



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 • Website: 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): 10116 GRAND AVENUE
Legal Description: Lot 4 Block 5 Subdivision TOWN OF GRAND LAKE
Lot Area (in square feet or acres): 100 SQFT STREETSIDE OF LOT 4
Existing Use of Property: NONE / TRUEPENNY SET UP FROM LAST YEAR

APPLICANT INFORMATION:

TRUEPENNY PITSTOP LTD.
Name: BLAKE BARBICHE Email: blake.barbiche@gmail.com
Address: PO 2523 Phone: 908.500.1241
City: GRANBY State: CO Zip: 80446 Fax: _____
Contact Person (if not applicant): _____ Email: _____
Address: _____ Phone: _____
City: _____ State: _____ Zip: _____ Fax: _____

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

• Name: RIVER MOUNTAIN LLC Email: BUCK@gb85.com
• Address: 2600 N. JOSEPHINE ST. SUITE 600 Phone: 719.499.1234
• City: DENVER State: CO Zip: 80206 Fax: _____
• Address: _____ 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)

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: 2/20/23

STAFF USE ONLY

Application Received By: _____ Date / Time: _____
File Name: _____
Fee Paid: _____ Amount: _____ Reimbursement Form Signed: _____



Description of Proposed Use

Hours of operation:

Intent to operate June through September.

(Memorial Day weekend if weather permits)

Standard hours will be Thursday - Sunday 10am - 5pm.

Will open for holidays and events that fall outside of these days/hours.

Operating characteristics:

Truepenny Pitstop serves nutritious, whole food smoothies and smoothie bowls. 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, water and other necessary utilities 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 2023 is that it will continue to invigorate the space which would otherwise be left unused.

Blake Barbiche will remain responsible for tending to and up-keeping the property as part of the lease agreement for the summer season.

The Pitstop was very well received last summer by locals and visitors. Most comments mentioned how nice it was to have at least a portion of the property be cleaned up and given a purpose. Many were also grateful to have a healthier drink/snack option available in town.

Dietary restrictions are abundant, and can cause travellers 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 8,000 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 does not impinge on any existing permanent businesses in Grand Lake. Visitors may enjoy a flow of energised spaces along the boardwalk, rather than skipping past a large vacant lot.

Because of the Pitstop's relationship with Gifts Unlimited, the trailer is able to go generator free, and thus, noise free, causing no disruption to surrounding businesses.

Truepenny Pitstop Summer 2022 Grand Lake



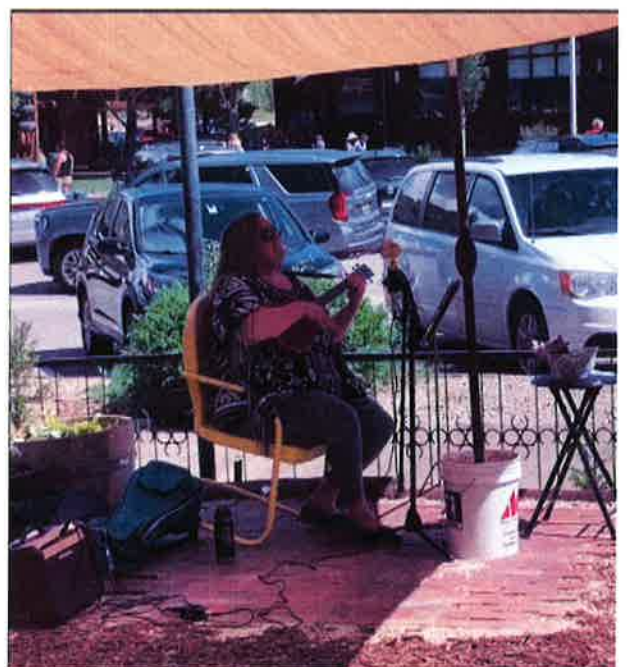
Truepenny had a successful first season at 1016 Grand Avenue, and was well received by visitors and locals alike. Most of the feedback was regarding the reinvigoration and use of the space itself. Folks were happy to see that the property had been given some love, and many with dietary restrictions and preferences were pleased to have a nourishing snack/light meal option in town. Having been at this location for a season now, we will be able to improve upon and refine what is already established on site in order to make it even more accommodating and enjoyable to guests of the business. Since summer, Truepenny's homemade granola has gained popularity and can now be found on menus and retail shelves across the county. So thank you for granting this permission last year. This location gave our little business a boost, and we had a great deal of fun too.

SITE -->
BEFORE





Our power pup cups were a hit with the doggos!



Many weekend mornings we hosted our pal Sierah the Daring to serenade the Pitstop on ukulele

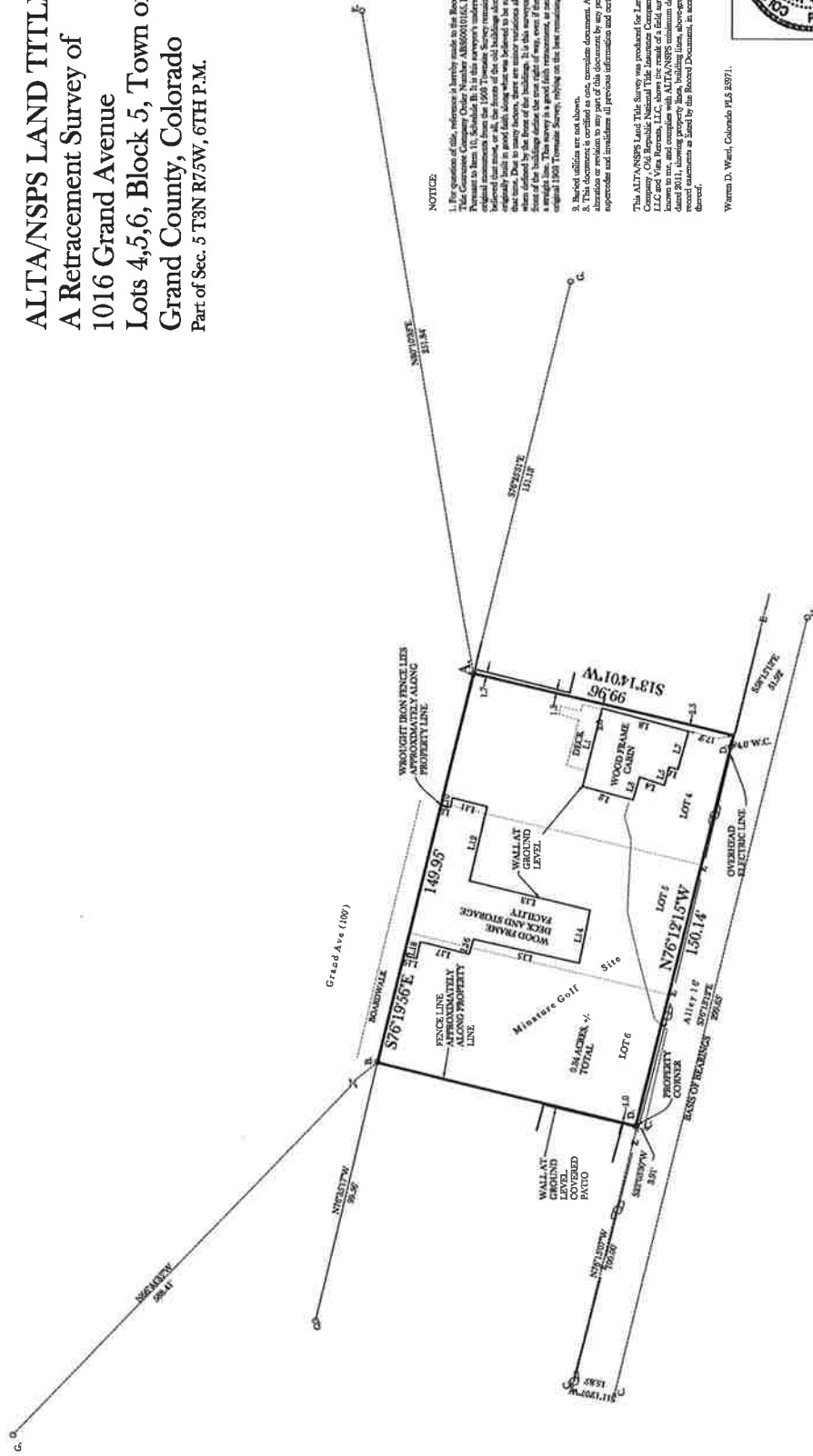
1016 Grand Ave Site Plan

(Update 2.21.23)

Entrance/ Exit Gate



ALTA/NSPS LAND TITLE SURVEY
A Retracement Survey of
1016 Grand Avenue
Lots 4,5,6, Block 5, Town of Grand Lake
Grand County, Colorado
Part of Sec. 5 T3N R75W, 6TH P.M.

[illegible]

KEY:

- A. - SET ALUMINUM CAPPED, 1/2 HEBAR STAMPED PLS 85971.
- B. - SET BRASS TAG STAMPED PLS 85971 ON TOP OF WOOD FENCE POST.
- C. - FOUND BOAT STRKE, 13 8650.
- D. - FOUND ALUMINUM CAP 12 81942
- E. - FOUND BRASS TAG STAMPED PLS 81942
- F. - FOUND BRASS TAG STAMPED PLS 17460.
- G. - CALCULATED BLOCK CORNER.

BASIS OF HEARINGS: Assumed $S76^{\circ}12'19"E$, along the south alley right of way, monumented as shown, derived with GPS/RTK.



William D. Ward, Colorado, PG S 95071

NOTICES

1. The question of title, references to further records in the "Report Document," List of References, and the "Concluding Remarks" are discussed in the following:
a. The Ontario Archives Reference Number is A880-9-67-100-1434.
b. Pursuant to item 10, Schedule B, the 1930 Toronto Survey remains for that block. It is believed that some, or all, of the fronts of the old buildings along Cecil Avenue were originally built in good faith during what was believed to be the surveyed right of way at that time. Due to many changes, there are minor variations along the right of way boundary from the front of the building. It is this surveyor's opinion that the front of the building is the true location of the original lot line. This may be the case for a straight line. This survey is a good land measurement as near as may be to the original 1930 Toronto Survey, relying on the best remaining evidence found.
2. Hatched utilities are not shown.
3. This document is certified as one, complete document. Any change, addition, deletion, or alteration to any part of it will be informally noted by way of comment, supersession, or handwritten correction.

This ALTA/NPSFS Land Title Survey was produced for Land Title Guarantee Company, a Virginia National Title Insurance Company, River Mountain, LLC and Vita Retreats, LLC, shown the result of a field survey based on facts known to me, and complies with ALTA/NPSFS minimum detail requirements dated 2011, showing property lines, building lines, above-ground easements, and record encumbrances as listed by the Record Document, in accordance with Table A

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

Must collect
taxes for:

SALES TAX LICENSE

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

STATE COUNTY
COLORADO GRAND

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

THIS LICENSE IS NOT
TRANSFERABLE

TRUEPENNY PITSTOP LTD.
89 COUNTY ROAD 4056
GRANBY CO 80446



Executive Director
Department of Revenue



Town of Grand Lake

License # NF102

State of Colorado – County of Grand

2022 – 2023 Business License

LICENSE PERIOD: JULY 1, 2022, THROUGH JUNE 30, 2023

LICENSE TYPE – NON-FIXED \$82.50

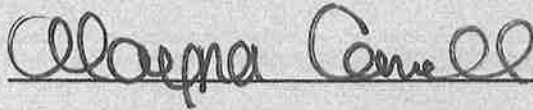
PERMISSION IS HEREBY GRANTED TO:



Truepenny Pitstop

Smoothie Trailer

To conduct business in the Town of Grand Lake, for the period of July 1, 2022, through June 30, 2023. The holder of this license is subject to all laws of the State of Colorado, and to all the Ordinances of the Town of Grand Lake, which are now, or may hereafter, be in force.



TOWN CLERK



DATE ISSUED

TOWN OF GRAND LAKE – P.O. BOX 99 – GRAND LAKE, CO 80447 – 970-627-3435



Town of Grand Lake

Sales Tax License # 10

2023 Sales Tax License

LICENSE PERIOD: JANUARY 1, 2023, THROUGH DECEMBER 31, 2023

PERMISSION IS HEREBY GRANTED TO:

Truepenny Pitstop



The holder, having complied with Ordinance No. 67, is duly authorized to conduct business in the Town of Grand Lake.



Grand Lake Town Clerk



Date Issued

THIS LICENSE IS NOT TRANSFERABLE

This License Must Be Posted in a Conspicuous Place

TOWN OF GRAND LAKE – P.O. BOX 99 – GRAND LAKE, CO 80447 – 970-627-3435