

GRAND JUNCTION CANNABIS LICENSING AUTHORITY MINUTES

March 27, 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 confirmed that representatives were present for each item.

II. Store Opening Extension Requests and Modification of Premises Applications

1. Canna Care, LLC, 2730 Highway 50, Grand Junction, CO 81503, Retail Store – *Continued from February 14, 2024*

Request for store opening extension.

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

Hearing Officer Rubinstein noted that these items were continued from February 14, 2024, for Mr. Balerio to file a minor site plan with Community Development to determine the amount of time needed for the extension request and to schedule a hearing, which Mr. Balerio did.

Hearing Officer Rubinstein asked if any requirements were outstanding. Mr. Balerio said he needs to submit a photometric plan and verify the sprinkler system's scope, and the Engineering and Transportation Department needs to review street access requirements. Mr. Balerio then requested a store opening extension to October 30, 2024.

Hearing Officer Rubinstein asked Planning Supervisor Niki Galehouse if the proposed timeframe for the project's completion was reasonable. Ms. Galehouse confirmed it was. Hearing Officer Rubinstein submitted the March 25, 2024, extension request letter, the Change of Use review comments and the modified drawing of the proposed changes into the record as Exhibit 1.

City Attorney Shaver asked Mr. Balerio if he had talked to Officer Wright regarding the proposed modifications dated January 5, 2024. Mr. Balerio noted some of the proposed modifications were prompted by discussions with Officer Wright. Officer Wright had no concerns.

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 approved the store opening extension request to October 31, 2024, and the modification of premises application.

III. **Show Cause Hearing**

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

Request for store opening extension.

Hearing Officer Rubinstein noted this item was continued from February 14, 2024, as additional information was needed from Community Development (CD) in regard to the one-year store opening extension request.

Hearing Officer Rubinstein asked Mr. Abdool if the original lease was still in effect since the landlord, Vicki Sanger, notified the Authority she was no longer “part of the business.” Mr. Abdool confirmed the lease was still in effect and valid through 2025. Hearing Officer Rubinstein then asked Mr. Abdool if any of the proposed changes would need to be approved by the landlord. He said no.

Hearing Officer Rubinstein asked Mr. Abdool if he was working with a professional regarding the proposed design changes. Mr. Abdool said yes: he was looking at a few firms.

Hearing Officer Rubinstein asked Mr. Abdool when the Change of Use application would be filed with CD. Mr. Abdool said that with approval to move forward today, he would file the application within two days.

Hearing Officer Rubinstein asked Ms. Galehouse to clarify what steps Mr. Abdool needed to complete and provide an estimated timeframe. Ms. Galehouse explained that Ms. Sanger proposed more “extravagant” changes to the building, but if Mr. Abdool does not intend to make those types of changes, then a Change of Use application is all that would be required, and that process takes about three weeks.

City Attorney Shaver asked Mr. Abdool the name of the consultant company that he hired and if they would also be involved in the application submittals to CD. Mr. Abdool said he contracted with Dynamite Productions, Inc., and they will provide services for both the marijuana licensing and the City’s development requirements to ensure local and state compliance, as they have experience in marijuana licensing and the City’s land development processes.

City Attorney Shaver noted that Mr. Abdool missed a prior deadline issued by the Authority and clarified that Mr. Abdool is requesting a one-year store opening extension.

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

Hearing Officer Rubinstein found good cause to continue the store opening extension request based on the removal of the documentary as a reason for delay and simplification of the proposed store changes. She noted the previously missed deadline and said that Golden Rookie had taken too long to reach this point. Hearing Officer Rubinstein granted the extension request and said she wanted to see this process moving faster. She required Mr. Abdool to provide a written statement, preferably to be completed by the professional he hired, detailing what exactly needs to be done to open the store, how much time it will take for it to be completed, and proof that the Change of Use application was submitted to CD and turn it into the City Clerk's Office by the end of the day on April 29, 2024. Mr. Abdool confirmed with Hearing Officer Rubinstein that she requires a detailed timeline and that the Change of Use application needs to be filed within the next two days.

Hearing Officer Rubinstein will determine an appropriate time for the extension based on her review of the written statement.

IV. Other Business

There was none.

V. Adjournment

The meeting was adjourned at 2:22 p.m.

Canna Care, LLC
Grand Junction, Co 81503

March 25, 2024

Grand Junction – Cannabis Business Licensing and Regulations
City Clerk 250 North 5th Street
Grand Junction, CO 81501
970-244-1501

Dear Stephanie Rubinstein,

I am writing to formally petition for an extension to commence operations for our retail cannabis business, Canna Care. Our initial approval was granted on March 30, 2023, and our current deadline for commencement is March 30, 2024. Due to delays with the two different architectural firms and the different engineers on this project, we experienced numerous delays and budget overruns that required us to modify the plans. In the end, the plans had to be modified three different times before the final set was approved.

I have received the review comments from the City of Grand Junction and I am only waiting on a photometric plan from One Source Lighting and a response to the Fire Departments concern to the increase in Fire Area. I am asking for an extension until October 30th, 2024.

I anticipate the following time frame for the completion of the Canna Care retail store.

1. Planning Clearance - 2 to 3 Weeks
2. Building Department - 4 to 6 weeks - allows for building department revisions.
3. Construction 3 to 4 months.
4. Construction Delays 1 month.

Canna Care is committed to operating a successful cannabis dispensary that is a benefit to the Grand Junction customers and the community. I believe we have the tools and vision to achieve our goals and those of the City of Grand Junction. Thank you for accepting this proposal. We appreciate the time spent considering CANNA CARE for a Grand Junction retail dispensary and distribution license.

Thank you for considering our request for an extension and plan modification. We believe that with your support, we can overcome the current challenges and contribute positively to the Grand Junction community.

Lawrence Balerio
Manager

City of Grand Junction Review Comments

Date: March 18, 2023 Comment Round No. 1 Page No. 1 of 3
Project Name: Change of Use – Cannabis Dispensary File No: COU-2024-93
Project Location: 2730 S Hwy 50, Grand Junction, CO 81503

Check appropriate if comments were mailed, emailed, and/or picked up.

Applicant(s): Lawrence Balerio
 Mailing Address: 1380 North Ave, Grand Junction, CO 81501
 Email: lawrence@integrityhomesgj.com Telephone: [REDACTED]

Representative(s):
 Mailing Address:
 Email: Telephone:

Property Owner(s): 2730 Hiway 50, LLC
 Mailing Address: 1380 North Ave, Grand Junction, CO 81501
 Email: Telephone:

CITY CONTACTS

Project Manager: Madeline Robinson, Planning Technician
Email: madeliner@gjcity.org Telephone: (970) 256-4008

Engineer: Jesse Girafalco
Email: jesseg@gjcity.org Telephone: (970) 256-4088

City of Grand Junction REQUIREMENTS (with appropriate Code citations)

CITY PLANNING TECHNICIAN – Madeline Robinson – madeliner@gjcity.org; (970) 256-4008

Planning Clearance:

1. After the Change of Use has been approved, an interior remodel planning clearance can be issued to be taken to the building department.

Signage:

1. Signage requirements are outlined in the Zoning and Development Code Chapter 21.10.010-21.10.090. Sign permits can only be issued to a licensed sign contractor in Mesa County.

Applicant's Response: I currently have Yesco, working on the design.

Document Reference:

Addressing:

1. Are there individualized units at this address that need addressed?
2. With access needing to be closed off the south parcel line, would you want an updated address off Fischer Ave since there is no connection to Hwy 50?

Applicant's Response: Yes there are 2 other companies besides Canna Care that will be using the building.

Document Reference:

Landscaping – Not applicable for Change of Use

Parking – No parking requirements in the Redevelopment Area per code section 21.08.010(c)(2).

Comments:

1. See Planning, Engineering, Persigo WWTF, Fire and Building Department's comments and respond accordingly.

CITY PLANNING – Nicole Galehouse – nicoleg@gjcity.org; (970) 256-4014

Applicant needs to submit a photometric plan that demonstrates compliance with Table 21.11-1 in the Zoning & Development Code (meeting minimums and not exceeding maximums).

CITY DEVELOPMENT ENGINEER – Jesse Girafalco – jesseg@gjcity.org; (970) 256-4088

PROJECT NUMBER: COU-2024-93

PROJECT NAME: 2730 Hwy 50

REVIEW AGENCY: City of Grand Junction - Engineering Division

REPRESENTATIVE: Jesse Girafalco, PE, Development Engineer (ph. 970-256-4088)

DATE: March 8, 2024

REVIEW: 1

Review Comments

FEES

Review Comment: Transportation Capacity Payment (TCP)

TCP – Retail/Commercial = 1,975 SF / 1,000 SF x \$7,713 x 50% = \$7,616.59

TCP Credit for existing use – Office = 1,975 SF / 1,000 SF x \$6,189 x 50% = \$6,111.64

Net TCP = \$1,504.95

Applicant's Response: At what time would this be paid?

Document Reference:

PLANS

Review Comment: This change of use is increasing traffic to this property and the existing access point on the right turn lane on B ½ Rd needs to be closed, all access will be from Fischer Ave. With the increase in traffic this access is a safety concern and poses a threat for rear-end accidents, it also does not meet corner clearance requirements.

Applicant's Response:

Document Reference:

PERSIGO WWTF – Steve Moralez – stevemor@gjcity.org; (970) 256-4178

Will there be any processing of cannabis at this location?

Applicant's Response: No there will not be any processing of cannabis at this location.

Document Reference:

CITY FIRE DEPARTMENT – Rusty Ratzloff – rustyr@gjcity.org; (970) 549-5854

The Grand Junction Fire Department has no objections to the proposed Change of Use. However, it appears that the potential for an increase in fire area (as defined in the 2018 edition International Fire Code) exists, which could require a fire sprinkler system to be installed in the building.

Fire area is defined in the 2018 edition of the International Fire Code (IFC) as “the aggregate floor area enclosed and bounded by fire walls, fire barriers, exterior walls or horizontal assemblies of a building. Areas of the building not provided with surrounding walls shall be included in the fire area if such areas are included within the horizontal projection of the roof or floor next above.”

As per the 2018 edition of the IFC Section 102.3, a change of use or occupancy shall not be made unless the use or occupancy is made to comply with the requirements of the fire code.

The applicant shall apply for a fire department clearance for the Change of Use and Building Permit. All changes of use shall comply with the requirements of the 2018 edition of the IFC. The change of use will be assessed for its compliance with the 2018 IFC during the fire department clearance submittal process.

Applicant's Response: I have submitted the
Document Reference:

Please contact FPS Rusty Ratzloff at (970) 549-5854 with questions or concerns.

OUTSIDE REVIEW AGENCY COMMENTS

(Non-City Agencies)

Mesa County Building Department – Harry Middlemas - Harry.middlemas@mesacounty.us;
(970) 244-1656

MCBD has no objections to this project with the following noted. All building code related issues will be addressed during plan review.

This is not a plan review.

Applicant's Response:
Document Reference:

RESPONSE TO COMMENTS

The Petitioner is required to submit electronic responses, labeled as “**Response to Comments**” for the following agencies:

1. City Planning
2. City Planning Technician
3. City Engineering
4. Persigo WWTF

Date due: 6/18/2024

Please provide a written response for each comment and, for any changes made to other plans or documents, indicate specifically where the change was made.

I certify that all of the changes noted above have been made to the appropriate documents and plans and there are no other changes other than those noted in the response.

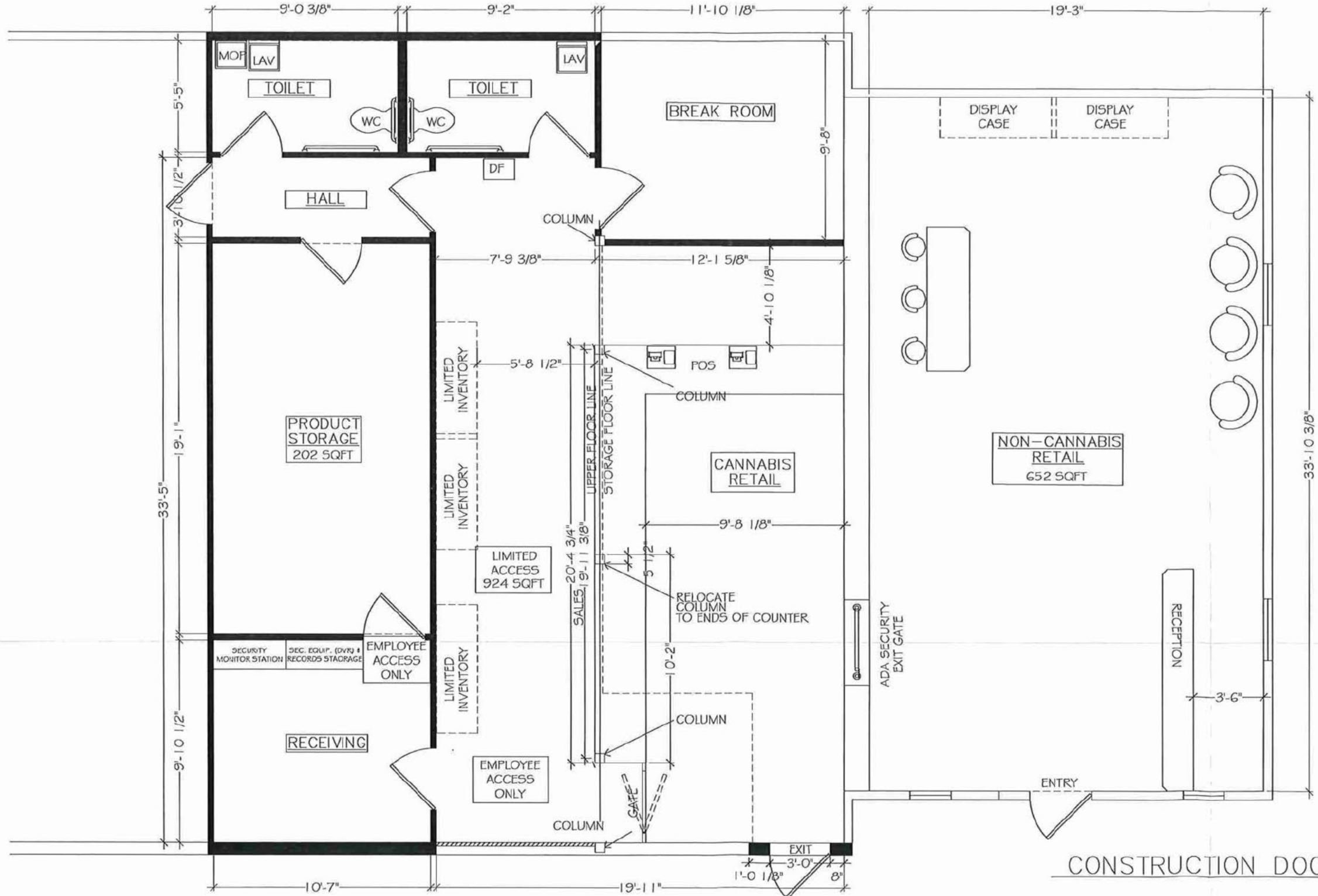
Applicant's Signature

Date

Proposed

MODIFIED DRAWING

Buyer Approved: _____
Date: _____



DISCLAIMER
This plan is not 100% to scale as internal dimensions may vary however total square footage shown correct to 50th decimal. Any furnishings, fixtures or appliances shown other than those noted in your specifications are for effect only and not included.
COMPLIANT
This drawing remains the property of Integrity Homes, LLC and may not be used or reproduced in whole or without written permission.

INTEGRITY HOMES
Phone: 970-255-4520 Fax: 970-255-1017
1380 North Ave.
Grand Junction, CO 81501

CANNA CARE
2730 US-50
GRAND JUNCTION, CO
81503

GOLD Inclusions

REVISIONS

ENGINEERING STAMP

PLAN SUBMITTAL DATES	
DATE	DESCRIPTION

SCALE: 3/8" = 1'-0"

TOTAL AREA (sq. ft.)	
1ST LVL	0
2ND LVL	0
GARAGE	0
TOTAL AREA	0

Phase	Date	Drawn By:
CO	01/05/2024	RG

FLOOR PLAN

A1

NOTE: 1/4" x 1/4" Drawings are printed at Half Scale.

CONSTRUCTION DOCUMENTS