

GRAND JUNCTION CANNABIS LICENSING AUTHORITY MINUTES

October 23, 2024

I. Call to Order

The meeting was called to order at 2:14 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.

II. Show Cause Hearing

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

Golden Rookie, LLC (G.R.) owner Alaameen Abdool was present in person, and G.R. attorney David Wunderlich from Hassan + Cables and Consultant to G.R. Trisha Williams were present via GoToWebinar.

Hearing Officer Rubenstein noted the Grand Junction Cannabis Licensing Authority (Authority) received the mitigation letter (attached) from Mr. Wunderlich on October 16, 2024, which responded to the Show Cause Order.

Mr. Wunderlich added that the Mesa County Building Department granted G.R.'s building permit and the contractor will pick that up today. He also stated they were there to explain where G.R. came from, provide the Authority with an opportunity to ask questions, show the progress G.R. has made, and get them across the finish line.

Hearing Officer Rubenstein noted the letter states the anticipated store opening is by November 22, 2024, and asked if that date is still anticipated.

Mr. Wunderlich said that the construction start date is now October 24th, so the timeline may need to be extended by about 10 days and the licensee intends to provide weekly construction updates to the Authority. He added that if it appears construction delays will go beyond November 22nd, they will make a separate extension request.

Hearing Officer Rubenstein noted that the reason for her question was that the concerns regarding the renewal application had been ongoing delays, and she wanted to ensure that the anticipated opening was still in November.

Hearing Officer Rubenstein said there is also confusion regarding the building's ownership, who will be responsible for the construction changes, and if the Sangers are providing financial support. The note signed by Rick Sanger, which

was related to changes to the property, is not dated, and Vicki Sanger had signed other property documents.

Mr. Wunderlich said the building is owned by the Sangers in joint tenancy, and either of them can sign on behalf of the other. He also noted that the landlord has been instrumental and cooperative in the applicant's attempts to open a store and has offered a line of credit.

Hearing Officer Rubenstein reiterated that the note consenting to property changes was not dated, and she is uncomfortable proceeding without a dated consent statement signed by both Sangers.

City Attorney Shaver added that the note purports Mr. Sanger committed to improving the property.

Hearing Officer Rubenstein said the cleanest way to move forward would be to obtain specific consent to the modifications shown on the applicant's floor plans, which are dated, signed by Mr. and Mrs. Sanger, and submitted to the Authority.

City Attorney Shaver then expressed concern about the Sangers' possible financial contributions to obtain a license.

Mr. Wunderlich said he would ensure all financial interest and financier disclosures are made to the City in accordance with the City's Cannabis Code.

Hearing Officer Rubenstein then asked how Mr. Abdool's designation as a Social Equity applicant relates to the specific concerns in the Show Cause Order.

Mr. Wunderlich said it was in response to the "good cause" definition in Grand Junction's ordinance and that the Authority/Hearing Officer has the authority to deny an application for a license or renewal for "good cause" as defined in the ordinance; he referred to the list of factors in the Colorado statute and the Marijuana Enforcement Division's (MED) Rules. He then explained the circumstances that qualified Mr. Abdool for the designation. Mr. Wunderlich noted that the overall concept of a Social Equity applicant is being unfamiliar with the rigidity of the marijuana licensing structure and that Mr. Abdool assembled a small team to assist him with compliance requirements.

City Attorney Shaver asked if the November 22nd opening date listed in Exhibit 2 of the mitigation letter is correct.

Mr. Wunderlich said it was and noted that construction was delayed by 10 days, but, if necessary, an extension request would be submitted. However, the building permit was in hand today.

City Attorney Shaver noted City Code 5.13.040 allows the authority legal basis, independent of the determination of the social equity characteristic, to deny a license. Still, since there has been progress and substantial evidence that the store will be open within 30 days, the distinction of social equity is likely

irrelevant.

Hearing Officer Rubenstein then asked Officer Wright if he had any comments regarding the renewal application, specifically the security plan. He had no comments.

Mr. Abdool thanked the City staff.

Hearing Officer Rubenstein then asked if anyone present would like to speak regarding the renewal application or Show Cause Hearing. There was no one.

In closing, Mr. Wunderlich said he hoped the Authority heard G.R.'s progress and that they are apologetic for the late and incomplete applications. G.R. intends to move forward and be open by the November 22nd deadline, which is why he has retained me and Ms. Williams.

Hearing Officer Rubenstein confirmed with Ms. Harrell that G.R. paid all the required fees and then stated she reviewed the mitigation letter dated October 16th and noted Mr. Wunderlich's arguments related to Mr. Abdool's Social Equity status. She said there have been a variety of circumstances when additional time and explanations have been provided to the licensee, specifically regarding deadlines. However, she has seen progress and is happy that Mr. Wunderlich and Ms. Williams are involved in helping further the opening.

Hearing Officer Rubenstein ordered that a dated letter signed by Mr. and Mrs. Sanger indicating the specific changes to be made and who will be making those changes be submitted to the Authority via the City Clerk's office in seven (7) days. If the letter is not received in seven (7) days, the renewal application will not be accepted, and any further action related to the business will need to be terminated.

III. Other Business

There was none.

Adjournment

The meeting was adjourned at 2:28 p.m.

CANNABIS LICENSING AUTHORITY
CITY OF GRAND JUNCTION, COLORADO

In re: Golden Rookie, LLC, Applicant

ORDER TO SET HEARING

A license was issued for Golden Rookie, LLC on August 21, 2023. The store was required by ordinance to be opened within 12 months, however an extension was requested. A conditional approval was issued to extend the opening until November 22, 2024. In the meantime, the license expired on August 24, 2024. Section 5.13.040 requires that the application for renewal must be filed at least 45 days before the expiration of the license.

Golden Rookie has had the following deficiencies to date:

1. On February 14, 2024 Golden Rookie was ordered to file an application of a Minor Site Plan with Community Development within two weeks of that date, as well as set a hearing. This was not done, and on March 6, 2024, the Authority issued a Show Cause Order.
2. A hearing on the Show Cause Order was held on March 27, 2024, and Golden Rookie was given two days to file the application. This was not done, until April 22, 2024.
3. A hearing was filed on May 22, 2024 in which Golden Rookie indicated that the store could be opened in 4-6 months. However, a building application to be

obtained, as well as approval of the Change of Use Permit and a Modification of Premises. The security plan would also need to be updated.

4. The Authority required an update by June 21, 2024 on these matters. Additionally, the application for renewal of license should have been filed by July 8, 2024.
5. The update was provided on June 21, 2024 that indicated the Change of Use Permit was under review, and the Modification of Premises was filed with the State (although an application was not filed with the City). A building permit was also filed.
6. The Modification of Premises application was filed with the City on June 25, 2024, but it did not include a diagram, or documentation as to the landlord's consent to the changes.
7. On July 18, 2024, the State of Colorado MED required that local approval of the modifications to be made by Golden Rookie would be due by July 29, 2024. The application was sent to the City on July 23, 2024.
8. Golden Rookie filed its Renewal Application on August 5, 2024. No reason for the late filing was provided, nor was the State Application provided.


There have been continued missed deadlines and incomplete applications. For these reasons, cause must be shown as to why the renewal application should be accepted and the license renewed.

THEREFORE, IT IS THE ORDER OF THE AUTHORITY that the Applicant shall contact the City Clerk to set a hearing within seven (7) days of this Order as to why the renewal application should be accepted and approved.

Failure to set a hearing as provided herein shall result in the license being revoked without further notice to Applicant.

DATED this 4th day of October 2024.

GRAND JUNCTION CANNABIS LICENSING AUTHORITY:

By: 
Stephanie L. Rubinstein
Hearing Officer

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

October 16, 2024

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

Re: **Golden Rookie, LLC**

ATTORNEYS AT LAW

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DAVID R. WUNDERLICH
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TOM D. SWANSON
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Dear Hearing Officer Rubenstein:

This firm represents the Regulated Marijuana Business Golden Rookie, LLC ("Applicant"). Applicant has applied to renew its retail marijuana store license with the City of Grand Junction. On October 4, 2024, the City of Grand Junction Cannabis Licensing Authority issued an Order to Set Hearing (the "Order") ordering Applicant to contact the City Clerk to set a hearing as to why the renewal application should be accepted and approved.

Background

Applicant is owned by Alaameen Abdool ("Abdool"). Mr. Abdool was approved by the Colorado Marijuana Enforcement Division ("MED") as a Social Equity applicant. And Applicant, correspondingly, sought and obtained a Social Equity license for its retail marijuana store from the City of Grand Junction, to be located at 605 Grand Ave, Grand Junction, CO 81501 (the "Licensed Premises").

Public Policy

In 2020, Colorado's legislature passed House Bill 20-1424, which created the framework for social equity licensure for marijuana business owners within the state of Colorado. The MED's stated policy for social equity licenses is "fostering an inclusive and equitable cannabis industry in Colorado that acknowledges the effects of decades of criminal enforcement of marijuana laws on communities of color. As part of Colorado's commitment to equity, diversity, and inclusion, the MED is focusing on outreach and engagement resources to support diversity initiatives in the cannabis industry. The MED's efforts aim to increase diversity in the number of Owner Licenses, which has less diverse representation in comparison to the number of Employee Licensees, so the industry is more reflective of Colorado's demographics." See <https://sbg.colorado.gov/social-equity>, accessed October 16, 2024.

In general, social equity applicants are entitled to reduced fees from the MED, and in certain local jurisdictions including the City of Grand Junction, and the City and County of Denver, are entitled to pursue certain marijuana business licenses which are not available to all applicants. Social equity applicants are also permitted to work with existing marijuana business license holders in an "accelerator" framework, to participate in "social equity leader" programs under MED rules, and to obtain certain grants and other assistance from state and local governments.

The public policy behind social equity marijuana licensure is intended to foster diversity and inclusion within the marijuana industry, and to lessen the impact of structural and financial impediments that social equity applicants face when owning and operating a marijuana business. Applicant qualified as a social equity applicant under the applicable statute and MED's rules because a family member of Abdool was wrongfully charged with a marijuana crime. The charges were dismissed, but Abdool's family suffered from the reputational stigma

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303-957-1971 facsimile
www.hassancables.com
1035 Pearl St, Suite 200
Boulder, Colorado 80302

and expense of defending criminal charges under a failed drug policy. Thus, Applicant is squarely within the class of people whom the state's and the City of Grand Junction's respective social equity programs were designed to assist.

The City's Ordinance concerning marijuana licensure contemplates some concessions to social equity applicants like Applicant. In particular, Section 5.13.040(j) sets forth the authority of a hearing officer to deny a renewal application for "good cause."

However, the City's Ordinance excludes social equity applicants from the definition of "good cause." Section 5.13.013 defines "good cause" as a list of violations, failure to meet standards, public health impacts, or lack of moral character. But the first paragraph of this section qualifies that list, reading: "Good cause" except as may apply to a Social Equity Applicant or Licensee, for the purposes of approving, refusing, or denying the issuance or renewal of a license, means [list omitted]."

Applicant is a Social Equity Applicant, and as mentioned above the MED has approved Applicant as a Social Equity Owner. See attached Exhibit 1, a printout from MED's license database portal, indicating Abdool as "Owner – SE" meaning "Social Equity." Because the Grand Junction Ordinance contemplates some additional or differing standards for Social Equity Applicants like the Applicant, and because Applicant has undertaken significant effort to complete its applications and the buildout of its facility, as set forth below, and for reasons that will be further explained at the hearing next week, Applicant believes that "good cause" does not exist to deny its renewal application.

Actions of Applicant

Abdool is not an experienced cannabis operator, and Applicant did not, prior to this month, work with an attorney experienced in Colorado marijuana regulatory matters. Thus Applicant was not familiar with the formality, complexity, or gravity of licensing deadlines and requirements of the City of Grand Junction. Abdool works approximately 84 hours per week as a traffic control specialist for CC Enterprises.

Nevertheless, Applicant has, without significant outside assistance, invested significant resources into getting its documentation completed, obtaining a MED conditional approval, obtaining a conditional approval from the City of Grand Junction, all with the goal opening its store in Grand Junction, as further described in this section. Applicant has retained a contractor to provide construction services at the Licensed Premises, and the proposed timeline is attached as Exhibit 2. Applicant anticipates spending approximately \$25,000 on the buildout.

The Order sets forth eight issues with Applicant's renewal application for its retail marijuana store. When taking the allegations of Order on their face, it appears that Applicant has consistently struggled to meet deadlines from the CLA, and from other divisions of the City of Grand Junction. Nevertheless, despite being late on these deadlines, Applicant has consistently and diligently pursued its application, related approvals from the City of Grand Junction, and pending certain building permits and fire inspections from Mesa County, has a timeline with a contractor in place which will allow it to open its store within the original timeline set by the City of Grand Junction, or, November 22, 2024.

In the following paragraphs, I have listed the City's enumerated issues with Applicant's history of renewal, and Applicant's responses to each, in order:

1. *On February 14, 2024 Golden Rookie was ordered to file an application of a Minor Site Plan with Community Development within two weeks of that date, as well as set a hearing. This was not done, and on March 6, 2024, the Authority issued a Show Cause Order.*

Many of the delays on Applicant's paperwork were caused due to Applicant's reliance on third party advisors and contractors. In particular, Applicant had difficulty retaining an architect to consult with, and to produce drawings and site plans, that were necessary to complete the Minor Site Plan requested by the City.

However, the Applicant submitted the Minor Site Plan and obtained a Planning Clearance from Community Development on July 2, 2024, as well as a Change of Use approval on the same date. These are attached to this letter as Exhibit 3.

2. *A hearing on the Show Cause Order was held on March 27, 2024, and Golden Rookie was given two days to file the application. This was not done, until April 22, 2024.*

The reason for additional delay is explained in response to point 1, with Exhibit 3.

3. *A hearing was filed on May 22, 2024 in which Golden Rookie indicated that the store could be opened in 4-6 months. However, a building application to be obtained, as well as approval of the Change of Use Permit and a Modification of Premises. The security plan would also need to be updated.*

Applicant remains confident that, pending Mesa County building approvals and fire inspections, construction will be completed within the originally anticipated 4-6 months of May 22, 2024, which corresponds to the conditional approval deadline of November 22, 2024. As noted in the Order's point 5 below, a building permit for the Licensed Premises was filed. An entire copy of Applicant's MED renewal application, payment receipts, and floor plans, is included as Exhibit 4, which contains a link to a dropbox with the relevant files.

Applicant intends to keep the City of Grand Junction Cannabis Licensing Authority updated as to the progress of construction and any unexpected delays over the next thirty days.

4. *The Authority required an update by June 21, 2024 on these matters. Additionally, the application for renewal of license should have been filed by July 8, 2024.*

Applicant filed its renewal late, on August 5, 2024. Applicant apologizes for any additional regulatory burden that its late application caused on the City of Grand Junction and its staff. The rationale for the late application was the above-mentioned delays with obtaining floor plans and security schematics required for the application from Applicant's third-party contractors. An entire copy of Applicant's MED renewal application, payment receipts, and floor plans, is included as Exhibit 4, which contains a link to a dropbox with the relevant files.

5. *The update was provided on June 21, 2024 that indicated the Change of Use Permit was under review, and the Modification of Premises was filed with the State (although an application was not filed with the City). A building permit was also filed.*

The Change of Use Permit was approved on July 2, 2024. As noted below, a modification of premises application was filed with the City on June 25, 2024. I have included floor plan diagrams, for completeness, as Exhibit 5 to this letter.

6. *The Modification of Premises application was filed with the City on June 25, 2024, but it did not include a diagram, or documentation as to the landlord's consent to the changes.*

Again, Applicant apologizes for any additional regulatory burden that its late application caused on the City of Grand Junction and its staff. Floor plans for the Licensed Premises are attached as Exhibit 5, and within the Exhibit 4 dropbox. A copy of the Landlord's consent to changes is attached to this letter as Exhibit 6.

7. *On July 18, 2024, the State of Colorado MED required that local approval of the modifications to be made by Golden Rookie would be due by July 29, 2024. The application was sent to the City on July 23, 2024.*

The undersigned's experience with MED deadlines of this nature is that MED is generally willing to work with applicants like Applicant whose delay in obtaining approvals or supporting documentation is due to factors outside of their control. In this case, Applicant's delays in modification applications were due in part due to Applicant's inexperience with marijuana regulatory applications, and in part due to Applicant's reliance on third

party contractors including architects necessary to generate the requisite diagrams for submittal. To the extent that any documentation remains outstanding for this application Applicant is more than willing to submit it immediately.

8. *Golden Rookie filed its Renewal Application on August 5, 2024. No reason for the late filing was provided, nor was the State Application provided.*

It is the undersigned's experience that MED will send a copy of the renewal application upon receipt to the Local Licensing Authority such as Grand Junction. However, for your convenience and review we have enclosed a copy of Applicant's state renewal application and all supporting documents within the dropbox link at Exhibit 4.

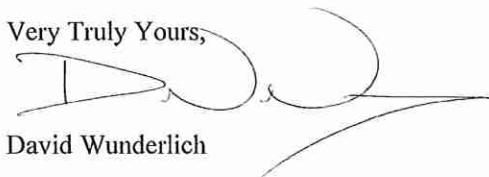
Finally, Applicant has retained the services of the undersigned counsel, who has eight years' experience assisting marijuana businesses in Colorado, as well as the services of Trisha Williams and Josh Williams, who are experienced Colorado marijuana business owners, to assist with Applicant's operations, buildout, compliance, and regulatory matters. Mr. and Mrs. Williams are the owners of multiple licensed marijuana businesses in Denver and Boulder, Colorado, and have been operating without any regulatory violations since at least 2018. Ms. Williams will be present to provide testimony at the hearing on October 23.

Conclusion

Despite some structural disadvantages from lack of funding, lack of bandwidth, and lack of experience, Applicant is approximately one month away from completing its buildout and opening its marijuana store in the City of Grand Junction. Applicant eagerly awaits creating new jobs for the citizens of Grand Junction, paying marijuana sales tax to the City, and growing its startup from an idea to a real business. Applicant has expended significant resources to get to this point, and respectfully request that the City finds good cause exists to grant its renewal, despite its prior issues with application timing and completeness.

Please feel free to contact me regarding the content of this letter.

Very Truly Yours,



David Wunderlich

for the Law Firm.

Cc: Golden Rookie, LLC

Enclosures



Licensee Details

Demographic Information

Name: Alaameen Abdool

License Information

Type: Owner- SE

Lic #: M153593

Status: Approved

Expiration Date: 8/21/2025

Linked License Information

Licensee: GOLDEN ROOKIE LLC

License Type: Retail Marijuana Store

License #: **402R-01012**

License Status: Approved

Project TimeLine Estimate

Golden Rookie

Handy's Construction

PROJECT MANAGER

Jon Buescher and Kyle O'Connor

DATE

10/11/24

PHASE		DETAILS
PROJECT WEEK:		
Oct 14-18	Demo and begin framing	<ul style="list-style-type: none"> - Demo of existing materials - Build out of divider wall in hallway with passage door - Reframing of interior Doorways - Demo of exterior entry way door / begin prep for new door and install - Reframing of open space replacing viewing window
Oct 21-25	Inspections and Begin Paint	<ul style="list-style-type: none"> - Interior Framing inspection on doorways and open space - Hang drywall / Screw inspection on drywall - Texture of new Drywall - Begin Prep for paint - Apply Primer coat - Apply Finish Coat.....may move to monday the 28th
Oct 28-Nov 1	Final Finish coat of paint - Start Flooring instal door casing and base trim	<ul style="list-style-type: none"> -Apply Finish Coat of Paint - Begin Flooring install - Begin Door Casing and Base Trim- Paint before Instal
Nov4 - Nov 8	Door Casing and Base Trim	<ul style="list-style-type: none"> - install Door Casing -Install Base trim - Touch up paint as needed
Nov 8	Final Walk Through / Project completion	



Community Development Division
250 North 5th Street, Grand Junction, CO 81501
Tel: (970) 244-1430 Fax: (970) 256-4031

NONRESIDENTIAL PLANNING CLEARANCE

PCN-2024-736

Property Address: 605 Grand Ave, Grand Junction, CO 81501

Parcel: 2945-143-55-001

Legal Description: LOT 1 SANGER SIMPLE SUBDIVISION LOC WITHIN SEC 14 1S 1W UM RECD 5/4/2007 RECPT NO 2378913 - 0.14AC

OWNER INFORMATION:

Name: Vicki Boutillier-Sanger

Address: 2058 Sidewinder Ct
Grand Junction, CO 81507

Telephone: 970-712-1503

Email Address:

APPLICANT INFORMATION:

Name: Alaameen Abdool
Golden Rookie LLC

Address: 322 N 6Th St, 2
Grand Junction, CO 81501

Telephone: () -

Email Address: alaameen.a@gmail.com

No. of Existing Bldgs: 1 No. of Proposed: 0
Sq. Ft. of Existing Bldgs: 1,590 Sq. Ft. of Proposed: 0
Sq. Ft. of Lot / Parcel: 5,741.38

Sq. Ft. Coverage of Lot by Structures & Impervious Surface:

Existing: 1,618.00 Proposed: 0.00

Total: 1,618.00 %: 28.18

Height of Proposed Structure:

Notes: Interior remodel for cannabis retail store. Adding two new doorways, widening existing doorways, adding a dividing wall and removing interior window.

DESCRIPTION OF WORK & INTENDED USE:

Interior Remodel

REMODELS

Estimated Remodeling Cost:

Current Fair Market Value of Structure(s):

Cost %:

*FOR CHANGE OF USE

Existing Use:

Proposed Use:

THIS SECTION TO BE COMPLETED BY PLANNING STAFF

Zone: MU-3 Council District: DISTRICT C

Setbacks: Front: 0.00 Side: 0.00

Rear: 0.00 Maximum Height of Structure(s): 80

Maximum coverage of lot by structures: N/A

Driveway Location Approval:

Permanent Foundation Required: Yes

Floodplain Certificate Required: No

Landscaping/Screening Requirement: N/A for a Change c

Parking Requirement: None - Located in the Redevelop

Special Conditions:

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Division. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued by the Building Department (Section 307, Uniform Building Code). **VALID FOR SIX MONTHS FROM DATE OF ISSUANCE.**

I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations, or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s). **By submitting this application, I certify that I am the owner of the property or that I have the authority to submit the applicant on behalf of the owner.**

Applicant's Signature: Alaameen Abdool

Date: 07/02/2024

Planning Approval: Madeline Robinson

Date: 07/02/2024

Additional water and/or sewer tap fee(s) are required: **No**

W/O No.

Utility Accounting **Lori Bang**

Date 07/02/2024



ADMINISTRATIVE DEVELOPMENT PERMIT CHANGE OF USE

FOR:

Alaameen Abdool
322 N 6th St Unit 2
Grand Junction, CO 81501

DECISION:

APPROVAL

File: **COU-2024-262**

An application for a Change of Use has been submitted by Alaameen Abdool for an occupancy change from an Indoor Entertainment Recreation use to a Regulated Cannabis Store on 0.131804 acres located at 605 Grand Ave in a MU-3 (Mixed-Use Downtown) zone district. The proposed use falls within the category of Regulated Cannabis Store. The retail cannabis store is an allowed use within the zone district.

The Change of Use application was considered administratively by the City of Grand Junction Community Development Department in accordance with Section 21.02.040(c)(2)(i) of the Grand Junction Zoning and Development Code. After considering all pertinent data and submittal information, it has been found that the proposal complies with the Comprehensive Plan and all applicable sections of the Grand Junction Zoning and Development Code.

Hereby, the Director **APPROVES** the Change of Use for this project subject as provided in File COU-2024-262.

Pursuant to Section 21.02.030(f) of the Zoning and Development Code, the new use must commence within one (1) year from the date of this Decision. If a building permit, if needed, is obtained prior to expiration of the one-year validity period, the approval shall be valid for as long as the building permit remains valid. Failure to timely establish the new use shall constitute sufficient basis to revoke this approval. Once established, the use shall be allowed in perpetuity so long as it remains compliant with all City Codes.

The Change of Use review approval is subject to the following condition(s):

1. Obtain a change of Occupant permit from Mesa County Building Department.
(970) 244-1631.
2. If required, obtain a building permit from City of Grand Junction Fire Department.
(970) 549-5800.



3. Planning Clearance PCN-2024-736 has been created for the proposed remodel work and has been issued. It is valid for 180 days.
4. Have a sign contractor licensed in Mesa County pull the sign permit(s)

If you should have any questions, please feel free to contact me at (970) 256-4008.

Thank you for allowing me to assist you through this process.

Madeline Robinson

Madeline Robinson, Planning Technician

Date: July 2, 2024

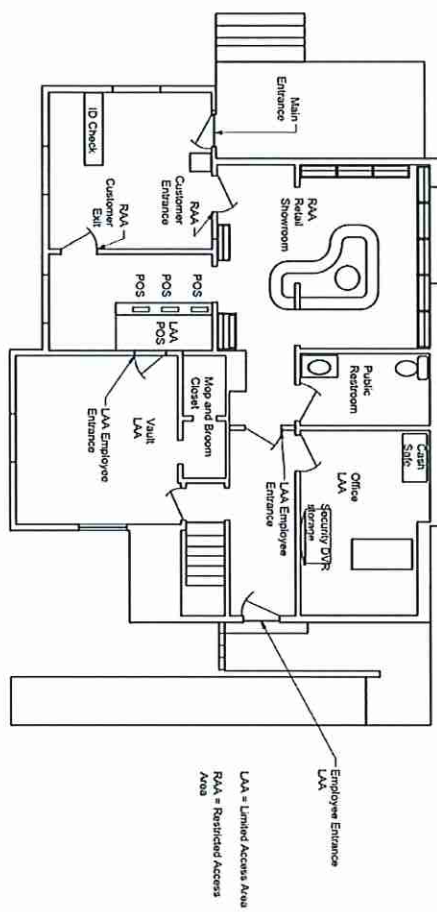


EXHIBIT 4

MED APPLICATION FILES

Dropbox Link:

<https://www.dropbox.com/scl/fo/hmm6tz5nj7d8k4kibmq9m/ADuz3QDxecPqG7nKF7xyEiM?rlkey=iodc1dr1j6nhbhljshw8z1lht&st=tapkvtzy&dl=0>



Golden Rookie

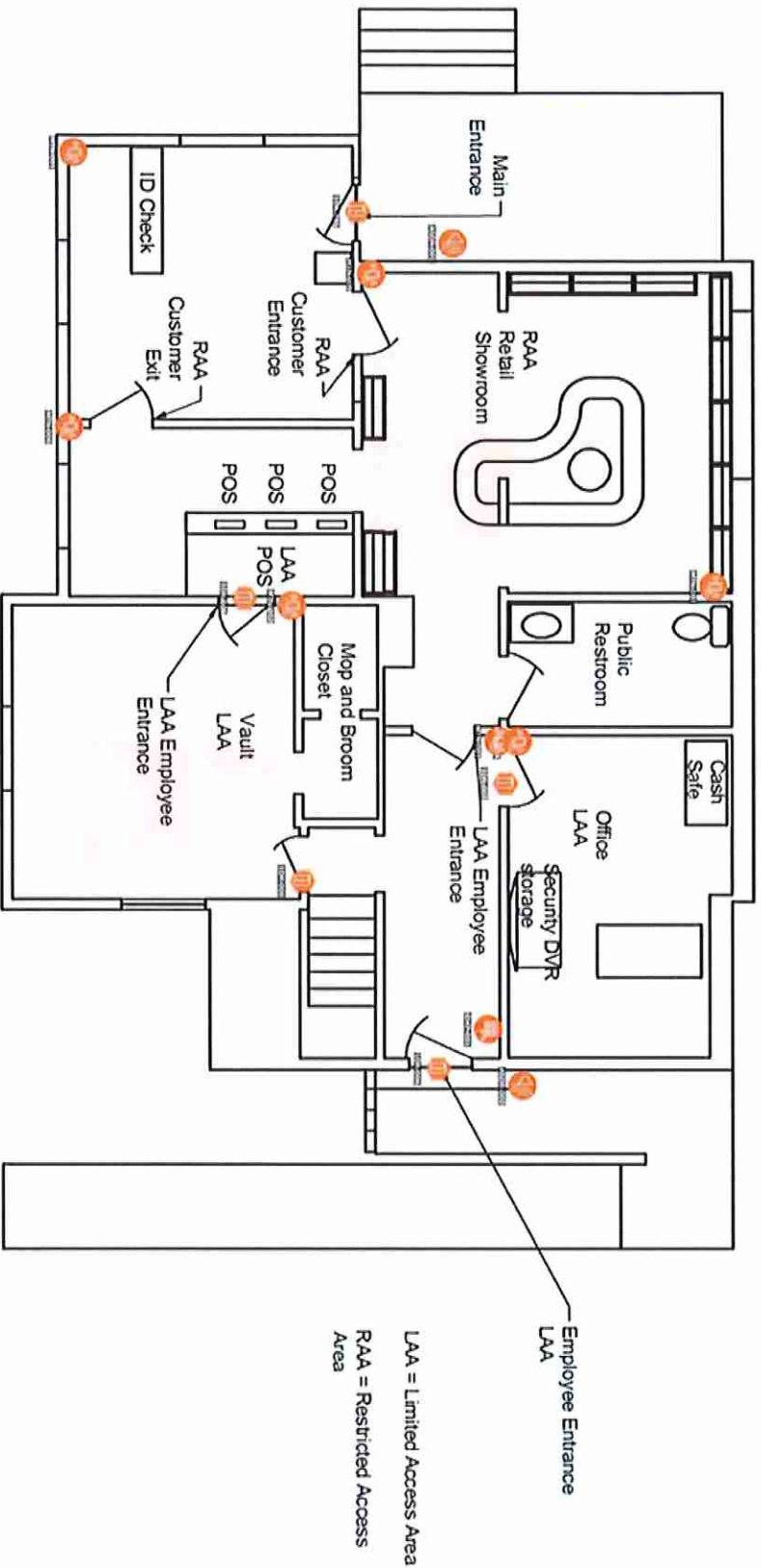


CONFIDENTIAL
 PROJECT/ASD DESIGN
 Company Name: Colorado High
 Technologies, LLC
 Project Name: Golden Rookie
 Drawing Title: Security Layout
 Drawing Number: T1.1
 Date: 2 July 2024
 Revision: 02
 Scale: Not to Scale
 Engineer: Merrill Kiddle
 Approved By:

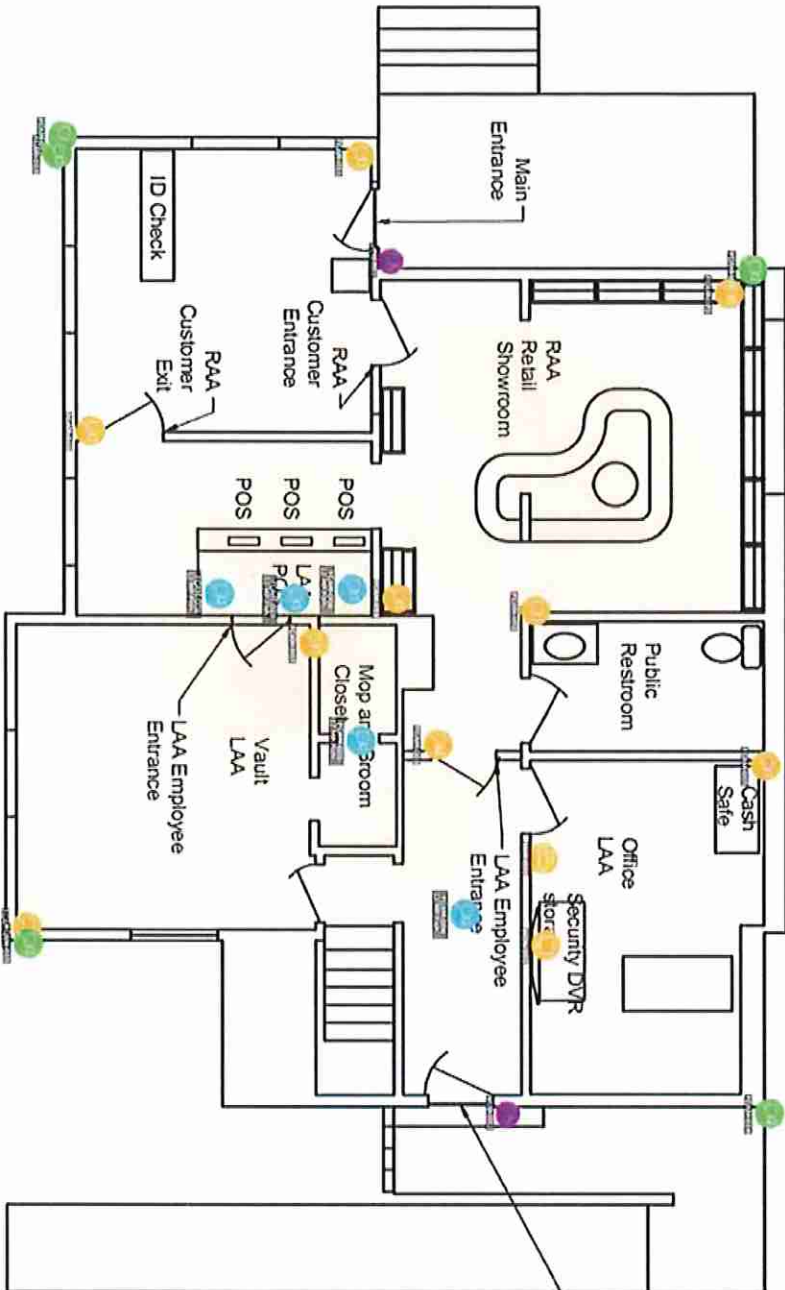
This drawing contains
 proprietary design information
 and is intended solely for the
 use of authorized individuals or
 entities. Unauthorized
 disclosure, reproduction, or
 distribution of this drawing, in
 whole or in part, is strictly
 prohibited.

Intrusion System

T2.0



- External Siren
- Keypad/Controller
- Door Position Switch
- Motion Detector



- Video Monitor
- Network Video Recorder
- Inside Camera with IR
- Outside Camera with IR
- Door Phone Camera/Intercom
- Fisheye Camera with IR

Employee Entrance LAA

LAA = Limited Access Area
RAA = Restricted Access Area

Golden Rookie



CONFIDENTIAL
 PROPRIETARY DESIGN
 Company Name: Colorado High Technologies, LLC
 Project Name: Golden Rookie
 Drawing Title: Security Layout
 Drawing Number: 11.1
 Date: 2 July 2024
 Revision: 02
 Scale: Not to Scale
 Engineer: Martin Kozick
 Approved By:

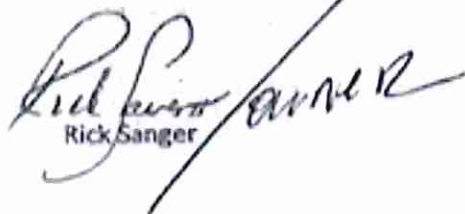
This drawing contains proprietary design information and is intended solely for the use of authorized individuals or entities. Unauthorized disclosure, reproduction, or distribution of this drawing, in whole or in part, is strictly prohibited.

Surveillance System

T1.0

RE: Property owner statement

As the owner of the property 605 Grand Avenue, I am authorized to commitment to and perform all system modifications which may be required to meet all MED building requirements. I have committed to perform any and all structural requirements for this building.


Rick Sanger