



Date: 04/06/2022

To: Chairman Shockey and Commissioners  
From: Kim White, Town Planner

RE: **PUBLIC HEARING** - Consideration to approve a Special Use Permit (SUP) per Grand Lake Municipal Code section 12-2-31(A)2, to allow a commercial use on property located at Block 3, Lot 4-6, Town of Grand Lake.



### Purpose

The Town has received a special use permit (SUP) application from TruePenny Pitstop, LTD. to operate a food truck on occupied commercial lots 4-6 Block 3, Town of Grand Lake, more commonly known as 1016 Grand Avenue. This request requires Planning Commission recommendation and Board of Trustees review. The primary land owner is Buck Blessing and has given his permission for the use.



## **Background**

Blake Barbiche of TruePenny Pitstop LTD. has submitted a special use application to run a seasonal stationary food truck business at the 1016 Grand Ave. lot for the summer of 2022.

The Municipal code for the Special Use Permit states:

(b) For Commercial/Mixed Use, the permit shall be utilized for the approval of proposed accessory uses, not incidental to the primary use of the property, or when there are two or more businesses present, with at least one business that is proposed to be located in a non-fixed structure, or a temporary facility; or when the total square footage of the unit/structure does not meet the minimum floor area for the zoning district where it is located.

The parcel is zoned Commercial and, while the business is a use by right (*eating and drinking places; frozen food locker- M.C. 12-2-18 (A) 2*), because the business is being run at the same location as another business and is a non-fixed/ temporary structure, a Special Use Permit is required per Municipal Code 12-2-31. A Special Use permit will allow this use of a temporary structure for a maximum of six months.

The applicant has met submission requirements by providing the Town with the application form, a cover letter detailing the business operation, a copy of a current lease for the summer, a site plan, and a copy of a valid State of Colorado Sales Tax license and will obtain a current Town Business License.

Certified letters were sent to property owners within 200 feet of the site and Legal Notice was posted in the Sky-Hi News. Staff has received one positive verbal comment as a result of the notices (transcribed below).

The Mortensons stopped by to look at the plans and stated that they “think that anything would be better than what is there, and the plans for the property looked nice.” -3/28/22.

## **Municipal Code**

### **Municipal Code section 12-2-18 (A) Uses Permitted by Right Commercial District:**

*2. Amusement and/or recreational businesses other than those provided for in 12-2-18(A)8; automobile parking lot; bank; bus terminal; eating and drinking places; frozen food locker; offices; drugstore; laundromat; liquor store; gift store; jewelry store; bakery; clothing store; grocery; hardware store; sporting goods store; general store; said businesses being of a retail or service nature, and limited as set forth.*

### **Municipal Code section 12-2-31 [Special and Conditional Use Regulations]**

*General SUP- A permit for the temporary use (six months or less) of private property.*



*(b) For Commercial/Mixed Use, the permit shall be utilized for the approval of proposed accessory uses, not incidental to the primary use of the property, or when there are two or more businesses present, with at least one business that is proposed to be located in a non-fixed structure, or a temporary facility; or when the total square footage of the unit/structure does not meet the minimum floor area for the zoning district where it is located.*

***(f) Commission Processing and Review Criteria for a General SUP:***

- 1. The Planning Commission shall review the SUP application in a Public Hearing to receive testimony and comment of interested citizens, businesses, and adjoining property owners prior to making a recommendation to the Town Board of Trustees.*
- 2. In making determination of a recommendation of approval or denial of the SUP application, the **Commission shall consider the following factors:***
  - \_\_\_\_\_ (i) Relationship of the proposed Special Use to the economic development objectives of the Town and the anticipated impact of the SUP on existing businesses.*
  - \_\_\_\_\_ (ii) Effect upon traffic, with particular reference to congestion, automotive and pedestrian safety and convenience, traffic flow and control, access, maneuverability, and (if applicable) snow removal from the streets and parking areas.*
  - \_\_\_\_\_ (iii) Effect upon the character of the area in which the proposed Special Use is to be located, including the scale and bulk of the proposed Special Use in relation to surrounding uses and neighborhood.*
  - \_\_\_\_\_ (iv) Such other factors and criteria as the Commission deems applicable to the proposed Special Use including but not limited to: proposed length of use; specific businesses, land owners or other interested parties to be notified; or proposed conditions of SUP issuance.*
- 3. At the Public Hearing, after receiving comment and testimony, **the Commission shall make a recommendation to the Board of Trustees in the form of a Resolution.** Nothing in this Section shall preclude the Commission from tabling or continuing the Public Hearing to another time and place. **If the Resolution is to approve the request, it shall contain the following findings:***
  - (i) That the proposed location of the use is in accord with the purposes of this Chapter and the purposes of the district in which the SUP site is located.*
  - (ii) That the proposed location of the Special Use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, nor will the proposed use be materially injurious to nearby land uses, properties, or improvements.*
  - (iii) That the proposed use will comply with all of the applicable provisions of the Code of Ordinances.*
  - (iv) That the applicant shall comply with such terms and conditions as the Commission determines are necessary to carry out the letter and intent of the Special Use Permit process.*
  - (v) That the SUP shall be valid for a specific duration of time, citing specific dates.*



*1. In the case of reoccurring applications, the Planning Commission may make recommendation to the Town Board of Trustees for the Board's approval of an annually-reoccurring Special Use Permit not to exceed three years.*

### **Staff Comments**

Staff has the following comments regarding the applicant's Special Use Permit request.

The Applicant's submission includes all required materials and supporting documentation:

- Application Main Form
- Narrative description of the nature of the Special Use
- Copy of Grand Lake Sales Tax License
- Letter from Owner stating a lease agreement is in place.
- Letter from neighboring business in support
- Images of the proposed site and plan of the site

The Applicant's proposed Special Use is a seasonal commercial business offering "nutritious, whole-food smoothies and smoothie bowls" known as TruePenny Pitstop LTD. The business would operate summer months only. The proposed days and hours of operation are Thursday-Sunday 10am-5pm; July Thursday -Monday 10am-5pm with potential to expand hours with demand. The truck will stay in the same location for the summer and not move each evening and will have a small sitting area and not run off a generator to limit noise.

### **Public Hearing Process**

The public hearing should be conducted as follows:

1. Open the Public Hearing
2. Allow staff to present the matter
3. Allow the applicant to address the commission
4. Take all public comment
5. Close the Public Hearing
6. Have Commission discuss amongst themselves
7. Commission make a motion

### **Commission Action**

The Commission has the following options:

1. Adopt Resolution 04 – 2022 as presented; OR
2. Adopt Resolution 04 – 2022 with the following additional conditions; OR
3. Deny Resolution 04 – 2022





# Town of Grand Lake

## Planning Department

• P.O. Box 99 • 1026 Park Avenue • Grand Lake, CO 80447  
• Phone: 970-627-3435 • Fax: 970-627-9290  
• Email: [glplanning@townofgrandlake.com](mailto:glplanning@townofgrandlake.com) • Website: [townofgrandlake.com](http://townofgrandlake.com)

### SPECIAL USE PERMIT APPLICATION FORM

APPLICATION DEADLINE IS 90 DAYS PRIOR TO THE PROPOSED USE

#### PROPERTY LOCATION OF SPECIAL USE:

Street Address (or general location if not addressed): 1016 GRAND AVENUE  
Legal Description: Lot 4 Block 5 Subdivision TOWN OF GRAND LAKE  
Lot Area (in square feet or acres): 100 SQFT STREET SIDE PORTION OF LOT 4 (EAST)  
Existing Use of Property: NONE

#### APPLICANT INFORMATION:

TRUCKPENNY PITSTOP LTD.  
Name: Blake Barbiche Email: blake.barbiche@gmail.com  
Address: 89 COUNTY ROAD 4056 Phone: 908.500.1241  
City: GRANBY State: CO Zip: 80446 Fax: \_\_\_\_\_  
Contact Person (if not applicant): \_\_\_\_\_ Email: \_\_\_\_\_  
Address (MAILING): PO 2523 Phone: \_\_\_\_\_  
City: GRANBY State: CO Zip: 80446 Fax: \_\_\_\_\_

#### PROPERTY OWNER INFORMATION: Is the applicant the property owner? ☐ YES ☒ NO

• Name: RIVER MOUNTAIN LLC Email: BUCK@GB85.COM  
• Address: 260 N. JOSEPHINE ST. Phone: 719.499.1234  
• City: DENVER State: CO Zip: 80206 Fax: \_\_\_\_\_  
• Address: SUITE 600 Phone: \_\_\_\_\_

#### REQUIRED INFORMATION CHECKLIST:

- ☒ Description of Proposed Use (including hours of operation, operating characteristics, anticipated impacts, and measures to make the use compatible with the surrounding properties)
- ☒ Site Plan (showing dimensions to existing and proposed features, locations of specific activities, proposed and existing signage, parking, ingress and egress points, traffic circulation, utilities, drainage features, and property lines)
- ☒ Copy of current Colorado Sales Tax License
- ☒ Copy of current Grand Lake Sales Tax License
- ☒ Copy of current Grand Lake Business License
- ☒ Agreement for Services
- ☒ \$250 application deposit
- ☒ Additional Information (other helpful information for review or if required by Town Staff)

APPLICATIONS SUBMITTED / INCLUDED

#### AFFIDAVIT:

BY MY SIGNATURE, I attest that the information contained or attached to this Special Use Permit application is true and correct to the best of my knowledge. I further understand that submission of false or misleading information shall be sufficient cause for the Special Use Permit to be revoked immediately without notice or hearing.

Print Name: Blake Barbiche

Signed: [Signature] Date: 3/2/22

#### STAFF USE ONLY

Application Received By: [Signature] Date / Time: 3/4/22

File Name: \_\_\_\_\_

Fee Paid: \_\_\_\_\_ Amount: 250 Reimbursement Form Signed: yes

**TOWN OF GRAND LAKE  
AGREEMENT FOR PAYMENT OF  
REVIEW AND DEVELOPMENT EXPENSES INCURRED BY THE TOWN  
SUBDIVISION, ANNEXATION AND ZONING PROCESS**

**THIS AGREEMENT** ("the Agreement" is entered into this 4th day of MARCH, 2022, by and between the Town of Grand Lake, Colorado, a Colorado municipal corporation, ("the Town") and Blake Barbiche, a Business owner (homeowner, type of corporation, LLC, etc. if applicable), (collectively, "the Owner").

**WHEREAS**, the Owner owns certain property situated in the Grand County, Colorado described on Exhibit A, attached hereto and incorporated herein by reference, ("the Property");

**WHEREAS**, the development review process includes review of all aspects of land use including, but not limited to, annexation, subdivision, zoning, change of land use, installation of public improvements, dedication of lands and the availability of and feasibility of providing utility services;

**WHEREAS**, the Owner desires to develop the Property and has made application to the Town for approval of subdivision, annexation and/or zoning of the Property, and

**WHEREAS**, the Parties recognize that the land use fees as specified by the Municipal Code of the Town may not be adequate to fully cover the Town's expenses incurred during the application process, including but not limited to, legal publications, notices, reproduction of materials, public hearing expenses, recording of documents, engineering fees, attorney fees, consultant fees, and fees for administrative time of Town staff, including, but not limited to managerial, clerical, billing, and review time, and

**WHEREAS**, the Parties hereto recognize that the Town will continue to incur expenses through the entire development review process until final completion of the development including but not limited to, legal publications, notices, reproduction of materials, public hearing expenses, recording of documents, engineering fees, attorney fees, consultant fees, and fees for administrative time of Town staff, security, permits and easements;

**NOW THEREFORE**, for and in consideration of the foregoing premises and of the mutual promises and conditions hereinafter contained, it is hereby agreed as follows:

1. The Town has collected or will collect certain subdivision, annexation and land use fees from the Owner and the Town will apply those fees against the development review expenses incurred by the Town while processing the Owner's development review proposal. In the event the Town incurs development review expenses greater than the monies collected from the Owner, the Owner agrees to reimburse the Town for the additional expenses and fees upon submittal of an invoice. Owner shall pay all invoices submitted by the Town within ten (10) days of the Town's delivery of such invoice. Failure by the Owner to pay any invoice within the specified time shall be cause for the Town to cease processing the application, cease development of the Property, deny approval of the application, withhold the issuance of building permits or certificates of occupancy and for the Town to exercise such rights and remedies as are otherwise available to it in law or equity or under the applicable provisions of the Town Code.
2. Except where the law or an agreement with the Town provides otherwise, the Owner may terminate its application at any time by giving written notice to the Town. The Town

shall take all reasonable steps necessary to terminate the accrual of costs to the Owner and file such notices as are required by the Town's regulations. The Owner shall be liable for all costs incurred by the Town in terminating the processing of the application.

3. If the Owner fails to pay the fees and costs required herein when due, the Town may take those steps necessary and authorized bylaw to collect the fees and costs due, in addition to exercising those remedies set forth in Section 1, above. The Town shall be entitled to recover from Owner all court costs and attorneys' fees incurred in collection of the balance due, including interest on the amount due from its due date at the rate of 18% per annum.
4. The Town will account for all funds expended and fees and expenses incurred by the Town as a result of the development review of the application throughout the development process. Statements of expenses incurred will be made available to the Owner by the Town. Expenses to be charged to the Owner's account shall include, but shall not be limited to legal publications, notices, reproduction of materials, public hearing expenses, recording of documents, engineering fees, attorney fees, consultant fees, fees for administrative time of Town staff, security, permits and easements. Within 60 days after the completion of the processing of the application by the Town, the Town will provide Owner with a statement of account and will refund to the Owner any funds paid by the Owner that were not expended by the Town, except where the Parties expressly agree to the contrary.
5. Owner's obligation to pay the costs and expenses provided for in this Agreement shall exist and continue independent of whether the Owner's application, or any part thereof, is approved, approved with conditions, denied, withdrawn, or terminated by the Town or the Owner prior to a final decision in the process.

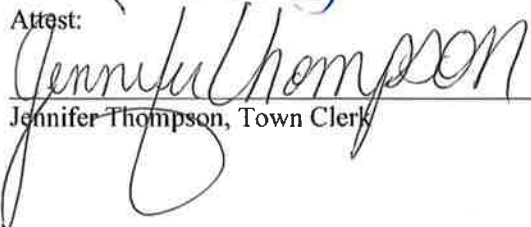
**IN WITNESS WHEREOF**, the Town and the Owner have caused this Agreement to be duly executed on the day and year first above written.

PRINTED OWNER'S NAME: Blake Barbiche

OWNER OF PROPERTY:   
Signature

TOWN OF GRAND LAKE

By:   
Kimberly White, Town Planner

Attest:   
Jennifer Thompson, Town Clerk



but it won't automatically close your account. In order to close your account and cease any future liability, you must

DR 0140 (02/16/11)  
DEPARTMENT OF REVENUE  
DENVER CO 80261-0013

STATE COLORADO COUNTY GRAND

Must collect  
taxes for:

**SALES TAX  
LICENSE**

USE ACCOUNT NUMBER for all references	LIABILITY INFORMATION			ISSUE DATE			LICENSE VALID TO DECEMBER 31
	county	city	industry type	liability date	month	day	
94489133-0000	53-0206-010	L	010121	Dec	03	21	2023

THIS LICENSE MUST BE POSTED AT THE FOLLOWING LOCATION  
IN A CONSPICUOUS PLACE: 89 COUNTY ROAD 4056 GRANBY CO 80446

**THIS LICENSE IS NOT  
TRANSFERABLE**

TRUEPENNY PITSTOP LTD.  
89 COUNTY ROAD 4056  
GRANBY CO 80446



Executive Director  
Department of Revenue



The question of title, however, is hardly made as the *Post* cannot present a final answer. The Wisconsin Court of Appeals, in *Washburn v. American Old Time*, 131 Wis.2d 109, 393 N.W.2d 101 (1986), affirmed the trial court's ruling that the 1401 Survey was the controlling document in the dispute over the title to the land. The court stated that the 1401 Survey was the only document that was recorded in the public records of the county and that it was the only document that was recorded in the public records of the county. The court also stated that the 1401 Survey was the only document that was recorded in the public records of the county and that it was the only document that was recorded in the public records of the county.

The ALTA/NSPS Land Title Survey was produced for Land Title Guarantee Company, Old Republic National Title Insurance Company, River Mountain, LLC and Vista Resources, LLC, shows the result of a field survey based on facts known to, and consistent with ALTA/NSPS minimum detail requirements as of 2011, showing property lines, building foot, above-ground encumbrances, and record encumbrances as listed by the Record Document, in accordance with Table A

William D. Ward, Colorado PR 895071



LIFE TABLE		REASONS
AGE	NO.	
1	100	STROKE
2	100	STROKE
3	100	STROKE
4	100	STROKE
5	100	STROKE
6	100	STROKE
7	100	STROKE
8	100	STROKE
9	100	STROKE
10	100	STROKE
11	100	STROKE
12	100	STROKE
13	100	STROKE
14	100	STROKE
15	100	STROKE
16	100	STROKE
17	100	STROKE
18	100	STROKE
19	100	STROKE
20	100	STROKE
21	100	STROKE
22	100	STROKE
23	100	STROKE
24	100	STROKE
25	100	STROKE
26	100	STROKE
27	100	STROKE
28	100	STROKE
29	100	STROKE
30	100	STROKE
31	100	STROKE
32	100	STROKE
33	100	STROKE
34	100	STROKE
35	100	STROKE
36	100	STROKE
37	100	STROKE
38	100	STROKE
39	100	STROKE
40	100	STROKE
41	100	STROKE
42	100	STROKE
43	100	STROKE
44	100	STROKE
45	100	STROKE
46	100	STROKE
47	100	STROKE
48	100	STROKE
49	100	STROKE
50	100	STROKE
51	100	STROKE
52	100	STROKE
53	100	STROKE
54	100	STROKE
55	100	STROKE
56	100	STROKE
57	100	STROKE
58	100	STROKE
59	100	STROKE
60	100	STROKE
61	100	STROKE
62	100	STROKE
63	100	STROKE
64	100	STROKE
65	100	STROKE
66	100	STROKE
67	100	STROKE
68	100	STROKE
69	100	STROKE
70	100	STROKE
71	100	STROKE
72	100	STROKE
73	100	STROKE
74	100	STROKE
75	100	STROKE
76	100	STROKE
77	100	STROKE
78	100	STROKE
79	100	STROKE
80	100	STROKE
81	100	STROKE
82	100	STROKE
83	100	STROKE
84	100	STROKE
85	100	STROKE
86	100	STROKE
87	100	STROKE
88	100	STROKE
89	100	STROKE
90	100	STROKE
91	100	STROKE
92	100	STROKE
93	100	STROKE
94	100	STROKE
95	100	STROKE
96	100	STROKE
97	100	STROKE
98	100	STROKE
99	100	STROKE
100	100	STROKE

- SET ALUMINUM CAPPED,  $\frac{1}{2}$  REBAR STAMPED PLS 8571.
- SET BRASS TAG STAMPED PLS 8591 ON TOP OF WOOD FENCE POST.
- POUND BOAT STAKE, PLS 8550.
- POUND ALUMINUM CAP PLS 8142
- POUND BRASS TAG STAMPED PLS 8194.
- POUND BRASS TAG STAMPED PLS 1740.
- CALCULATED BLOCK COUNTS.



GRAPHIC SCALE - FEET

0 20 40 60 80

**BASES OF BEARINGS:** Assumed  $S76^{\circ}12'13"E$ , along the south  
*They right of way, monumented as shown, derived with GPS/RTK.*

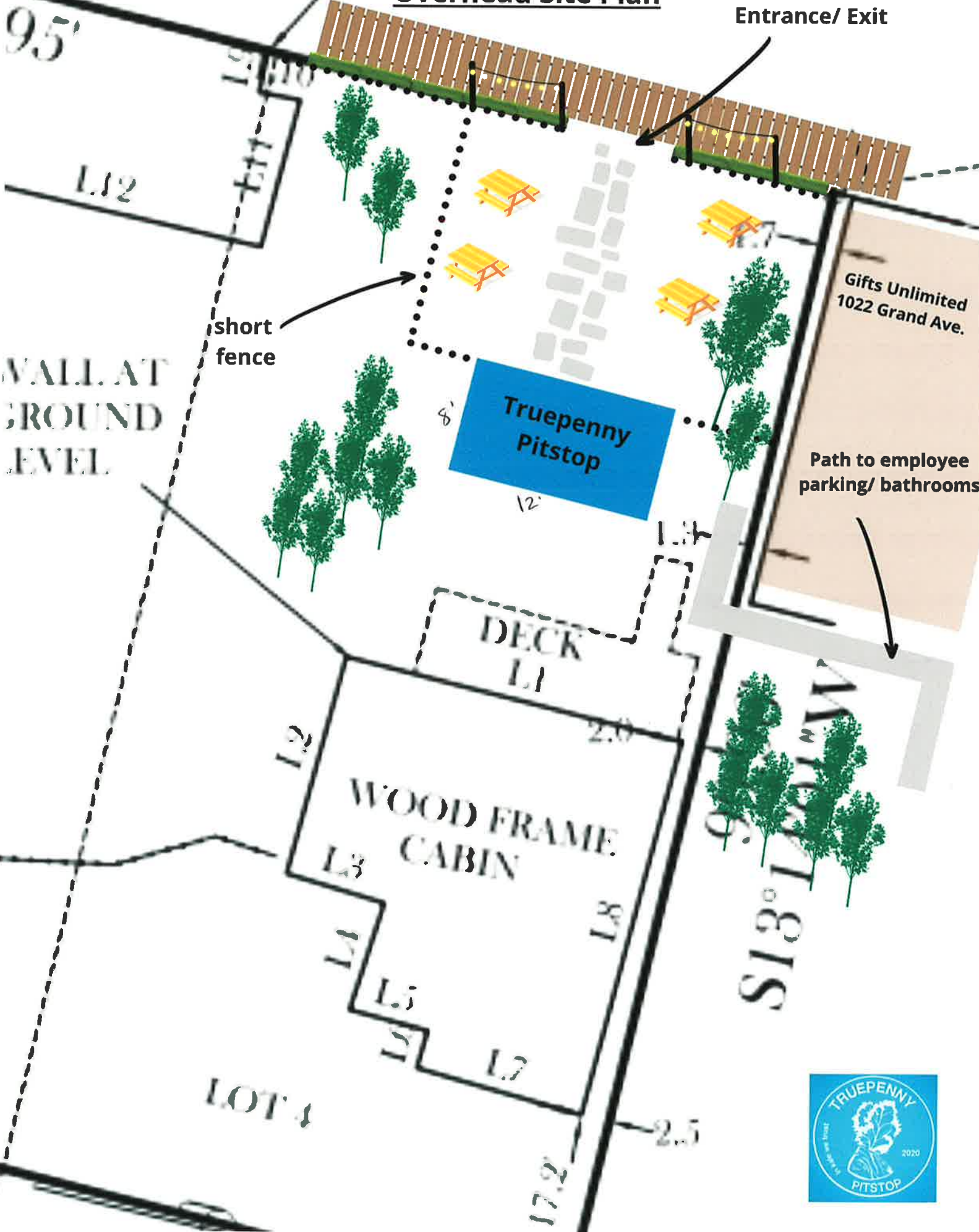
**Azimuth Survey Company**  
P.O. Box 653 Fraser, Colorado 80442

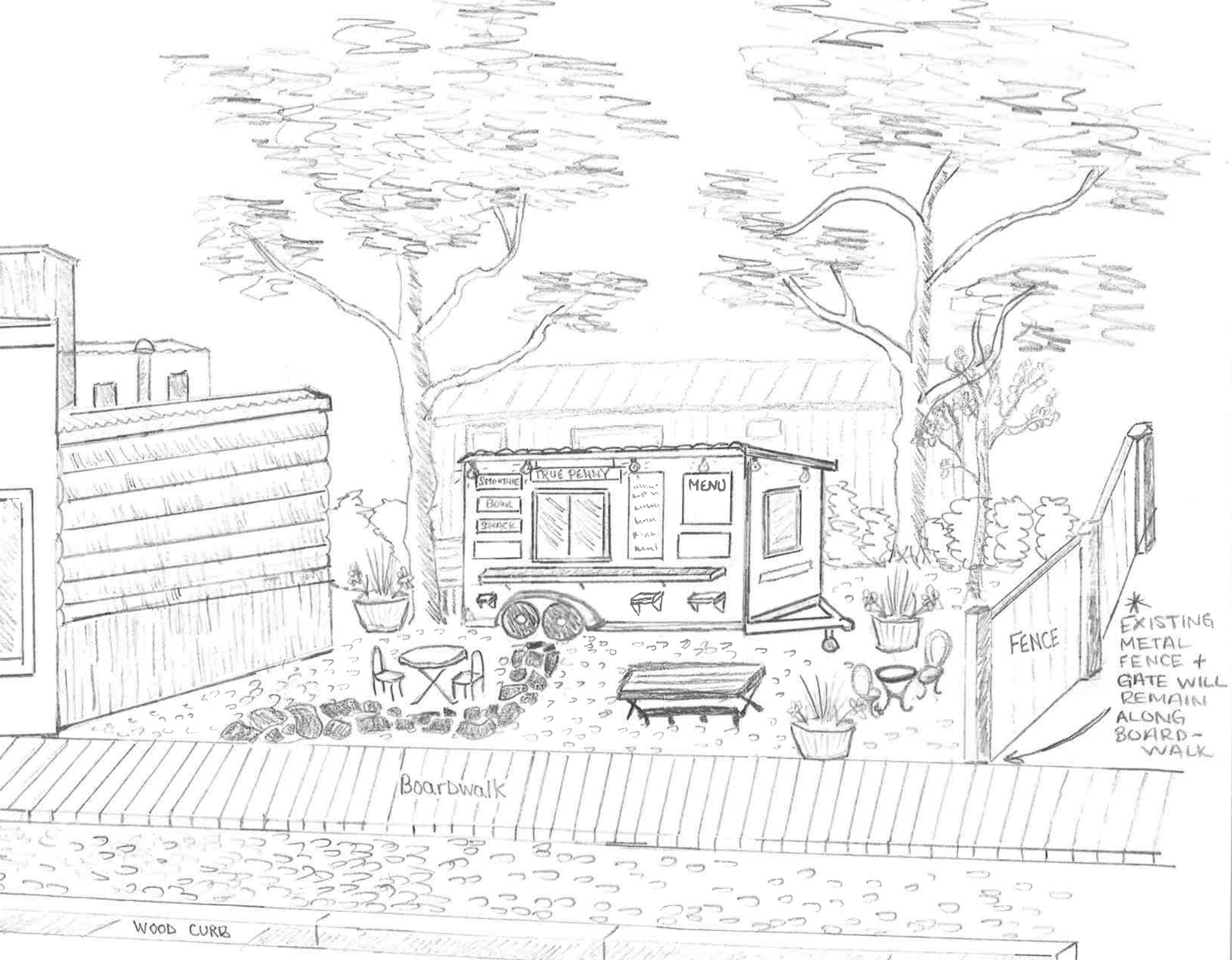
**ALTA/NSPS LAND TITLE SURVEY**  
A Retraction Survey of  
016 Grand Avenue  
Lots 4,5,6, Block 5, Town of Grand Lake  
Grand County, Colorado  
Part of Sec. 3 T8N R25W, 6TH P.M.

ATG 6-15-16

# Overhead Site Plan

Entrance/ Exit





Boardwalk

WOOD CURB

FENCE

\* EXISTING  
METAL  
FENCE +  
GATE WILL  
REMAIN  
ALONG  
BOARD-  
WALK

## **Description of Proposed Use**

### **Hours of operation:**

Intent to operate June through September.  
Standard hours will be Thursday - Sunday 10am - 5pm.  
Month of July will run Thursday - Monday 10am - 5pm.  
Potential to expand hours with demand.

### **Operating characteristics:**

Truepenny Pitstop serves nutritious, whole food smoothies and smoothie bowls that are made to order. We do not use fruit concentrates or water our smoothies down with ice so that they may be a satisfying, balanced snack or light meal. We bake our own granola, and provide a unique and healthy assortment of toppings for smoothie bowls. Our menu is gluten free, with an abundance of options for nut-free, dairy-free, vegan and other dietary restrictions and preferences.

Another notable quality of the Pitstop is its prioritising of environmentally sustainable business practices. Smoothies, bowls and other treats are served in reusable containers, encouraging visitors to keep and reuse or return their vessels.

Being an 8' x 12' trailer, Truepenny provides "take away" window service, but this location will allow for a small seating area to be created so that visitors may enjoy their smoothies and snacks on site if they wish.

Logistically, electricity and water will be provided by Gifts Unlimited, just next door to the site.

### **Anticipated impacts:**

One of the most positive impacts of Truepenny Pitstop utilising this site for the summer of 2022 is that it will provide the space with at least a temporary purpose and reinvigoration for the town's busiest months.

As discussed with the owners of 1016 Grand Avenue, the entire property will be cleaned up to an aesthetically pleasing, safe and usable standard. Lot 4, where Truepenny would sit, will be transformed to meet the needs of the business, and include a walkway and seating area.

Having the Pitstop on the town's main boardwalk will bring life to this otherwise vacant outdoor space in the centre of town. As the owner of Truepenny Pitstop, Blake Barbiche will accept responsibility for tending to and up-keeping the property as part of the lease agreement for the summer season.

Another significant impact is that Grand Lake will have a light and healthy snack or meal option for its visitors. Dietary restrictions are abundant, and can cause travelers distress in trying to find restaurants that can accommodate. This gap in Grand County food and beverage is one that Truepenny strives to help fill. Our menu is unlike any other current businesses in town, and therefore will not conflict or detract, but rather contribute to the greater collective of what Grand Lake can offer its visitors.

As stated above, Truepenny is mindful of its waste and environmental impact. Since its switch to reusables for the 2021 season, the Pitstop has saved over 3,500 single use plastic cups and straws from landfill.

**Measures to make the use compatible with the surrounding properties:**

As previously mentioned, Truepenny's menu and manner of operation will not impinge on any existing permanent businesses in Grand Lake.

The property at 1016 Grand Avenue will be reinvigorated to a standard that will compliment its neighbouring businesses. Rather than skipping past a vacant lot, visitors may enjoy a flow of energised spaces along the boardwalk.

In past, the Truepenny trailer has run off of a generator. This locale and relationship with Gifts Unlimited will enable the trailer to go generator free, and thus, noise free.



To The Town of Grand Lake,

In signing this document, I give my approval and support for Blake Barbiche, owner of Truepenny Pitstop smoothie trailer, to lease and conduct business on Lot 4 of 1016 Grand Avenue, Grand Lake for the summer season (June-September) of 2022.

Signed

Marco A. Dzib [Signature], of El Pacifico  
PRINT NAME SIGNATURE BUSINESS/ORGANISATION

Diane Temple [Signature], of RESIDENT  
PRINT NAME SIGNATURE BUSINESS/ORGANISATION

Christy Smith [Signature], of Mush Love  
PRINT NAME SIGNATURE BUSINESS/ORGANISATION

Eric Bishop [Signature], of Wild About Birds  
PRINT NAME SIGNATURE BUSINESS/ORGANISATION

Michelle Papp [Signature], of Whispering Pine  
PRINT NAME SIGNATURE BUSINESS/ORGANISATION

Becky meadows [Signature], of Charlie's Sports Bar & Grill  
PRINT NAME SIGNATURE BUSINESS/ORGANISATION

Sage Bradley [Signature], of Sage Massage & Acupuncture  
PRINT NAME SIGNATURE BUSINESS/ORGANISATION

DEE Mullinax [Signature], of mConcept, inc  
PRINT NAME SIGNATURE BUSINESS/ORGANISATION

Bob Scott [Signature], of Bob Scott's Indian Jewelry  
PRINT NAME SIGNATURE BUSINESS/ORGANISATION

Jeannette Cavaler [Signature], of Remax Peak To Peak  
PRINT NAME SIGNATURE BUSINESS/ORGANISATION

Jennifer Brown [Signature], of Quacker Gift Shop & The Mountain Cat  
PRINT NAME SIGNATURE BUSINESS/ORGANISATION

Brenda Freeman [Signature], of LIV Sotheby's Realty  
PRINT NAME SIGNATURE BUSINESS/ORGANISATION

To The Town of Grand Lake,

In signing this document, I give my approval and support for Blake Barbiche, owner of Truepenny Pitstop smoothie trailer, to lease and conduct business on Lot 4 of 1016 Grand Avenue, Grand Lake for the summer season (June-September) of 2022.

Signed

Amanda Freeman  
PRINT NAME

Amanda Freeman, of  
SIGNATURE

Sagebrush  
BUSINESS/ORGANISATION

Catherine Elliott  
PRINT NAME

Catherine Elliott, of  
SIGNATURE

The Wake Coffee Shop  
BUSINESS/ORGANISATION

David Freeman  
PRINT NAME

[Signature], of  
SIGNATURE

Sagebrush  
BUSINESS/ORGANISATION

Jessie Mullinex  
PRINT NAME

[Signature], of  
SIGNATURE

Mtn Mongrels  
BUSINESS/ORGANISATION

Rebecca Smyth  
PRINT NAME

Rebecca Smyth, of  
SIGNATURE

DayBakin LLC  
BUSINESS/ORGANISATION

Lisa Currington Lee Smyth  
PRINT NAME

[Signature], of  
SIGNATURE

Remax-Grand Lake  
BUSINESS/ORGANISATION

Andrea Cox  
PRINT NAME

[Signature], of  
SIGNATURE

REIMAX Resorts of GC  
BUSINESS/ORGANISATION

Seon Mali  
PRINT NAME

Seon Mali, of  
SIGNATURE

Renas Resort of GC  
BUSINESS/ORGANISATION

CRAD CRANSTON  
PRINT NAME

[Signature], of  
SIGNATURE

CRABTREE Co.  
BUSINESS/ORGANISATION

Nancy Negri  
PRINT NAME

Nancy Negri, of  
SIGNATURE

Resident  
BUSINESS/ORGANISATION

Julianne Zieff  
PRINT NAME

Julianne Zieff, of  
SIGNATURE

Grand Lake Chocolates  
BUSINESS/ORGANISATION

JAY JACKSON  
PRINT NAME

Jay R. Jackson, of  
SIGNATURE

GRAND PIZZA  
BUSINESS/ORGANISATION



To The Town of Grand Lake,

In signing this document, I give my approval and support for Blake Barbiche, owner of Truepenny Pitstop smoothie trailer, to lease and conduct business on Lot 4 of 1016 Grand Avenue, Grand Lake for the summer season (June-September) of 2022.

Signed

Martin Alejandro Lessa Quiroz Martin Lessa, of The Hub  
PRINT NAME SIGNATURE BUSINESS/ORGANISATION

Becky McBride Becky McBride, of Stark Mkt  
PRINT NAME SIGNATURE BUSINESS/ORGANISATION

Lauren Lake Lauren Lake, of Spirit Lake Lodge  
PRINT NAME SIGNATURE BUSINESS/ORGANISATION

Kathi Michel Kathi Michel, of Cabin Quilts + Stitches  
PRINT NAME SIGNATURE BUSINESS/ORGANISATION

JOHN FLEMING John Fleming, of G.C. WINE + SPIRITS  
PRINT NAME SIGNATURE BUSINESS/ORGANISATION

Ashley North Ashley North, of Western Racco  
PRINT NAME SIGNATURE BUSINESS/ORGANISATION

Amanda Cluck Amanda Cluck, of Never Summer  
PRINT NAME SIGNATURE BUSINESS/ORGANISATION

SHELLEY RICHMOND Shelley Richmond, of Gifts Unlimited, Inc  
PRINT NAME SIGNATURE BUSINESS/ORGANISATION

Melina Jakubun Melina Jakubun, of Grand Mountain Rentals  
PRINT NAME SIGNATURE BUSINESS/ORGANISATION

MChn's Stairs M. Chn's Stairs, of Bighorn Baskets  
PRINT NAME SIGNATURE BUSINESS/ORGANISATION

Katie Ellis Katie Ellis, of Mountain Lake Properties  
PRINT NAME SIGNATURE BUSINESS/ORGANISATION

FLORIN ANDRISAN Andri, of ROCKIES  
PRINT NAME SIGNATURE BUSINESS/ORGANISATION

March 4, 2022

To Town of Grand Lake,

This letter is to state my approval of the Special Use Permit submitted by Blake Barbiche of Truepenny Pitstop on March 4, 2022. I am in favor of the site plan and scope of business operations highlighted in the permit.

Shelley Richmond  
Gifts Unlimited Inc.  
1022 Grand Ave.  
970-531-2554

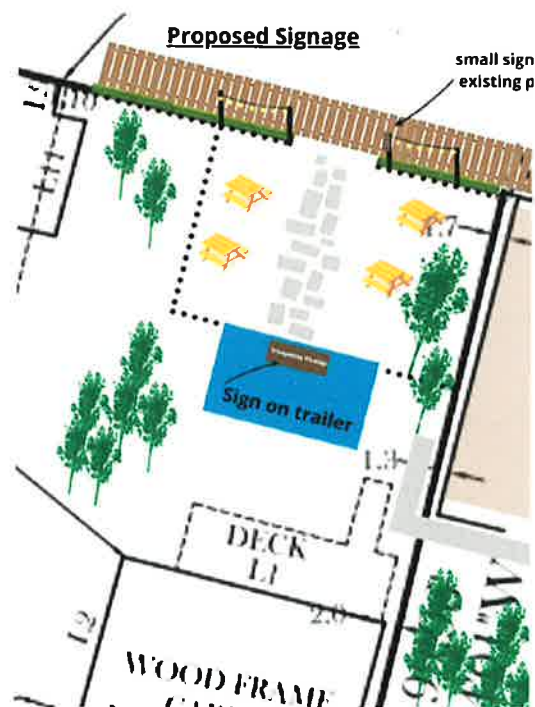
A handwritten signature in cursive script that reads "Shelley Richmond". The signature is written in dark ink and is positioned to the right of the typed name.

March 2, 2022

Dear Town of Grand Lake,

As the property owners of 1016 Grand Ave, we are in support of the Special Use Permit that Blake Barbiche of Truepenny Pitstop is applying for to put her food cart on the property for the summer/fall 2022 season. We are currently finalizing the plans for the lease and a clean-up on the east side of 1016 Grand Ave this Spring for Ms. Barbiche to create an atmosphere that will be conducive to inviting customers into the grounds at 1016 Grand Ave.

We are collaborating with our neighbor, Bradley Hilton of Gifts Unlimited, to ensure the Truepenny cart will have easy access to the property. We are happy to provide any additional details you may need as we get things finalized with Ms. Barbiche. We recognize that cleaning up this central Grand Ave property is long overdue and we are excited to work with Mr. Hilton and Ms. Barbiche on this site improvement.



Sincerely,

Buck Blessing and partners



## Outline of Logistics & Utilities for Truepenny Pitstop use at Lot 4, 1016 Grand Ave

Lot 4 will be cleared and cleaned, to make the property level and safe.

Lot 5 will also be cleaned up for safety, and to create continuity between the spaces, even if it is not all being utilised by Truepenny Pitstop.

To drive our 8'x12' trailer into place, a section of the metal fencing along the front edge of the property will be temporarily removed and a ramp will be used to get the trailer up over the boardwalk.

The trailer will be positioned in front of the uninhabited residence at the rear of the property. There will be space to walk behind the trailer, but this will not be accessible by the public. The residence will be blocked from public access on all sides as a safety precaution.

The Lilli Putt structure at the centre of the property will also be blocked from public access. Any hazards, such as the portion of dangling railing on its East side, will be removed.

At this point, with the snow coverage, it is unclear exactly what will need to be removed to create a clean, safe and level property, but Blake has permission from the property owners to alter the site as necessary. These alterations will be of a temporary nature, in that no new structures will be built and no major earthwork will be undertaken, but the plans will ensure a safe, sightly and enjoyable space for the summer of 2022.

The plan for Lot 4 would be to remove any mini golf features which are hazardous, create obstacle or make the space unlevel. Once achieved, the area would likely be topped with gravel and lined with vegetation. The space in front of the trailer would mainly be seating, small patio tables and benches etc., with an aisle down the centre leading to the entry/exit gate. Since Lot 5 is visible from this area (Lot 6 is partitioned by a fence), it will also be cleaned up, both for visual appeal and for use as a potential solution to an extensive queue, allowing it to wind through the property, rather than entering the boardwalk. Please refer to site drawing for a more detailed projection of the space.

In terms of utilities, electricity and water will be acquired from Gifts Unlimited just next door. This agreement is independent to the lease agreement with the owners of the property for proposed use. The trailer has a fridge and freezer which will need to remain plugged in at all times. The blenders, water pump, water heater and lights will just be powered for use throughout the working day. There will be an outdoor outlet on the West side of Gifts Unlimited, which can be easily reached via extension cord from the trailer. The trailer has previously been powered by a 7,000 watt Honda generator, but the space would be better enjoyed without the hum of even a quiet generator in the background.

Also along the rear West wall of Gifts Unlimited is a sewer pipe for water disposal as well as an outdoor spicket to replenish the trailer's water supply. The trailer is equipped with a 35 gallon fresh water tank and 40 gallon grey water tank. A hundred foot garden hose is used to refill the fresh water (only used for dishes, not drinking), and a PVC hose and water pump are used to extract the grey water. If for any reason directing the grey water into the sewer pipe next door is not an approved solution, it can be pumped into a tank in Blake's vehicle that can be driven to and disposed of at the nearest RV dump station.

Trash and recycling will be taken off site by Blake at the end of the day, and disposed of at a transfer station.

Visitors will be directed to the public restrooms across the street. Public Health approves this solution so long as it is okay with the town.

**UTILITIES**  
**Overhead Site Plan**

Entrance/ Exit

95'

L12

WALL AT  
GROUND  
LEVEL

short  
fence

Truepenny  
Pitstop

fresh  
water  
service

grey  
water  
service

electrical  
hook up

Gifts Unlimited  
1022 Grand Ave.

TRASH +  
RECYCLING  
BINS

Path to employee  
parking/ bathrooms

electrical  
outlet

DECK  
L1

WOOD FRAME  
CABIN

SEWER  
PIPE

WATER  
SPIKET

LOT 4





**Overhead Site Plan**  
(Update 3/30)

Entrance/ Exit Gate

flow of queue

short fence

Gifts Unlimited  
1022 Grand Ave.

Path to employee  
parking/ bathrooms

Truepenny  
Pitstop

DECK  
L1

WOOD FRAME  
CABIN

LOT 4



## Truepenny Pitstop Business History

Established in August of 2020.

Opening location was the Visitor's Centre in Granby, then moved to the CarQuest parking lot just outside of town.

Going into Winter of 2020, the Pitstop was offered a place in Two Pines Supply on Agate Avenue, Granby. We were based there from October 2020, through September 2021.

Moving forward, the intention is to primarily be a summer business, operating out of our trailer from June through September.

October 2021, we began retailing pre-prepared versions of our smoothies, granola and other snacks via our website. Orders are placed online, then picked up from locations in Winter Park and Granby. This will continue through May of 2022, until the trailer reopens.

In February 2022, we began supplying Simple Coffee Co with pre-prepared smoothies to be blended and served in their shop. They also purchase our granola for use on their menu. We are currently working to secure more wholesale accounts of this nature, with a particular focus on retailing our granola in local shops and markets.

Truepenny Pitstop trailer will operate June through September of 2022.



**Blake Barbiche**

May 28, 2021 · 🌐

HAPPY SUMMER GRAND COUNTY !!

smoothie season is here and we're ready to rock it ! 🍌🍌🍌

**TRUEPENNY PITSTOP**

smoothies + healthful treats

Located inside

TWO PINES SUPPLY

150 East Agate, Granby

THURSDAY - SUNDAY

10AM - 4PM

We are a reusable cup business, so please bring your favourite 16oz+ vessel or purchase one of ours !

All smoothies made to order ! So modifications, substitutions and "make me anything"s are always welcome 🧐

Come check out our new grab n' go freezer ! Always stocked with rotating flavours of smoothie pops and other clean tasty treats that focus on gluten free, nut free, dairy free and other dietary restrictions/preferences !

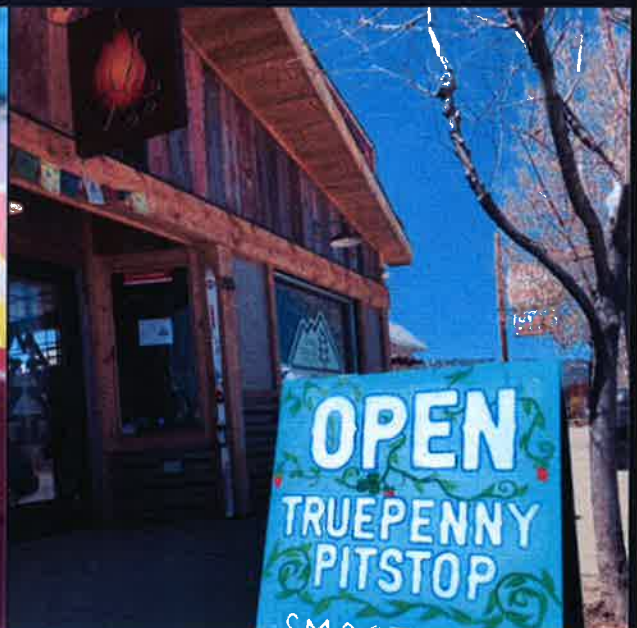
We are also carrying sourdough bread and dog treats from THE BAKERY AT ST GALLENS KITCHEN in Grand Lake !

AND do keep an eye out for our sweet little trailer to pop up at local events this summer 🍌

Look forward to seeing you soon and whipping up your perfect sipper !

Best,

B







\$1 - GRANBY, CO

## Truepenny Pitstop Smoothies !

Mark as Sold

Nanette Barbiche, Brian Barbiche and 81 others

8 Comments

Like

Comment



**Brian Barbiche**

The best!!!

2

Like

Reply

43w



**Katie Hornbaker**

We love this place!!!



Love

Reply

43w

4



**Mary Reed**

That's so exciting Blake!! You & I chatted for a bit when you were outside of Carquest!! I've been wondering where you ended up relocating! I'll definitely check you out in GL!!

Like

Reply

43w

2



**Blake Barbiche**

Mary Reed thanks so much ! please do ! would be lovely to see you. I'm inside of Two Pines in Granby 🤗

Like

Reply

43w



**Mary Reed**

Gotcha, super tired right now & just read everything thoroughly!! Two Pines is a great store, & now it's just that much better!!

Love

Reply

43w



**Lacey Love**

The best smoothies ever!

Love

Reply

43w

2



**Zuzana Compel**

Where is exactly located?

Like

Reply

43w



**Blake Barbiche**

Zuzana Compel Two Pines Supply, 150 E Agate, Granby

Like

Reply

43w



Write a comment...



# TRUEPENNY PITSTOP MENU

( tax included in pricing )

**SMOOTHIES:** a well rounded meal or snack. 16oz = \$8

sub or skip anything you're not into (but, i promise, you won't even taste the veggies !)

- + **breakfast blend** (breakfast. blended.) = strawberry, banana, yogurt, egg white, oats, honey, cinnamon, elderberry, oj, almond milk.
- + **steamroller** (energy dense) = banana, yogurt, sweet potato, peanut butter, egg white, oats, agave, coconut milk.
- + **arnie** (muscle recovery) = mango, carrot, yogurt, egg white, agave, turmeric, pepper, maca, vanilla, almond milk.
- + **alpenglow** (creamsicle-like) = mango, yogurt, cauliflower, chia, baobab, vanilla, agave, oj, coconut milk.
- + **malibu** (immune booster) = pineapple, banana, cauliflower, flax, lemon, ginger, honey, baobab, oj, almond milk.
- + **garden party** (ok, you'll definitely taste the veg in this one...) = banana, spinach, kale, sweet potato, cauliflower, carrot, zucchini, dates, ginger, almond milk.
- + **greenña colada** (exactly as it sounds!) = banana, pineapple, lime, spinach, hemp seed, moringa, agave, coconut milk.
- + **uncle reggie** (sweet n' green) = mango, banana, spinach, kale, avo, lemon, honey, matcha, alm milk.
- + **kraken** (alkalising and hydrating) = apple, cucumber, zucchini, spinach, a liiittle bit of pineapple, avocado, spirulina, ginger, coconut water, dash of oj.
- + **schoolyard** (basically a pbj) = strawberry, blueberry, banana, sweet potato, peanut butter, maca, chia, agave, almond milk.
- + **bob ross** (a little sip of calm) = blueberry, cucumber, mango, avocado, lemon, honey, vanilla, ashwaghandha, lavender, almond milk.
- + **slingshot** (sustained energy) = blueberry, banana, sweet potato, chia, avocado, agave, cayenne, açai, almond milk.
- + **almond latte** (the guiltless frapp) = banana, yogurt, espresso, carrot, almond butter, chia seed, honey, coconut milk.
- + **masala chai** (spiced like the tea, but caffeine free) = banana, yogurt, sweet potato, egg whites, vanilla, maple, spice blend, almond milk.
- + **cacao cup** (think healthier peanut butter cup !) = banana, zucchini, yogurt, peanut butter, chia, agave, cacao, almond milk.
- + **powder day** (a minty power up !) = yogurt, banana, cauliflower, oats, egg whites, hemp seed, agave, coconut milk, peppermint.
- + **smokey bear** (detox lemonade) = pineapple, mango, yogurt, cucumber, lemon, agave, coconut activated charcoal.
- + **straight up** (O.G.) = fruit(s) of your choice, yogurt, and a little agave.
- + **BYO** (mine aren't good enough for ya, huh?) = build a smoothie with any ingredients you see above !  
consult B with any questions on ingredients or combos so we can create your perfect sipper !



