

GRAND JUNCTION CANNABIS LICENSING AUTHORITY MINUTES

December 2, 2024

I. Call to Order

The meeting was called to order at 9:02 a.m. Hearing Officer Sam D. Starritt, City Attorney John Shaver, and Records Manager Janet Harrell were present. Other staff present were Cannabis Compliance Officer Travis Wright and Planning Supervisor Niki Galehouse.

Hearing Officer Starritt confirmed a representative was present.

II. Store Opening Extension Request

1. 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 said the store opening extension request from November 22, 2024, to January 15, 2025, submitted on November 11, 2024, was due to construction delays, specifically those caused by the newly identified ADA ramp compliance issues. He provided a brief history of G.R.'s license and referenced the submitted photos showing construction progress in exhibit A1-19 (attached) from the initial November 11th (A11-19) and the supplemental November 25th (A1-10) submissions.

Hearing Officer Starritt asked Mr. Wunderlich when the estimated date of completion is. Mr. Wunderlich said that due to the needed review and issuance of the building permit, a final inspection, and issuance of the Certificate of Occupancy (C.O.) by outside agencies, the applicant is requesting an extension of January 15, 2025, but is hoping to open sooner.

Mr. Abdool reviewed G.R.'s location, license history, the nature of previous licensing hearings, construction progress, and construction challenges.

City Attorney Shaver emphasized the 24-month deadline set by the City Code for premises completion and asked Mr. Abdool how and by whom he was notified that the ADA ramp was not in compliance.

Mr. Abdool said the ramp was addressed in the "note" section of the online Mesa County Building Inspection report dated November 13, 2024.

City Attorney Shaver requested that the Mesa County inspection report be

submitted to the licensing authority. He then asked if information was provided on exactly what needs to be done to bring the ramp into compliance and if a contractor had been contacted to complete the project. Mr. Abdool said specific information was provided, and he had contacted Handy's, LLC, a general contractor.

City Attorney Shaver asked if the construction plans had been completed. Mr. Abdool said they are working on completing the plans but did not know when they will be finalized.

City Attorney Shaver asked if all the other physical improvements to the property were complete. Mr. Abdool said they were complete.

City Attorney Shaver confirmed with Mr. Abdool that the remaining City requirements are the ramp completion and Cannabis Compliance Officer Wright's final inspection.

City Attorney Shaver then asked if there were any outstanding State requirements. Mr. Abdool had not contacted the State but noted that the State had issued a conditional license since the investigation had not been completed.

Mr. Wunderlich noted the original license was issued on August 21, 2023. He then clarified with Mr. Abdool that he received a conditional license along with a letter from the State Marijuana Enforcement Division (MED) saying the license investigation was not complete; however, the license was conditionally approved. Mr. Wunderlich will submit the letter to the licensing authority.

City Attorney Shaver asked Officer Wright if he agreed with Mr. Abdool that the only remaining requirement from Officer Wright is a final inspection that includes confirmation of the improvements.

Officer Wright clarified that his inspection is the final step once Golden Rookie is issued a Mesa County C.O. and has received the completed State license.

Hearing Officer Starritt will take the matter under advisement and review the file along with the following applicant submissions: 1) the Mesa County Building Inspection report, 2) the State MED Conditional License, and 3) the State MED administrative continuance letter.

III. Other Business

There was none.

IV. Adjournment

The meeting was adjourned at 9:43 a.m.

November 11, 2024

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

Re: Golden Rookie, LLC – Petition for Extension of Commencement Date

ATTORNEYS AT LAW

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Dear City of Grand Junction Cannabis Licensing Authority:

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.

At a hearing on October 23, 2024, the City of Grand Junction Cannabis Licensing Authority (“GJCLA”) approved the renewal of Applicant’s marijuana license application. At this hearing, Applicant, via undersigned counsel, discussed the upcoming deadline of November 22, 2024 set by the GJCLA for Applicant to commence operations of its business. Applicant indicated that construction was underway, but that a brief extension of Applicant’s application may become necessary due to delays in construction. That has proven to be the case.

Therefore, pursuant to Grand Junction Municipal Code §5-13-022(e), Applicant hereby submits this petition for an extended commencement date for operations from November 22, 2024 (as previously extended) through December 20, 2024 for the reasons set forth below.

Applicant has included 9 photos of construction progress as attachments to this email as Exhibit A. These show progress with framing, demolition and hanging of doors. I have also included, attached as Exhibit B, a table showing Applicant’s progress and anticipated completion timelines.

The cause for the delays in completion and anticipated delay in Commencement Date are several: first, Applicant was unable to commence construction until late last month when it received all requisite building and fire permit approvals from Mesa County, Colorado. Second, Applicant is waiting for delivery and installation of certain materials, including its vault, which will not be available until approximately December 9, 2024. Third, this construction period spans the Thanksgiving holiday and labor and progress will be limited later this month.

Nevertheless, Applicant is diligently working to complete construction and to open at the earliest possible date. Applicant has expended and continues to expend significant resources in the construction of the licensed premises and remains very excited for the potential to open its store this year.

In light of the progress and near completion of this project, Applicant respectfully petitions the GJCLA for an extension of its Commencement Date until December 20, 2024 in order to complete all finish work, obtain all required inspections, and be ready to open for business. Please contact me, or Applicant’s owner Alaameen Abdool, at alaameen.a@gmail.com or (917) 434-6844 if you have any questions about this request or if the GJCLA would like to set this matter for a hearing.

Very Truly Yours,

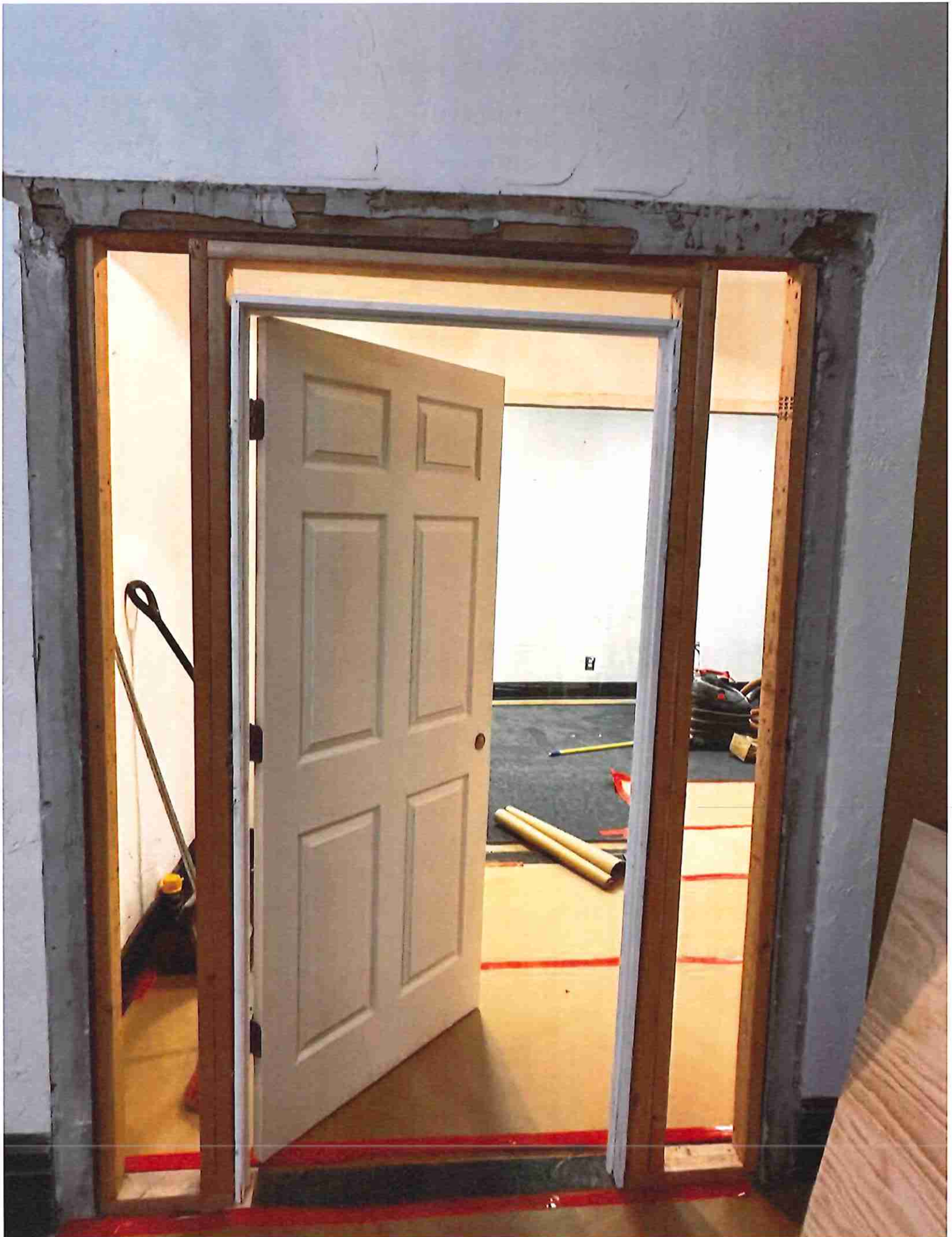

David Wunderlich

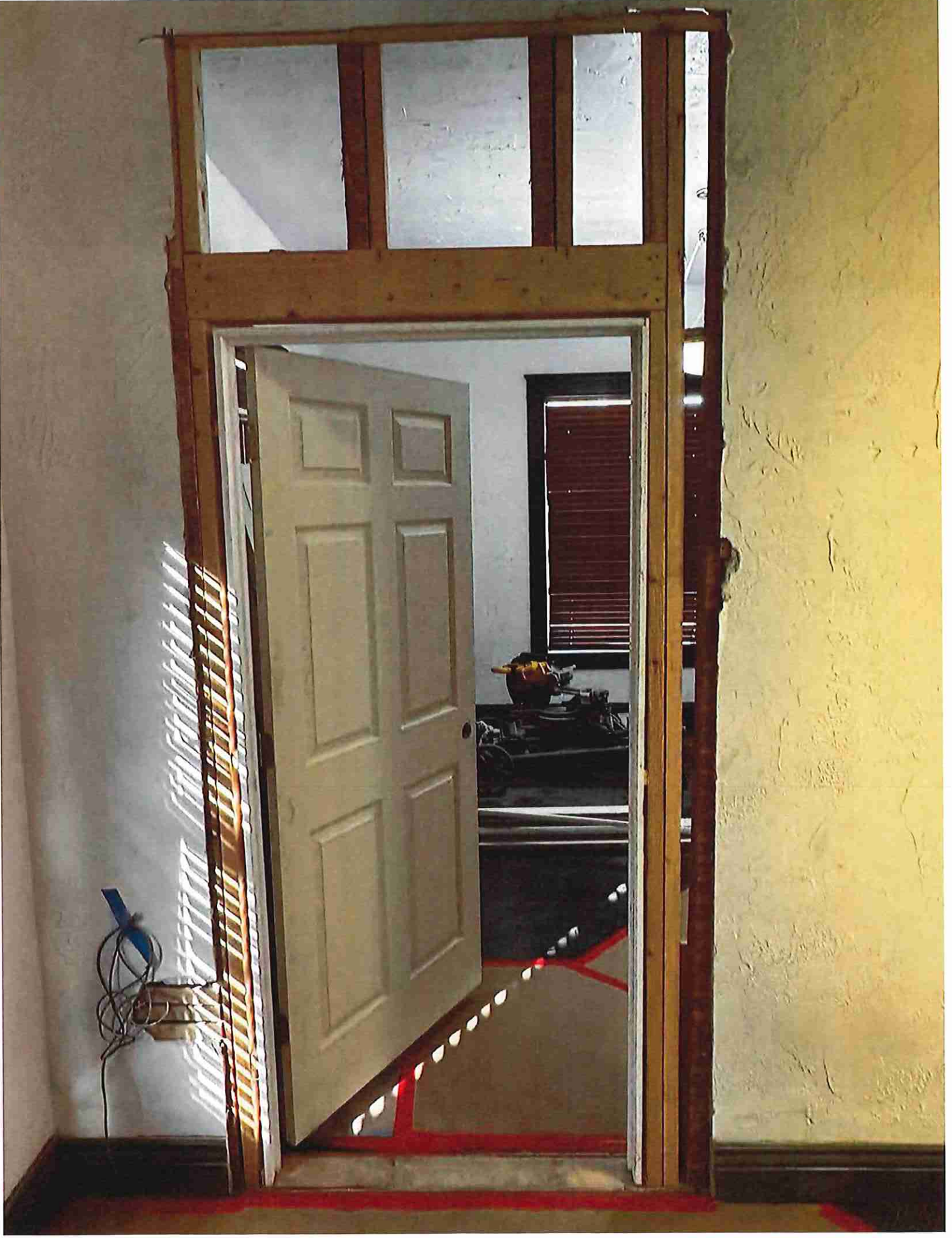
for the Law Firm.

Cc: Golden Rookie, LLC

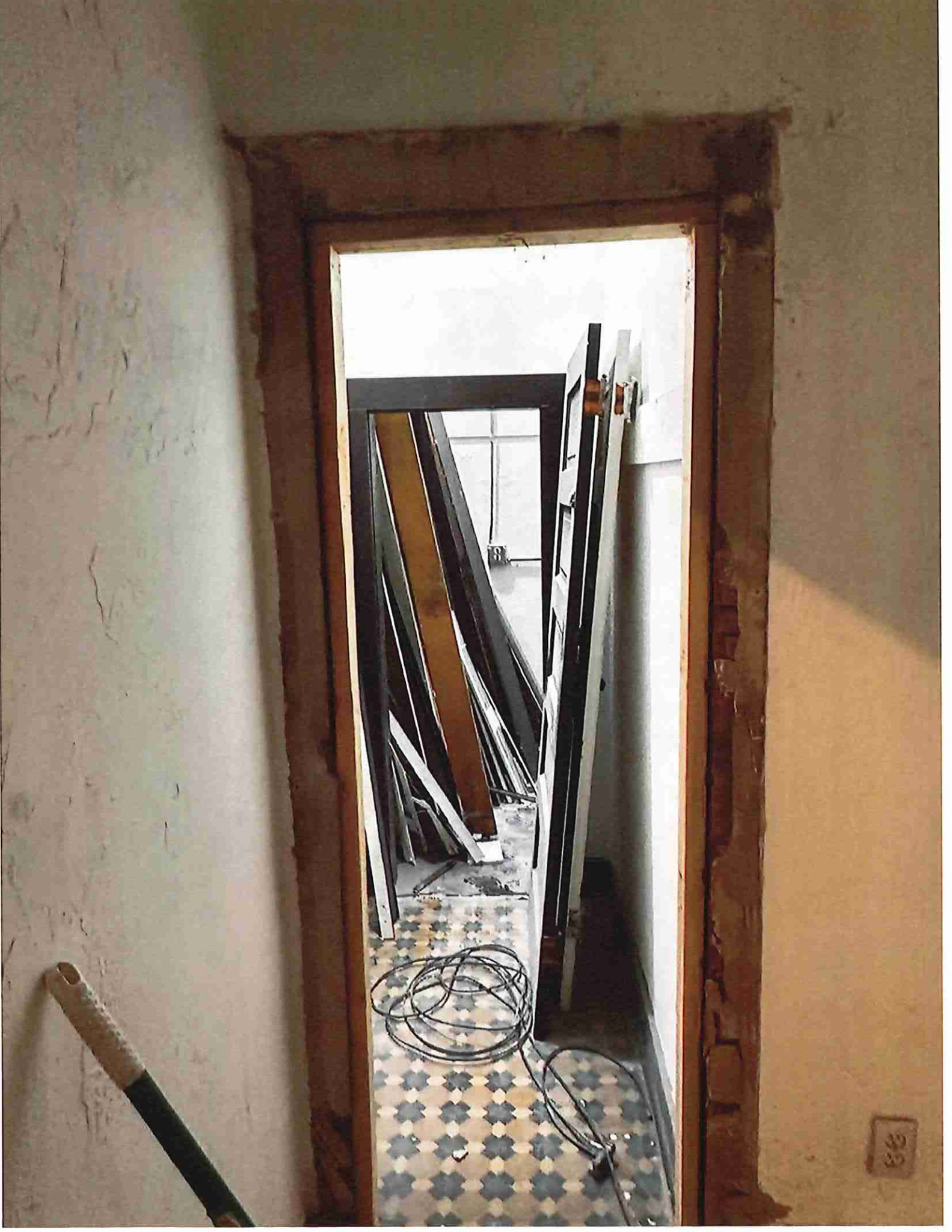
Enclosures

EXHIBIT A
CONSTRUCTION PHOTOS
(See attached)



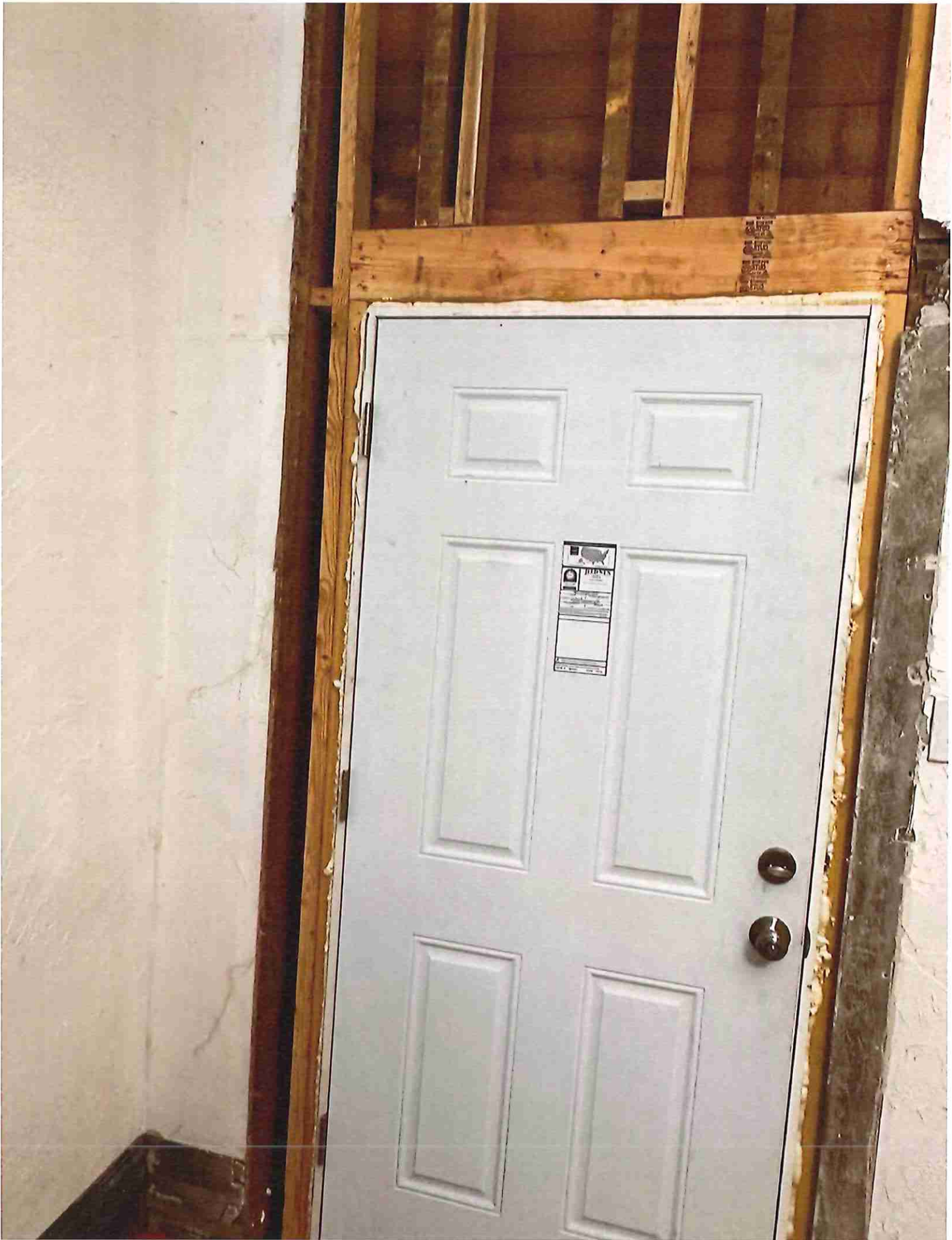












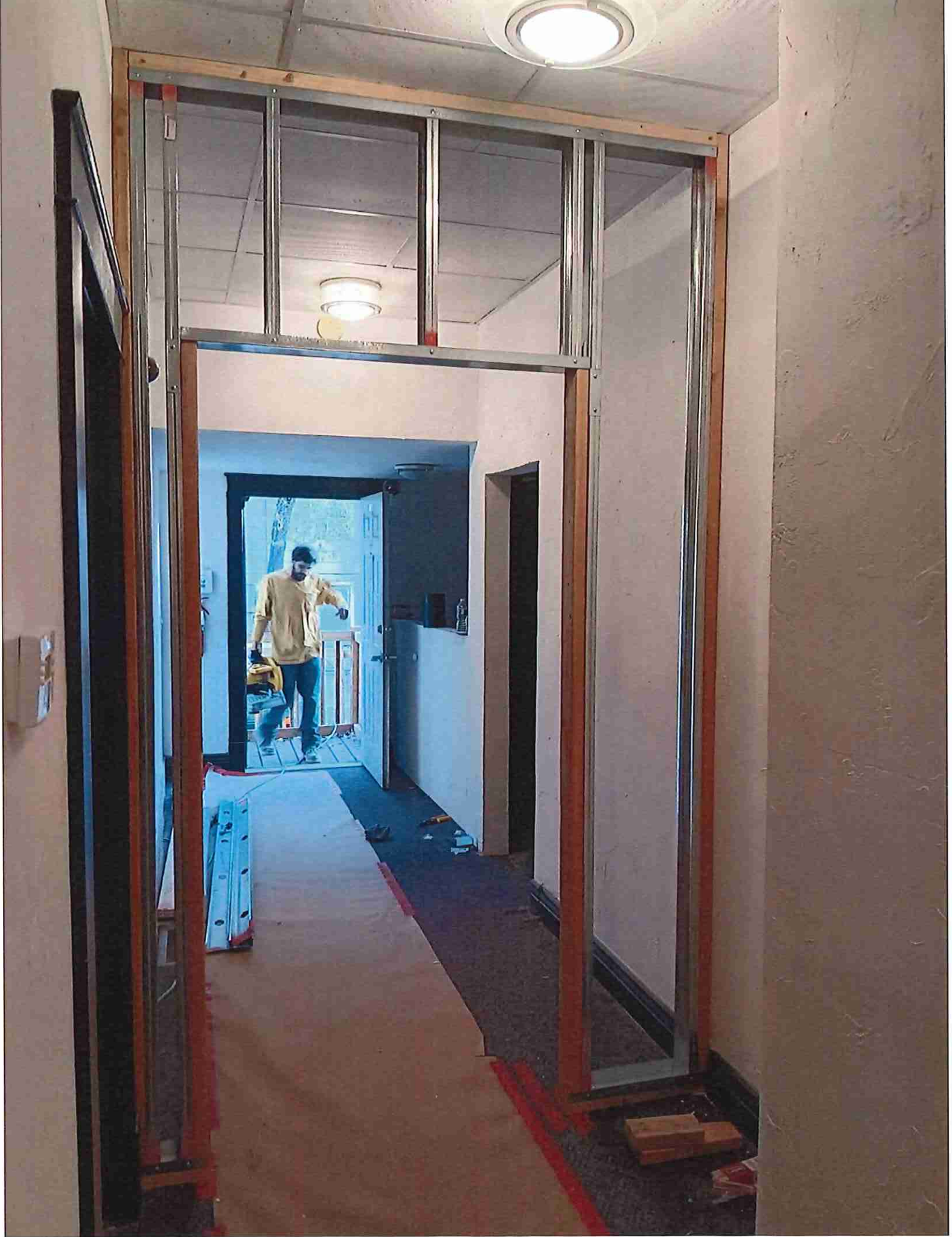




EXHIBIT B
CONSTRUCTION TIMELINE
(See Attached)

Golden Rookie Dispensary Project Tracker and Timeline					
Provider	Scope of Work	Project Start Date	Completion Date	Date of Inspection (if applicable)	Additional Notes
Handy's LLC	Demo, build divider wall in hallway, reframe doors, begin prep for new door and install, reframe glass window wall	10/24/24	10/29/24	NA	
Handy's LLC	Hang drywall, texture, prep for paint, apply primer and finish coat	10/30/24	11/4/24	11/4/24	
Handy's LLC	Apply finish coat, door casing and base, paint	11/5/24	11/7/24	NA	
Handy's LLC	Install door casing, base trim and touch up paint	11/8/24	11/11/24	11/12/24	This is the final walkthrough inspection date
Cidre House Design	Paint interior walls	11/14/24	11/15/24	NA	
Cidre House Design	Build and install custom display cases	11/18/24	11/21/24	11/22/24	
Cidre House Design	Build and install POS desk	11/18/24	11/21/24	11/22/24	
Cidre House Design	Build and install Front desk	11/18/24	11/21/24	11/22/24	
Strat-agaeist	Setting up security system	11/18/24	11/21/24	11/22/24	Equipment expected in on 11/14/24
Lynch Material	Cage for the Vault delivered and opened	11/22/24	11/22/24		Materials will be received 11/21/24
Cidre House Design	Installation of the Vault	12/2/24	12/9/24		Extended timeline due to holiday- will start after Thanksgiving

November 25, 2024

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

Re: **Golden Rookie, LLC – Petition for Extension of Commencement Date**

Dear City of Grand Junction Cannabis Licensing Authority:

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, and petitioned the City of Grand Junction Cannabis Licensing Authority (“GJCLA”) for an extension of time through December 20, 2024 to complete construction on its licensed premises.

The GJCLA has set this matter for a hearing on December 2, 2024. Applicant has included an additional 10 photos of construction progress as attachments to this email as Exhibit A. These show progress with installation of cabinetry, floors, finish carpentry, and video surveillance. These photos are intended to supplement and update the 9 photographs submitted with Applicant’s original petition for extension submitted on November 11, 2024.

Applicant will be available at the hearing on December 2, 2024 to provide further updates as to construction and to answer any questions from the GJCLA.

Please contact me, or Applicant’s owner Alaameen Abdool, at alaameen.a@gmail.com or (917) 434-6844 if you have any questions.

Very Truly Yours,

David Wunderlich

for the Law Firm.

Cc: Golden Rookie, LLC

Enclosures

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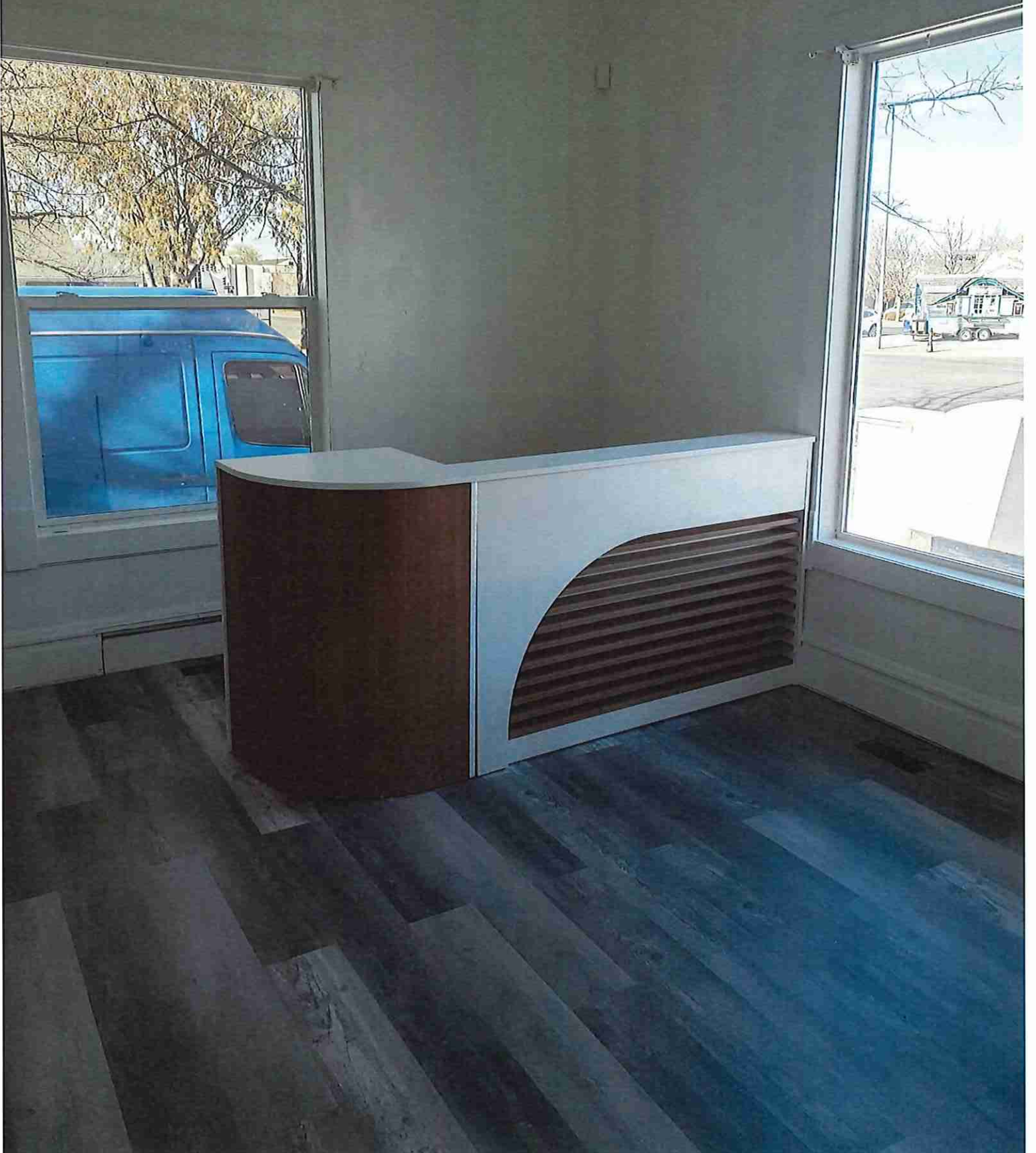
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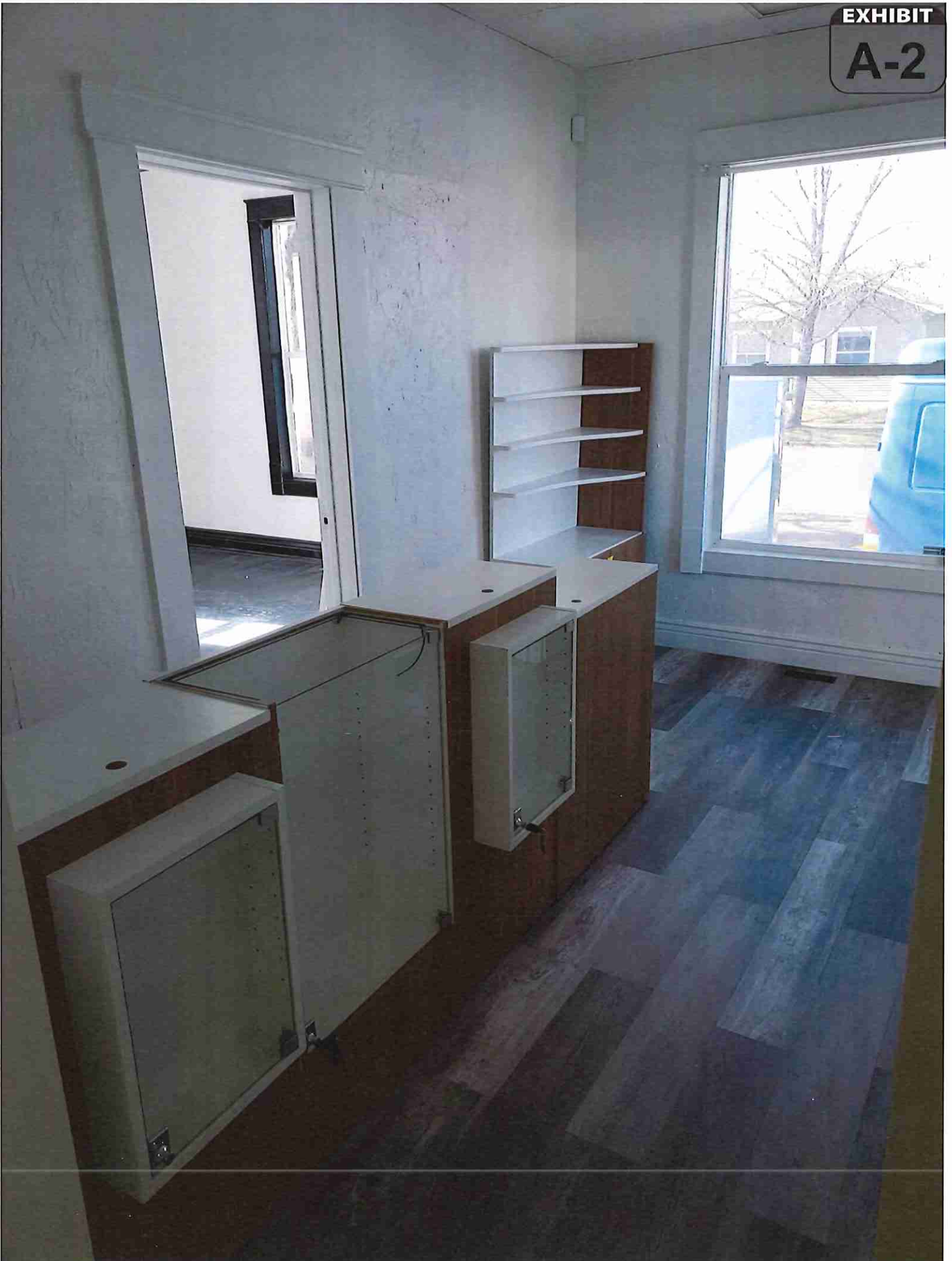
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EXHIBIT A
CONSTRUCTION PHOTOS
(See attached)

EXHIBIT

A-1





EXHIBIT

A-3



EXHIBIT
A-4



EXHIBIT
A-5



EXHIBIT
A-6



EXHIBIT
A-7



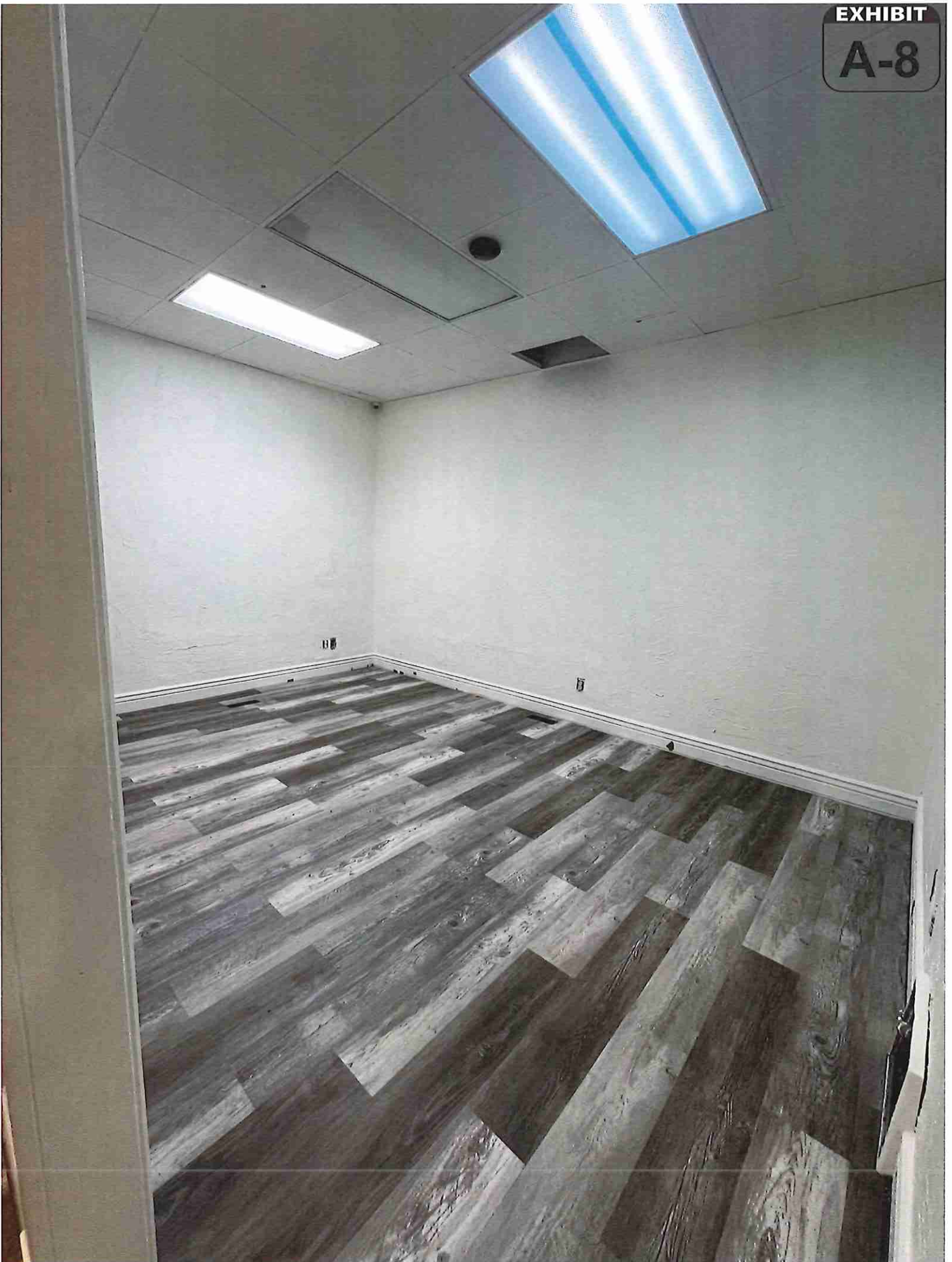
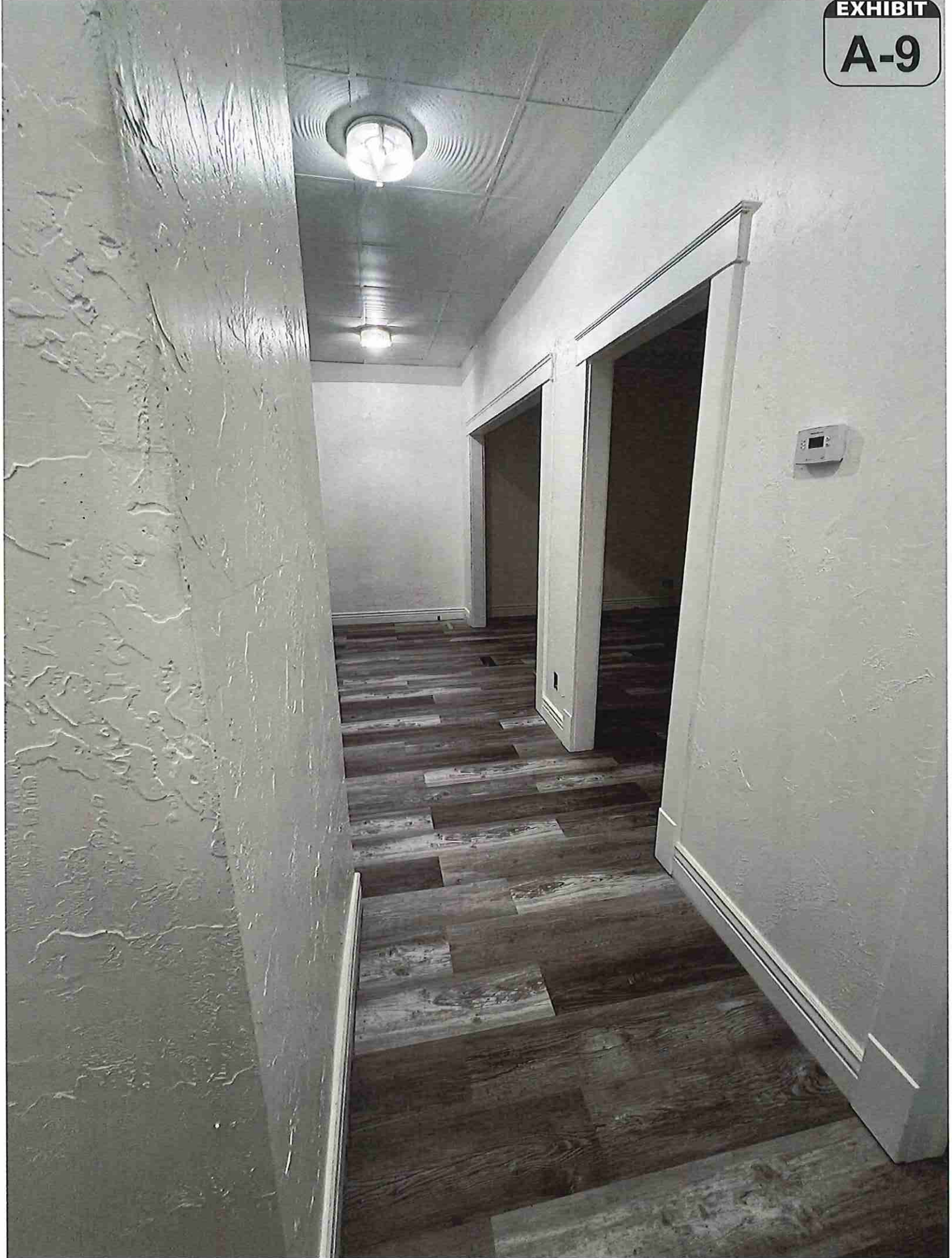


EXHIBIT
A-9



EXHIBIT

A-10

