



Grand County Department of Community Development

Marijuana License Review

Review Date: 9 /January /2017 Staff Member: William Gray

Applicant: Highway 40, LLC Business Name: Highway 40, LLC

E-Mail Address: N/A Phone Number: N/A

Parcel ID: 158901205005 Zone District: Business Tourist Forestry/Open Other

Address: 8 GCR 821 Legal Description: Lot A, McKnight Outright Exemption

Property Owner: Tabernash Properties, LLC Right to Use: Owner is Applicant Lease Plan to Buy

License Class Requested & Applicable Zone District:

- Retail Marijuana Store** – Business or Tourist
- Retail Marijuana Cultivation Facility** – Business or Forestry/Open w/ SUP
- Retail Marijuana Products Manufacturer** – Business
- Retail Marijuana Testing Facility** – Business or Tourist
- Warehouse Facility Permit** – Zones Allowing Warehouses, SUP May Be Required
- Medical Marijuana Center** – Business or Tourist
- Optional Premises Cultivation License** – Business or Forestry/Open w/ SUP
- Medical Marijuana Infused Products Manufacturing License** – Business

1. Is a Special Use Permit Required? YES NO
SUP Approved Denied Date: _____ Resolution Number: _____

2. Any Building or Zoning Violations on the Property or by the Applicant? YES NO
If Yes, Explain: _____

3. Will the Building Require a New/Updated Certificate/Letter of Occupancy? YES NO
If Yes, Explain: The existing building is an old single family dwelling. The Applicant plans to lease the building and convert the structure into a retail space. A building permit is required in order to change the occupancy to Group M – Mercantile. A Certificate of Occupancy for the retail use is required prior to a license is issued by Grand County.

4. Comprehensive Site Plan Received? YES NO If Not, Why? _____

5. Complete Set of Plans Received? YES NO If Not, Why? A floor plan of the proposed retail space was submitted by the Applicant for a preliminary assessment of the project. Complete plans for the tenant finish will be required if a license is approved for the proposed use. The plans are required to be prepared and stamped by a licensed architect A building permit and certificate of occupancy shall be completed and issued prior to

any license. A retail business is a use a permitted use in the Business District. No zoning permit is required for the use.

6. Parking Plan Approved? YES NO If Not, Why? The gross floor area of the building is 757 square feet. A total number of 3 spaces are required for the retail use. The Applicant submitted a parking plan with 3 spaces. The location of the spaces do meet county standards. Access is shown from GCR 821 and GCR 822. Only one access is permitted. The access shall be from the lower volume road. A driveway permit application shall be submitted with any building permit. The site plan submitted for the building permit is required to include a site drainage and snow storage plan. The access to the site is required to meet County Road and Bridge Standards and parking shall meet County Parking Standards.
7. Exterior Lighting Plan Approved? YES NO If Not, Why? The county does not have design standards for exterior lighting.
8. Odor Mitigation Plan Approved? YES NO If Not, Why? The use is retail and odor should not be an issue. Uses in the Business District do not allow objectionable or obnoxious amounts of noise, odor, dust, smoke, vibration or other similar causes to be disseminated outside the zoning district.
9. Signage Permitted? YES Permit #: _____ NO If Not, Why? A sign permit is required to be issued prior the Applicant installing a sign and prior to a license being issued by the County.
10. Proof of Water? YES NO If Not, Why? _____
 Well – Permit #: _____ Well – Permit Type: _____
 Water District:

The Applicant shall provide Grand County with a copy of a commercial well permit for the proposed retail use with any building permit application. The commercial well shall be drilled and operational prior to a final inspection.

11. Proof of Sanitation? YES NO If Not, Why? _____
 Septic System – Permit #: _____ Is Septic Satisfactory for Use: YES NO
 Sanitation District: Applicant shall pay applicable tap fees for the retail use to Grand County prior issuing a building permit if square footage is added with the project. Taps for the retail use are paid for the current square footage.

Planning & Zoning Specific Notes: Applicant is required to verify with CDOT whether or not a highway access permit is required with the addition of a retail use to the property.

Building Department Specific Notes: A certificate of occupancy is required to be issued by Grand County to ensure the space complies with the requirements of the Grand County Building Code. The CO shall be issued prior to any license being issued by the County.

Conditions of Approval:

1. The building requires a change of occupancy to Group M – Mercantile prior to it being use as a commercial retail establishment.
2. A building permit is required for the proposed retail use.
3. The plans submitted with any building permit must be prepared and stamped by a licensed architect.
4. The parking plan is required to meet County Parking Standards and County Road and Bridge Standards.
5. The site plan, in addition to showing property lines, easements, building, access, parking and utilities, must also include a drainage and snow storage plan and trash

storage/enclosure plan. Drainage is required to comply with County Storm Drainage Standards.

- 6. A Driveway permit application shall be submitted with any building permit application.
- 7. A Sign permit application shall be submitted with any building permit application.
- 8. If the building is enlarged, all applicable tap fees for the proposed retail use shall be paid to Grand County prior to the issuance of a building permit.
- 9. The license application shall be referred to CDOT for a Highway Access code analysis. If highway improvements are required they will be constructed and approved by CDOT prior to a building permit final inspection.
- 10. A commercial well permit shall be submitted with any building permit application. The well shall be drilled and operating in accordance with state standards prior to a building permit final inspection.
- 11. A copy of an executed lease for use and tenant finish of the building shall be provided with any building permit application.
- 12. A certificate of occupancy is required prior to Grand County issuing a license and before use as a commercial retail establishment can commence.

FINAL Approval by Planning & Zoning:

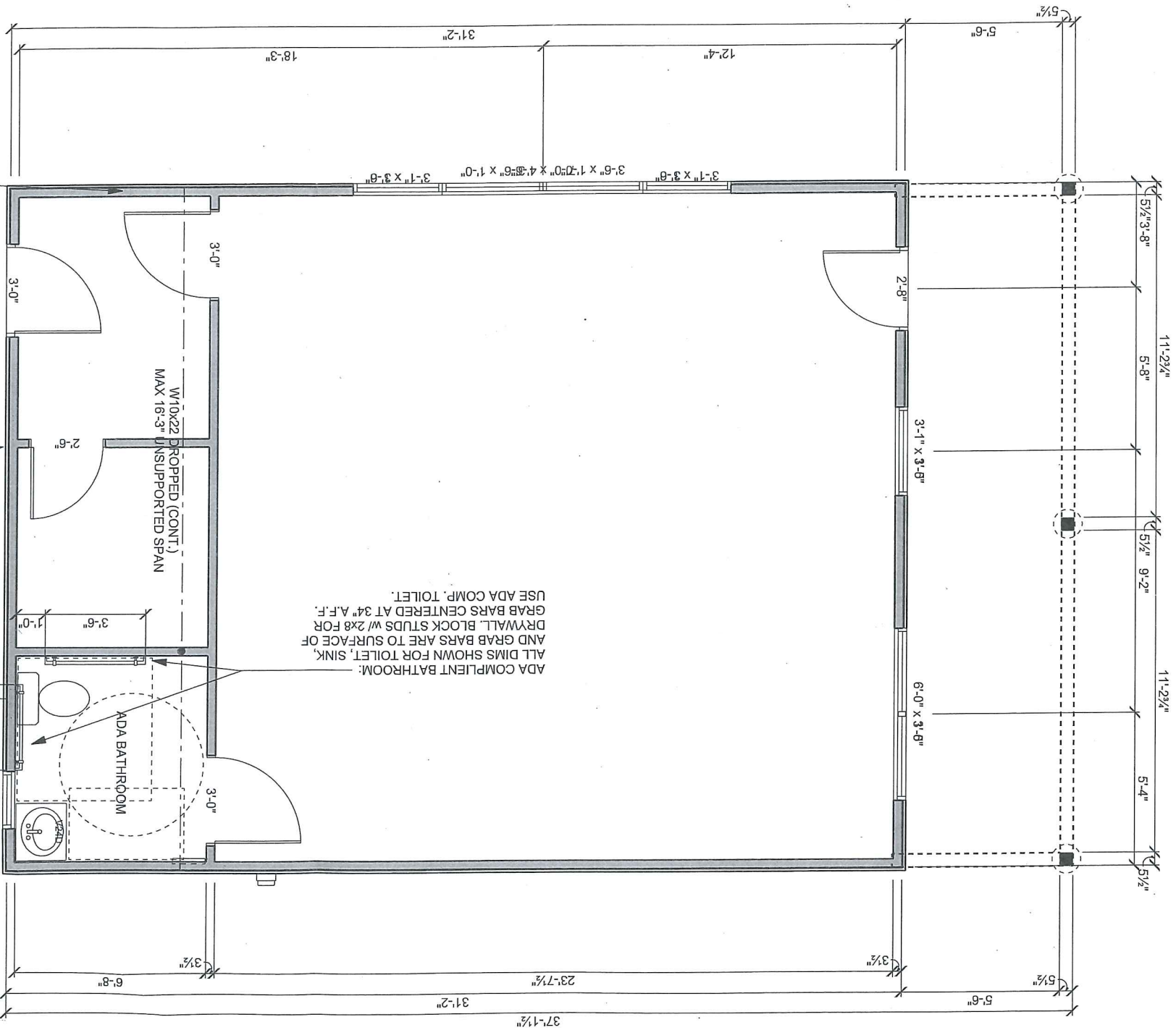
By: W. E. Gray
Staff Signature

Date: 10, Jan, 2017

FINAL Approval by Building Department:

By: W. E. Gray
Staff Signature

Date: 10, Jan, 2017



ADA COMPLIANT BATHROOM:
 ALL DIMS SHOWN FOR TOILET, SINK,
 AND GRAB BARS ARE TO SURFACE OF
 DRYWALL BLOCK STUDS W/ 2x8 FOR
 GRAB BARS CENTERED AT 34" A.F.F.
 USE ADA COMP. TOILET.

- INSTALL TYVEK HOUSEWRAP OVER ALL EXTERIOR SHEATHING (TYP).
- INSTALL VICOR WINDOW WRAP AROUND ALL DOORS & WINDOWS (TYP).
- INSTALL BRONZE "Z" FLASHING ABOVE ALL WINDOWS AND DOORS (TYP).
- INSTALL 8" VERT. CEDAR BOARD AND BATTEN SIDING (TYP), SEAL/STAIN TBD BY CLIENT.
- INSTALL NEW FASCIAS AT ALL NEW RAFTER AND ROOF EDGES, AND AS NEEDED ELSEWHERE (TYP).
- SPRAY FOAM ALL EXTERIOR WALLS TO R-21 (TYP), SPRAY FOAM ALL WINDOW AND DOOR JAMBS (TYP).

AREA SCHEDULE		
NAME	COLOR	AREA
		756.6 sq ft.

DATE: 5-17-16

RMCAT BROWN BUILDING

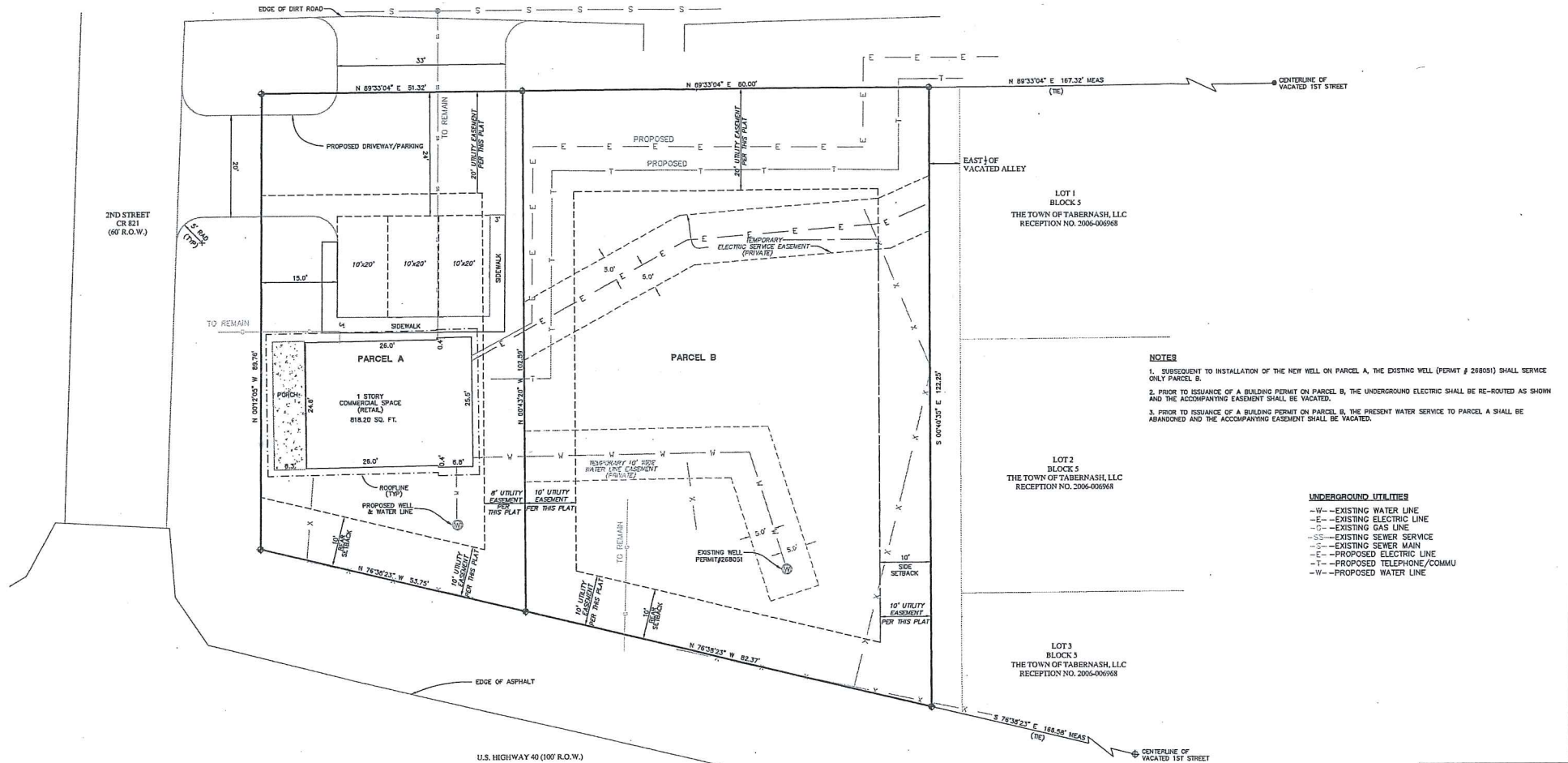
8 CR 821
 TABERNASH, COLORADO 80478

**KELLEY
 GREENBRIAR &
 ASSOCIATES**

1046 South Race Street
 Denver, CO 80209
 (303) 266-7612
 kelly@kga.com kellyk@juno.com

UTILITY PLAN / SITE PLAN McKNIGHT OUTRIGHT EXEMPTION, PARCELS A & B

A RE-SUBDIVISION OF LOTS 14, 15, 16 & WEST 1/2 OF VACATED ALLEY LYING NORTH OF THE
NORTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 40, BLOCK 5, TABERNASH
SECTION 1, TOWNSHIP 1 SOUTH, RANGE 76 WEST OF THE 6TH PRINCIPAL MERIDIAN,
COUNTY OF GRAND, STATE OF COLORADO
OWNERSHIP VESTED BY RECEPTION NO. 2015-000742



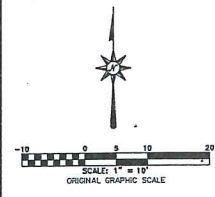
- NOTES**
- SUBSEQUENT TO INSTALLATION OF THE NEW WELL ON PARCEL A, THE EXISTING WELL (PERMIT # 26805) SHALL SERVICE ONLY PARCEL B.
 - PRIOR TO ISSUANCE OF A BUILDING PERMIT ON PARCEL B, THE UNDERGROUND ELECTRIC SHALL BE RE-ROUTED AS SHOWN AND THE ACCOMPANYING EASEMENT SHALL BE VACATED.
 - PRIOR TO ISSUANCE OF A BUILDING PERMIT ON PARCEL B, THE PRESENT WATER SERVICE TO PARCEL A SHALL BE ABANDONED AND THE ACCOMPANYING EASEMENT SHALL BE VACATED.

LOT 1
BLOCK 5
THE TOWN OF TABERNASH, LLC
RECEPTION NO. 2006-006968

LOT 2
BLOCK 5
THE TOWN OF TABERNASH, LLC
RECEPTION NO. 2006-006968

LOT 3
BLOCK 5
THE TOWN OF TABERNASH, LLC
RECEPTION NO. 2005-006968

- UNDERGROUND UTILITIES**
- W- EXISTING WATER LINE
 - E- EXISTING ELECTRIC LINE
 - G- EXISTING GAS LINE
 - SS- EXISTING SEWER SERVICE
 - S- EXISTING SEWER MAIN
 - E- PROPOSED ELECTRIC LINE
 - T- PROPOSED TELEPHONE/COMMU
 - W- PROPOSED WATER LINE



TIM SHENK
LAND SURVEYING INC.
P.O. BOX 1870
GRANBY, CO 80448
(970) 887-1048

UTILITY PLAN / SITE PLAN
PARCELS A & B
McKNIGHT OUTRIGHT EXEMPTION
TABERNASH, COLORADO

SHEET 1 OF 1:

JOB: 14216	DWG: 14216.07	DATE: 8/16/2016	DRAWN BY: CT/TRS
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