

GRAND JUNCTION CANNABIS LICENSING AUTHORITY MINUTES

May 22, 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 representatives were present for each item.

II. License Renewal Applications

1. RJJ Grand Junction, LLC dba Native Roots Grand Junction, 683 Horizon Drive, Unit 110, Grand Junction, CO 81506, Co-located Retail/Medical Store

Native Roots Mountain Region and Western Slope District Manager Alexander Andberg was present.

Hearing Officer Rubinstein said she reviewed the applicant's submitted City renewal application and amended security plan. She then asked Officer Wright if he had any concerns regarding their security plan. Officer Wright said there would be no changes to the floor plan with the conversion from safes to a vault per the City's recently amended Code and he had no issues. Hearing Officer Rubinstein then verified that the updated Oaths of Applicant forms had been completed and received.

Hearing Officer Rubinstein approved the renewal application.

III. Store Opening Extension Requests

1. Golden Rookie, LLC, 605 Grand Avenue, Grand Junction, CO 81501, Retail Store - *Continued from March 27, 2024*

Request for store opening extension.

Golden Rookie owner Alaameen Abdool was present.

Hearing Officer Rubinstein said she reviewed the staff report and asked Ms. Galehouse about the required Modification of Premises (MOP) and when the Change of Use (COU) should be approved. Ms. Galehouse said as part of the COU application review, the current licensed premises diagram was compared to the submitted COU diagram and she saw that they do not match and that a MOP would be required and noted in the final COU/Planning Clearance paperwork she

will include that a MOP is required as a condition for the issuance of the Certificate of Occupancy. For the COU there are some outstanding reviews, but it should be approved soon.

Hearing Officer Rubinstein then verified with Officer Wright that an updated Security Plan is also required due to the proposed changes for the MOP.

City Attorney Shaver asked Ms. Galehouse if the outstanding COU reviews were from Community Development (CD) and if she anticipated any issues. Ms. Galehouse said the needed reviews are not from CD and she has not seen anything of concern yet.

Hearing Officer Rubinstein asked Mr. Abdool if he had any needed internal changes. Mr. Abdool said the Security Plan needed to be updated.

Hearing Officer Rubinstein then asked Mr. Abdool if he understood that a MOP needed to occur and what the status of that process was. Mr. Abdool said if he is awarded the extension he has drafts for the MOP. Ms. Rubinstein then asked how long it would take him to file the MOP application and if anything needed to be completed before the submission. Mr. Abdool said he would be able to apply before August and he needs to have the consultant's advice regarding camera placement for the updated Security Plan.

Hearing Officer Rubinstein asked Mr. Abdool what the store opening extension request was. Mr. Abdool said four to six months from today.

Ms. Galehouse asked Mr. Abdool if he has applied to the Mesa County Building Department (MCBD) for the Interior Remodel since the COU application shows interior walls will be added. Mr. Abdool said he was not aware he needed to do that.

Ms. Galehouse explained that upon approval of the COU, CD would issue a Planning Clearance for an Interior Remodel which then will need to be taken to MCBD to apply for a Building Permit. Hearing Officer Rubinstein asked if a Building Permit application can be submitted before the COU is issued. Ms. Galehouse said the application process can be started before the COU is issued, but the permit would not be issued without the approved Planning Clearance. City Attorney Shaver confirmed there can be concurrent review.

Hearing Officer Rubinstein reviewed the needed steps, 1) conclusion of the COU process, 2) apply for a MOP with an updated Security Plan, and 3) apply for a Building Permit.

City Attorney Shaver asked Mr. Abdool if the security plan could be reviewed by the consultants without having them come to the store. Mr. Abdool agreed. City Attorney Shaver then asked if the requested four to six months was for construction. Mr. Abdool said the timeframe requested was for the appropriate professional reviews.

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

Hearing Officer Rubinstein said in her review she saw indications that the applicant is not aware of needed processes and timelines and noted there have been delays due to the applicant missing deadlines. Therefore, the extension will not be approved without including additional required reviews to ensure conditions are being met.

Hearing Officer Rubinstein conditionally approved the six-month store opening extension to November 22, 2024, with no ability to extend. She required Mr. Abdool to file an update with the Authority by the end of the day Friday, June 21, 2024, regarding 1) the status of the Change of Use, 2) the status of the MOP application, preferably that it has been filed, and 3) confirmation that the Building Permit application has been filed.

City Attorney Shaver clarified that the filing of the documents is what is required by the June 21, 2024 deadline.

Hearing Officer Rubinstein said if the status update is not received by the deadline or if the required conditions of the status update are not met, a hearing will be scheduled.

IV. Other Business

There was none.

Adjournment

The meeting was adjourned at 2:14 p.m.