

**GRAND JUNCTION CANNABIS LICENSING AUTHORITY
MINUTES**

October 31, 2024

I. Call to Order

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

Hearing Officer Rubinstein confirmed representatives were present for each item.

II. Modification of Premises Applications

1. KAI Dispensary, LLC dba KAI Dispensary, 932 South Avenue, Grand Junction, CO 81501, Retail Store

KAI Dispensary, LLC owner Joey Coleman, was present.

Hearing Officer Rubinstein said she reviewed the applicant's Modification of Premises (MOP) application and the staff report.

Hearing Officer Rubinstein then asked if anyone present would like to speak regarding the MOP application. There was no one.

Hearing Officer Rubinstein approved the MOP application.

2. 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 was present via GoToWebinar.

Mr. Wunderlich clarified that he submitted revised floor and security plans to the City Clerk's office via email on October 30, 2024, and Mr. Abdool understood that the revised plans are compliant with the State Marijuana and City Cannabis Codes.

Hearing Officer Rubenstein asked for confirmation that the plans submitted on October 30th were revised from the October 28th submissions. Mr. Wunderlich confirmed that they were and noted G.R. retained Strat-Aegist security, which revised the previous security plan to conform with state and city codes and addressed Officer Wright's concerns about the October 28th plans.

Hearing Officer Rubenstein asked Officer Wright if he had any other comments.

Officer Wright said he reviewed the plans submitted on October 30th and had some questions regarding those submissions. He asked what angle of coverage the green lines represent on the “surveillance/floor plan” and explained anything less than 90 degrees is insufficient. Mr. Wunderlich said he would verify the coverage angle with Strat-Aegist and provide the update with the Authority.

Officer Wright then asked if there would be access to the basement crawl space. Mr. Abdool said that although the basement is part of the licensed premises, only employees would have access to it, and the crawl space would be sealed. Officer Wright then asked if the fire and building departments would have concerns if that large of a space was permanently sealed. Mr. Abdool said he did not think so, as this was not addressed during the plan review. Officer Wright clarified that if the crawl space is required to be open and accessible, the Code requires video surveillance.

Officer Wright then pointed out the numerous areas labeled “storage” in the basement on the current plan and explained that per Code, no marijuana products or products containing marijuana can be stored in the basement since it does not include a safe or vault. Mr. Abdool confirmed all product storage would be in the first-floor vault.

Officer Wright asked Ms. Harrell if this MOP is approved and if changes to the October 30th plans are needed, would the applicant need to apply for another MOP? Ms. Harrell said most changes to an approved MOP would require a new application and approval from the Authority. Officer Wright expressed his concern regarding the short construction timeline and the applicant’s comment on possibly changing the security plan. Mr. Wunderlich said he understood the requirements that another MOP would be needed if any changes to the approved MOP were needed. He then noted construction was underway, and there was no reason to anticipate an opening beyond November 22nd.

Officer Wright concluded his questions by asking if the Marijuana Enforcement Division (MED) approved the October 30th plans, which showed customer access from the handicap ramp directly into a limited access area (LAA).

GoToWebinar experienced audio issues.

During the audio break, Mr. Abdool received an updated security diagram from Strat-Aegist showing the camera angle for the green lines is 108 degrees and said the MED pre-approved the ramp entry into the LAA.

Mr. Wunderlich confirmed and emailed the updated security diagrams to Officer Wright and the City Clerk’s office.

Hearing Officer Rubinstein then asked if anyone present would like to speak regarding the MOP application. There was no one.

Hearing Officer Rubinstein said she reviewed the staff comments and considered the statements provided today and that there is no need for further revisions. She

then noted that it is important for G.R. to consider the issues brought up by Officer Wright so there are no issues once the store is open, as that may cause issues with the license. She approved the MOP application and put G.R. on notice, stating that the expectation is that all the MED and City requirements be met.

Mr. Wunderlich said he would update the Authority on G.R.'s construction progress.

III. Other Business

There was none.

Adjournment

The meeting was adjourned at 2:34 p.m.