricted access to surveillance data.

(3): Video Surveillance Access for Regulatory Authorities

Golden Rookie LLC provides video surveillance records to the Division, Local Licensing Authority, or any state or local law enforcement agency upon request, ensuring compliance with Colorado's Marijuana Code and GJMC.

(4): Confidentiality of Point-of-Sale Surveillance

All surveillance footage of point-of-sale (POS) areas is maintained in strict confidence, accessible only by authorized personnel. However, these records can be shared with state and local regulatory authorities for investigative or law enforcement purposes, as authorized by current regulations.

GJMC 5.13.029(1)(a): Comprehensive Surveillance Coverage

The surveillance system is configured to monitor and record all areas of the premises, except restrooms, to comply with local code requirements. This includes high-definition camera coverage for areas where persons may gain or attempt to gain access to cannabis or cash, supporting both security and regulatory adherence for adequate footage review for compliance or incident response as needed.

3-225 (B): Video Surveillance Equipment

(1): Required Surveillance Equipment

The video surveillance system includes digital video recorders, high-definition cameras meeting MED recording requirements, video monitors, digital archiving devices, and access to a color printer capable of producing still photos.

(2): Failure Notification System

The video surveillance system is equipped with a failure notification system that provides prompt alerts to Strat-aegist, Inc. personnel if there is any prolonged interruption or complete failure of the surveillance system.

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Security & Surveillance Plan

(3): Equipment Maintenance and Playback Quality

Strat-aegist has implemented a comprehensive predictive and preventative maintenance for aid in ensuring that all surveillance equipment functions properly and is maintained to produce high-quality playback suitable for viewing. This includes regular checks and maintenance.

(4): Battery Backup for Power Outages

The surveillance equipment is supported by a battery backup that provides at least two hours of recording in the event of a power outage. Golden Rookie LLC will notify the Division of any video surveillance outage extending beyond four hours, as required by state regulations.

GJMC 5.13.029(1)(a): Equipment Reliability and Documentation

In compliance with GJMC, all video surveillance equipment is subject to regular functionality tests and maintenance. Maintenance logs are kept on-site within the facility's compliance binder, available for inspection by regulatory authorities.

3-225 (C): Placement of Cameras and Required Camera Coverage

(1): Coverage of Restricted and Limited Access Areas

All Restricted and Limited Access Areas are monitored by high-definition cameras. These cameras are placed to capture a comprehensive view of activities within these areas.

(2): Ingress and Egress Camera Placement

Cameras are positioned to monitor activity occurring within 20 feet of all ingress and egress points, allowing for the clear and certain identification of individuals entering or exiting the facility.

(3): Point-of-Sale (POS) Facial Identification

At each point-of-sale location, camera coverage is configured to capture clear facial images of customers and employees.

(4): Interior and Exterior Vantage Points for All Entrances and Exits

All entrances and exits are recorded from both indoor and outdoor vantage points. This dual perspective supports thorough monitoring of all facility access points.

(5): Lighting Conditions Adaptability

The video surveillance system is capable of recording all designated surveillance areas under various lighting conditions. For areas with fluctuating lighting, the system ensures constant illumination of entry points, meeting requirements for full visibility and recording integrity.

(6): Surveillance in Cannabis Handling and Storage Areas

Cameras are positioned in all areas where cannabis is stored, or processed. These cameras face primary entry doors and are positioned to provide an unobstructed view of activities, ensuring no visual obstructions from fixtures or equipment.

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Security & Surveillance Plan

(7): Monitoring of Weighing, Packaging, and Transport Areas

Cameras are also located at each area where cannabis is weighed, packaged, tagged, or prepared for transport.

(8): Access Points to Secured Surveillance Recording Area

At least one camera is dedicated to monitoring access points leading to the secured surveillance recording area.

(9): Outdoor Cultivation Compliance (If Applicable)

Golden Rookie LLC does not currently operate an outdoor or greenhouse facility at this location.

GJMC 5.13.029(1)(a): Full Coverage of All Accessible Areas

The layout ensures that every area within the premises, excluding restrooms, is visible to surveillance. This includes all spaces where individuals may attempt access to cannabis or cash.

3-225 (D): Location and Maintenance of Surveillance Equipment

(1): Surveillance Room as a Limited Access Area

The designated room for housing surveillance equipment is secured surveillance equipment cabinet that is classified as a Limited Access Area. This cabinet is to remain locked with restricted to authorized personnel only.

(2): Secure Housing of Surveillance Equipment

All surveillance recording equipment is located within a locked and secured surveillance equipment cabinet. Access to this cabinet is limited to authorized employees, agents of the Division, local licensing authorities, state or local law enforcement agencies for purposes authorized by the Marijuana Code, and approved service personnel or contractors.

(3): Maintenance and Access Logs

A current list of all authorized employees and service personnel who have access to the surveillance system and/or the surveillance room is maintained in the compliance binder. Additionally, a surveillance equipment maintenance activity log is maintained within the binder to record service activities, including the identity of individuals performing service, dates, times, and reasons for service.

(4): Off-Site Monitoring and Storage Standards

All off-site monitoring and recording location will meet or exceeds all on-site monitoring standards, as stipulated.

(5): Separate Surveillance Room for Shared or Common Facilities

This section is not applicable for this Golden Rookie LLC location.

(6): Central Surveillance Room for Combined Medical and Retail Marijuana Facilities

This section is not applicable for this Golden Rookie LLC location.

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Security & Surveillance Plan

GJMC 5.13.029(1)(a): Accessibility of Surveillance and Maintenance Logs

In compliance with GJMC requirements, Golden Rookie LLC's surveillance room and maintenance records are available for inspection by local law enforcement and licensing authorities.

3-225 (D): Location and Maintenance of Surveillance Equipment

(1): Continuous Recording in Limited Access Areas

All camera views of Limited Access Areas will use a combination of continuously and motion-based recording, to monitor the activities and to sufficiently recorded those activities.

(2): 40-Day Retention and Secure Format (MED and GJMC 5.13.029(1)(a))

Surveillance recordings are retained for a minimum of 40 days in a format that is easily accessible and secure, ensuring the footage is legitimate and unaltered. This retention period exceeds the 30-day minimum required by MED and aligns with Grand Junction's 40-day local retention requirement.

(3): Color Still Photograph Capability

The system has the capability to produce a color still photograph from any camera image, either live or recorded, as required by MED for verification and identification purposes.

(4): Embedded Date and Time Stamps

All recordings include an embedded date and time that does not significantly obscure the image, synchronized with the point-of-sale (POS) system to ensure accurate and verifiable time stamping, as per MED regulations.

(5): Synchronization with U.S. Official Time

The system is configured to synchronize with the official U.S. time as established by the National Institute of Standards and Technology and the U.S. Naval Observatory, meeting MED compliance standards for reliable timekeeping.

(6): Erasure and Destruction Policy After Retention Period

After the 40-day retention period, recordings are securely erased or destroyed unless pending investigations or legal proceedings necessitate further retention. This policy aligns with MED and GJMC requirements for handling video data, particularly during business transfers or facility sales.

3-225 (D): Location and Maintenance of Surveillance Equipment

(1): Surveillance System Documentation

The following records are retained on-site for review by authorized personnel:

- A detailed map of all camera locations, directions of coverage, and camera numbers,
- A log documenting surveillance equipment maintenance activity,
- A current user authorization list, indicating individuals with access to the surveillance system,
- Operating instructions for the surveillance equipment.

(2): Chronological Point-of-Sale Transaction Log

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Security & Surveillance Plan

A chronological log of all point-of-sale (POS) transactions can be provided upon request.

GJMC Compliance for Surveillance Records

Per GJMC 5.13.029(1)(a), all relevant surveillance records are kept on-site for easy access by regulatory and law enforcement authorities, ensuring adherence to both state and local standards.

Grand Junction Municipal Code (GJMC) 5.13.029 Security requirements.

(a) This security plan includes equipment that is in good working order, monitored, and secured 24 hours per day.

(1): Comprehensive Surveillance Coverage (GJMC 5.13.029(1)(a)): The video surveillance system provides continuous monitoring of all areas where cannabis and cash are handled, stored, or accessed. This includes both interior and exterior vantage points at every entry and exit point, as well as Limited Access Areas and point-of-sale (POS) stations. Coverage will meet or exceed with MED Rule 3-225(C), which mandates camera coverage of secure access points, POS locations, and entrances/exits.

(2): Panic Alarms at Point-of-Sale Locations (GJMC 5.13.029(1)(b)): The Security Alarm System installed includes panic alarms at each POS station, allowing staff to discreetly signal for assistance in emergencies. In addition, there are panic buttons available in the vault, office, employee entrance and check-in area. These alarms are fully integrated with the facility's primary security system, which is monitored 24/7. The installation aligns with MED Rule 3-220, which specifies alarm requirements.

(3): Surveillance Record Accessibility (GJMC Compliance with MED Rule 3-225(F)): All surveillance records related to camera locations, directions of coverage, surveillance equipment maintenance logs, and user authorization lists are maintained on-site with the Security & Surveillance Compliance Binder. These records are readily available for review by GJMC licensing authorities and local law enforcement as required. This practice aligns with MED Rule 3-225(F), which mandates that surveillance system records be kept on the Licensed Premises for easy accessibility and inspection.

(4): Extended Video Retention Requirement: All surveillance footage is maintained for a minimum of 40 days, exceeding the MED minimum requirement of 30 days as outlined in Rule 3-225(E)(2).

(5): Synchronization with U.S. Official Time Standard: The time and date for each security system is configured to synchronize with the official U.S. time established by the National Institute of Standards and Technology and the U.S. Naval Observatory. This synchronization ensures accurate and reliable timestamping on all recorded footage, as required by both MED Rule 3-225(E)(5) and GJMC standards for timestamp accuracy in security footage.

(b) This security plan has been developed to meet and/or exceed the requirements of the Grand Junction Municipal Code (GJMC) 5.13.029(b) .

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Security & Surveillance Plan

(1): Prevention of Unauthorized Access: This plan prevents unauthorized individuals from entering Limited Access Areas by implementing a multi-layered security system that includes an alarm system, surveillance system, access control system, including commercial-grade locks and surveillance monitoring on all entry points, as well as restricted access to employees with appropriate clearance. This setup complies with MED Rule 3-220.

(2): Prevention of Theft and Diversion of Cannabis: The facility maintains stringent measures to prevent theft or the diversion of cannabis, which include storing all cannabis products in a secure, locked room accessible only to authorized personnel. During non-operational hours, all cannabis products and cash are stored in safes or vaults securely attached to the building structure, in compliance with both GJMC requirements and MED standards under Rule 3-225(D). Surveillance covers all areas where cannabis is handled, stored, or accessed, reducing the risk of theft and diversion.

(3): Secure Environment for Cannabis Operations: A secure operational environment is ensured by monitoring all cannabis handling, storage, and POS locations with high-definition surveillance cameras, which are actively monitored and recorded 24/7. The system is designed to capture clear images of individuals and activities in all Restricted and Limited Access Areas, aligning with MED Rule 3-225(A). Additionally, the facility includes panic alarms throughout the facility to ensure a rapid response in emergencies, meeting both local and state standards for cannabis facility security.

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Security & Surveillance Plan

REGULATED CANNABIS BUSINESS LICENSE FLOOR PLAN AND SECURITY DIAGRAM CHECKLIST

- The facility has **1,175** total square feet of proposed licensed premise.
- The principal uses of the floor area labeled on the floor plan, including, but not limited to, the areas where patients, non-patients, general public, employees only will be permitted, private consultation rooms, business office location, cannabis storage areas, stairs, retail area and points of sale.
- Location of storage areas for toxic, flammable, or other materials and chemicals N/A
- Location of checkpoints where photo IDs and medical marijuana patient cards will be checked <7> & <4> x5
- All interior walls and doors, noted when locked
- Ventilation capabilities and room locations
- Means of securing ventilation apparatus that passes through to the outside
- Areas where any services, other than the distribution of marijuana, are proposed to occur on the licensed premises
- The separation of the areas that are open to persons who are not patients from those areas open to patients or separation of the areas that are open to the general public
- Front and back premise exterior lighting of licensed premises
- All exterior entrances and exits, noted when locked <all exterior doors and internal security doors lock automatically)
- All exterior windows, skylights and roof hatches and means of security <5>; Exterior Windows will be fortified by the Opaque Security Shutter that will be closed during non-business hours. No skylights or roof hatches.
- All alarm activation points
- All interior doors, noted if locked and if any special film applied for security or to view obstruction. Exterior windows have security film, as well as check-in window.
- Location of all emergency lighting that is part of the security system and areas of illumination
- Location of exterior front and back lights that illuminate outside entrances and exits <6> x7
- Location of security cameras, motion detectors, security system computer, recording devices (DVR), and other security system components, and the view area covered by each component

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- Location of safe used for overnight storage of receipts and products, and which lists the manner used to affix the safe to the structure of premise building
- Location of Fire Riser room (N/A)
- Location of Fire Alarm Panel and Annunciator Panel (we have included heat/smoke detectors)



COLORADO
Department of Revenue
Marijuana Enforcement Division
1697 Cole Blvd., Suite 200
Lakewood, CO 80401

July 8, 2024

GOLDEN ROOKIE LLC
Retail Marijuana Store
402R-01012

Physical Address: 605 Grand Avenue
Grand Junction, CO 81501

Mailing Address: 322 North 6th Street, Apartment 2
Grand Junction, CO 81501

Dear GOLDEN ROOKIE LLC

The purpose of this correspondence is to inform you that your requested Modification of Premises (MOP) application submitted on June 21, 2024, was approved by the Marijuana Enforcement Division (MED) on July 8, 2024, based solely upon the information and/or documentation submitted. The MED Field Enforcement Section may conduct an inspection of the licensed premises to confirm and verify the information contained in the MOP application at a later date.

Sincerely,

Dominique Mendiola
Senior Director

Report of Changes - Can You Submit One Application?

Can You Submit One **Report of Changes** Application for Multiple Business Licenses?

Please note a separate application and fee is required for each application type (MOP, COTN, COL).

In an ongoing effort to streamline business efficiencies for marijuana licensees, the Marijuana Enforcement Division has updated the Report of Changes Application (Change of Trade Name, Change of Location, Modification of Premises) to permit a licensee to submit one application for multiple marijuana business licenses (medical or retail) operating under one legal business entity name. It's important to note that this singular submission option applies to:

1. Marijuana licenses operating under one legal business entity name;
2. Applications for which all the information provided equally applies to all the marijuana licenses noted in the singular application.

All Report of Changes Applications

Does your change (of trade name, location, or modification) apply to licenses operating under one legal business entity name?

Yes/No : Yes

Change of Trade Name

Is the proposed trade name the same for all licenses?

Yes/No : N/A

Change of Location

Is the proposed new physical address the same for all licenses?

Yes/No : N/A

Modification of Premises

Are the licenses at the exact same physical address?

Yes/No : Yes

Are all proposed modifications for the licenses at this address included in the "Description of Changes"?

Yes/No : Yes

If you answered YES to all questions that apply to your change, you may be able to submit one Report of Changes application for all licenses affected by the change.

Please note MED staff cannot advise with certainty regarding the number of applications required for a report of changes without first initiating an investigation.

The MED will accept **complete** applications as they are submitted.

Note: fees for multiple application submissions may not be refundable. Further, if you submit one application that in fact requires separate application submissions, the assigned investigator will contact you and inform of the need to submit additional applications, which may delay any further review and processing of your changes.

Report of Changes Application Instructions

Colorado Marijuana Enforcement Division - Report of Changes Application Instructions

APPLICATION CHECKLIST (Please refer to fee schedule on the website - [Here](#))

Types of Changes

(refer to previous page for guidance on multiple licenses on one application)

A separate application packet must be submitted for each license affected by the change. INCLUDE ALL ATTACHMENTS.

- 1) **To Change Trade Name (COTN):** Complete the COTN section. Submit a copy of the New Trade Name registration (from the Secretary of State's Office).
- 2) **To Change Location (COL):** Complete the COL section. Include any required documentation.
- 3) **To Modify Premises (MOP):** Complete the MOP section of the application. Include any required documentation.

Business Information

Pursuant to section 44-10-305(4) C.R.S., prior to submitting an application for a license, registration or permit, the applicant needs to be aware that having a medical marijuana or retail marijuana license and working in the medical marijuana or retail marijuana industry may have adverse federal immigration consequences.

Type of Change Applying for : Modification of Premises

Medical or Retail : Retail

License Type : Retail Marijuana Store

License Number : 402R-01012

List additional license numbers affected by this change.

License Number(s) :

License Expiration Date : 08/21/2024

Legal Business Name : GOLDEN ROOKIE LLC

Current Business Address : 605 Grand Avenue

City : Grand Junction

State : Colorado - CO

Zip : 81501

County : Mesa

Country : United States

Mailing Address for Business

Mailing Address for Business : 322 North 6th Street, Apartment 2

City : Grand Junction

County : Mesa

State : Colorado - CO

Zip Code : 81501

Country : United States

Primary Business Contact Person : Alaameen Abdool

Primary Contact Phone Number : (917) 434-6844

Primary Contact Email : alaameen.a@gmail.com

Title : Owner

Modification of Premises

Modification of Premises - Local Licensing conditional approval must be provided prior to MED approval, per Rule 2-260.

(Note: Licensees may NOT modify their licensed premises until approved by state and local authorities.)

A. Describe change proposal in detail. NOTE: "Complete remodel" or "See floor plans" will not be accepted.

Description (or upload a document of the written description) : This proposal includes the following changes to ensure compliance and improve functionality: 1. Widening of two doors to make them ADA compliant. 2. Adding three new doors to existing walls. 3. Removing a window down to the floor level, while retaining the header. 4. Closing off a small closet door. 5. Adding a divider wall that includes an ADA-width door. These modifications aim to enhance accessibility and optimize the layout of the space.

Upload written documentation of description of changes to be made, if not described above.

MOPdescriptionofchg:

B. Will the proposed change result in the licensed premises now being located within 1000 feet of any public or private school that meets compulsory education requirements of Colorado law, or the principal campus of any college, university or seminary?

Yes/No : No

C. Attach a diagram of the current licensed premises AND a separate diagram of the proposed changes for the licensed premises including security equipment locations (.HEIC file extensions NOT supported).

Diagramofpremises:

Floor Plan.jpg

Golden Rookie Modification of Premise.pdf

Golden Rookie-Survey-1 - Floor Plan.pdf

D. Attach REVISED lease, only if it was revised due to the modification (.HEIC file extensions NOT supported).

Revisedlease:

E. Attach proof of Landlord consent for modification. (This may be the revised lease) (.HEIC file extensions NOT supported).

Prooflandlordconsent:

Owner Consent.jpg

I declare under penalty of perjury in the second degree that I have read the foregoing application and all attachments thereto, and that all information therein is true, correct, and complete to the best of my knowledge. By selecting the "I Affirm and Accept" button, I acknowledge that I am signing this document electronically. I understand that my electronic signature has the same legal effect and enforceability as a written signature pursuant to Articles 71 and 71.3 of Title 24, C.R.S. I declare under penalty of perjury in the second degree that the statements made on this document are true and complete to the best of my knowledge.

I Affirm and Accept :

Signature of Owner : Alaameen Abdool

Date : 06/21/2024

Report of Approval of Local Licensing Authority (City / County)

A Modification of Premises application needs to be submitted to the local Authority. Please upload approval below (if available). If no approval has been given, an investigator will request one prior to approval of the change.

Name of Local Licensing Rep :

Title :

Local Licensing Authority (City or County) :

Date Filed With Local Authority :

Upload copy of Local Approval for this change (.HEIC file extensions NOT supported).

CopyLocalApproval:

Janet Harrell

From: cityclerk
Sent: Wednesday, October 30, 2024 3:31 PM
To: Selestina Sandoval; Krystle Koehler; Janet Harrell; Kerry Graves; Misty Williams; Jacob Samuels-Logan; Brooke Hahn
Subject: FW: Golden Rookie, LLC
Attachments: GOLDEN ROOKIE LLC_ALARM FLOOR PLAN.pdf; GOLDEN ROOKIE LLC_MISCELLANEOUS SECURITY FLOOR PLAN.pdf; GOLDEN ROOKIE LLC_SURVEILLANCE FLOOR PLAN.pdf; GoldenRookie Security Plan - GJ .docx

From: David Wunderlich <david@hassancables.com>
Sent: Wednesday, October 30, 2024 3:28:28 PM (UTC-07:00) Mountain Time (US & Canada)
To: cityclerk <cityclerk@gjcity.org>; Al <alaameen.a@gmail.com>
Cc: Travis Wright <travisw@gjcity.org>
Subject: Re: Golden Rookie, LLC

⚠ EXTERNAL SENDER ⚠

Only open links and attachments from known senders. DO NOT provide sensitive information.

Dear Ms. Harrell,

I have enclosed revised security, intrusion, and access control plans from Golden Rookie, LLC, along with an attached revised security & surveillance plan. Hopefully these plans are more easy to understand than the last set, at least they appear so to my eyes.

Mr. Abdool has been in communication with officer Wright about this, and he asked me to CC officer Wright with these documents so that he has a chance to review them in advance of the hearing tomorrow if possible.

We have also included responses to Officer Wright's concerns listed in the July 24 email that you forwarded, below in red.

MED Rule 3-225(F)(1) states, " All records applicable to the surveillance system shall be maintained on the Licensed Premises. At a minimum, Licensees shall maintain a map of the camera locations, direction of coverage, camera numbers, surveillance equipment maintenance activity log, user authorization list, and operating instructions for the surveillance equipment." I am presuming the yellow-colored cameras are interior and the green-colored cameras are exterior.

The updated plans includes a detailed map of camera placements, directions of coverage, and camera numbers, which are color-coded for base do the type of camera, aligning with both MED Rule 3-225(F)(1) and GJMC standards.

MED Rule 3-225(C)(4) states, "All entrances and exits to the facility shall be recorded from both indoor and outdoor vantage points." The submitted diagram does not depict external coverage of the main entrance door.

Camera coverage has been reconfigured and now includes a dedicated face shot camera for all who enter the facility from the main entrance. This coverage ensures that both internal and external perspectives of

the entire property are recorded, as required by MED Rule 3-225(C)(4) and confirmed for compliance with GJMC standards.

MED Rule 3-225(C)(2) states, "Camera placement shall be capable of identifying activity occurring within 20 feet of all points of ingress and egress and shall allow for the clear and certain identification of any individual and activities on the Licensed Premises." Again, the main entrance door does not appear to be covered by a surveillance camera externally.

Cameras have been repositioned and adjusted to cover a 20-foot range at each entry and exit point, providing clear identification of individuals and activities per MED Rule 3-225(C)(2).

MED Rule 3-225(C)(3) states, "At each point-of-sale location, camera coverage must enable recording of the facial features of patients, caregivers or consumer(s), and employee(s) with sufficient clarity to determine identity." I do not see how a single fish-eye camera (FCAM-008) pointing straight down at the point of sale counter can accomplish this.

The revised camera placement includes moving the 360-degree cameras to the middle of the rooms and providing dedicated cross shots and down shots, ensuring clear facial visibility for all individuals and transactional details in compliance with MED Rule 3-225(C)(3).

MED Rule 3-225(C)(8) states, "At least one camera must be dedicated to record the access points to the secured surveillance recording area." Because exact placement of the cameras and their direction of coverage is unclear on the diagram, I do not know if FCAM-004 or -003 satisfies this requirement.

A dedicated camera has been installed to monitor access to the secured surveillance recording room, meeting the specific requirements of MED Rule 3-225(C)(8).

GJMC 5.13.029(1)(a) requires, "The installation and use of security cameras to monitor and record all areas of the premises (except restrooms), and where persons may gain or attempt to gain access to cannabis or cash maintained by the regulated cannabis business." The "mop and broom closet" does not appear to be equipped with a surveillance camera. The criteria I am using with all businesses is that I should not be able to stand anywhere in the premises and not be seen by surveillance video, restrooms obviously excluded.

To meet the requirements outlined in GJMC 5.13.029(1)(a), the camera layout was adjusted to provide overall coverage of the entire facility, with the exception of the restrooms. Depending on the layout and blockage, we may need to move or add cameras at install and will update the layouts at completion. This coverage aligns with both GJMC and MED Rule 3-225(C), ensuring complete video coverage for all areas where unauthorized access to cannabis or cash could potentially occur.

MED Rule 3-220(A)(1) states, "Each Licensed Premises shall have a Security Alarm System, installed by an Alarm Installation Company, on all perimeter entry points and perimeter windows." The diagram does not depict any alarms on any of the windows.

The redesigned alarm system includes contact sensors on all perimeter windows and glass break detection, as outlined in MED Rule 3-220(A)(1). This upgrade provides complete perimeter security and aligns with GJMC expectations.

I am available to discuss if necessary through 2PM tomorrow, otherwise I look forward to speaking with the CLA at the hearing.

Thanks,

--

David Wunderlich
Hassan + Cables
1035 Pearl Street, Suite 200
Boulder, CO 80302
www.hassancables.com

O: 303.625.1025
C: 504.957.2857
F: 303.957.1971

Hassan and Cables, LLC and David Wunderlich intend that this message is for the exclusive use of the person or entity to whom it is addressed. This message may contain information that is privileged and or confidential. Unauthorized use of this information is strictly prohibited. If you have received this message in error, please permanently delete the original message and contact David Wunderlich at (303) 625-1025. Thank you.

From: cityclerk <cityclerk@gjcity.org>
Date: Wednesday, October 30, 2024 at 12:25 PM
To: David Wunderlich <david@hassancables.com>, Al <alaameen.a@gmail.com>
Subject: RE: Golden Rookie, LLC

Thank you, Mr. Wunderlich. Would you please let me know who will be attending remotely besides yourself?

Thank you,
Janet

Janet Harrell, MMC
Records Manager
City of Grand Junction
250 N 5th Street
O: 970-244-1497
gjcity.org | [EngageGJ](#)



From: David Wunderlich <david@hassancables.com>
Sent: Wednesday, October 30, 2024 11:40 AM
To: cityclerk <cityclerk@gjcity.org>; Al <alaameen.a@gmail.com>
Subject: Re: Golden Rookie, LLC

EXTERNAL SENDER

Only open links and attachments from known senders. DO NOT provide sensitive information.

Ms. Harrell,

I and Mr. Abdool will be available to attend the hearing tomorrow. I have attached clearer copies of the plans submitted with Golden Rookie, LLC's renewal to the city and state MED that I sent you earlier this week.

I am informed that Golden Rookie, LLC is making some minor revisions to these plans, which should be available today and I will forward to you upon receipt. But I wanted to be sure to meet the deadline of 12PM MT that we discussed.

Can you please set up a goto meeting for me to log in remotely for the meeting again?

Thanks,

--

David Wunderlich
Hassan + Cables
1035 Pearl Street, Suite 200
Boulder, CO 80302
www.hassancables.com

O: 303.625.1025
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From: cityclerk <cityclerk@gjcity.org>
Date: Monday, October 28, 2024 at 5:00 PM
To: David Wunderlich <david@hassancables.com>, Al <alaameen.a@gmail.com>
Subject: RE: Golden Rookie, LLC

Good evening, Mr. Wunderlich,
With the submission of the modification approval letter from the Sangers', Hearing Officer Rubenstein accepted the renewal application for Golden Rookie, LLC.

However, Golden Rookie's Modification of Premises (MOP) application is outstanding, and Cannabis Compliance Officer Wright reviewed Golden Rookie's submitted security plans in both the MOP and renewal applications and expressed concerns to Mr. Abdool (see attached email dated July 24th) regarding MED Rule and City Code deficiencies, which have not been addressed.

Hearing Officer Rubenstein would like to schedule their MOP application for a hearing on October 31st at 2 p.m. Please let me know if this can be scheduled on the 31st with a revised security plan submitted by noon on Wednesday.

Thank you.
Janet

Janet Harrell, MMC
Records Manager
City of Grand Junction
250 N 5th Street
O: 970-244-1497
gjcity.org | [EngageGJ](https://www.engagegj.com)



From: David Wunderlich <david@hassancables.com>
Sent: Thursday, October 24, 2024 9:11 AM
To: cityclerk <cityclerk@gjcity.org>; Al <alaameen.a@gmail.com>
Subject: Golden Rookie, LLC

⚠️ EXTERNAL SENDER ⚠️

Only open links and attachments from known senders. DO NOT provide sensitive information.

Dear City of Grand Junction Cannabis Licensing Authority,

Per the request of Hearing Officer Rubenstein at yesterday's hearing for Golden Rookie, LLC, please find attached a letter from the landlords at 605 Grand Ave., Grand Junction CO regarding approval of modification to Golden Rookie, LLC's leased premises.

Thanks,

--

David Wunderlich
Hassan + Cables
1035 Pearl Street, Suite 200
Boulder, CO 80302
www.hassancables.com

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With regard to the latest updated floor and security plans submitted by Golden Rookie, LLC:

- 1) The security plan indicates, "A separate, windowless locked room (vault) within the facility will be designated for the secure storage of cannabis products." The accompanying diagrams depict two perimeter windows in this room.
- 2) The security plan indicates, "Outdoor security is also a priority with motion detector lights and after-hours motion detection video on the entire perimeter of the building." MED Rule 3-225(E)(1) states, "All camera views of all Limited Access Areas must be continuously recorded 24 hours a day. The use of motion detection is authorized when a Licensee can demonstrate that monitored activities are adequately recorded."
- 3) On July 24, 2024, after reviewing a previous floor plan submitted by Golden Rookie owner Alaameen Abdool, I sent him an email in which I advised, "MED Rule 3-225(F)(1) states, 'All records applicable to the surveillance system shall be maintained on the Licensed Premises. At a minimum, Licensees shall maintain a map of the camera locations, direction of coverage, camera numbers, surveillance equipment maintenance activity log, user authorization list, and operating instructions for the surveillance equipment.' I am presuming the yellow-colored cameras are interior and the green-colored cameras are exterior." The latest submitted diagram, labeled "Surveillance System T1.0," also does not indicate the direction of surveillance camera video coverage.
- 4) On July 24, 2024, after reviewing a previous floor plan submitted by Golden Rookie owner Alaameen Abdool, I sent him an email in which I advised, "MED Rule 3-220(A)(1) states, 'Each Licensed Premises shall have a Security Alarm System, installed by an Alarm Installation Company, on all perimeter entry points and perimeter windows.' The diagram does not depict any alarms on any of the windows." The latest submitted diagram, labeled "Intrusion System T2.0," depicts at least three perimeter windows that are not equipped with alarms.

8-7-24
Email from
Travis regarding
security plan
deficiencies from
MOP not yet addressed