

Skol Sweets LLC dba Mary's Mountain Cookies



Special Use Permit Narrative

- A. Company Information:
 - a. Skol Sweets LLC dba Mary's Mountain Cookies
 - b. Owner: Paul Klees
 - c. Mailing Address: PO Box 1515, Granby, CO 80446
 - d. Email: skolcapital@outlook.com
 - e. Phone: 970.519.1643
 - f. Website: mtncookies.com
- B. Project Location:
 - a. Address: 1141 Grand Ave, Grand Lake CO 804
 - b. Parcel # 119305214009
 - c. Property Owner: Hunting Dog Ventures, LLC
 - d. Existing Business: Jump Start Coffee
 - e. Site Location: See attached Map. **EXHIBIT 1**
 - f. Zoning: Commercial under Three Lakes Design Review
 - g. Total Space Used – 6' by 6'
 - h. Parking – No additional parking required.
- C. Agreement with Leona – JumpStart coffee
 - a. Agreement upon request.
 - b. Potential Impacts:
 - i. We feel we are a great complement to the existing business focus as well as fit in nicely to the abundant outdoor space in this location which is currently used for kids/families visiting the area.
 - ii. We plan to help Leona's efforts to continue cleaning up the space this summer.
- D. Structure:
 - a. Mobile Gondola designed for retail, see attached photos: **EXHIBIT 2**
 - b. Gondola will be placed on the ground with electrical running to it provided by property owner.
 - c. Timeframe – May through October
- E. Business Operations:
 - a. Retail cookies. Cookies will be brought in daily from Granby location. No cooking will take place inside the unit.
 - b. Transportation of cookies will be in sealed containers.
 - c. Product will be handled by gloves and placed in bags or boxes to the customer.
 - d. Hand washing station self-contained in unit.
 - e. Operating hours will be 5-7 days a week with tentative hours between 10am – 6pm.
 - f. Product menu can be found at www.mtncookies.com
 - g. This operation and systems ran successfully @ Winter Park Resort first quarter 2024
- F. Site Preparation:
 - a. Power is already located at site.
 - b. Gondola will be placed in noted location and leveled as needed.

- c. We will provide additional trash receptacle which will be emptied at the end of each shift.
- d. Restrooms provided by Jumpstart Coffee.
- e. Approved hand washing station is located in the Gondola.
- G. Exterior Lighting
 - a. Provided by existing buildings on property as well as boardwalk lighting.
- H. Ability to Serve Letter:
 - a. No water needed in Gondola
- I. Letter of Evidence from Developer
 - a. N/A

EXHIBIT 1: Site Location Map

1141 Grand Ave, Grand Lake – Zoomed In

- We will be located in between the Coffee shop and Ice Cream out building, near the tent. Ideally close to the boardwalk to visually attract walk & drive traffic without blocking the view of the playground/outdoor sitting space in the back of the lot. Power will be either taken from the coffee building or exterior of the ice cream shop.



1141 Grand Ave, Grand Lake – Zoomed Out

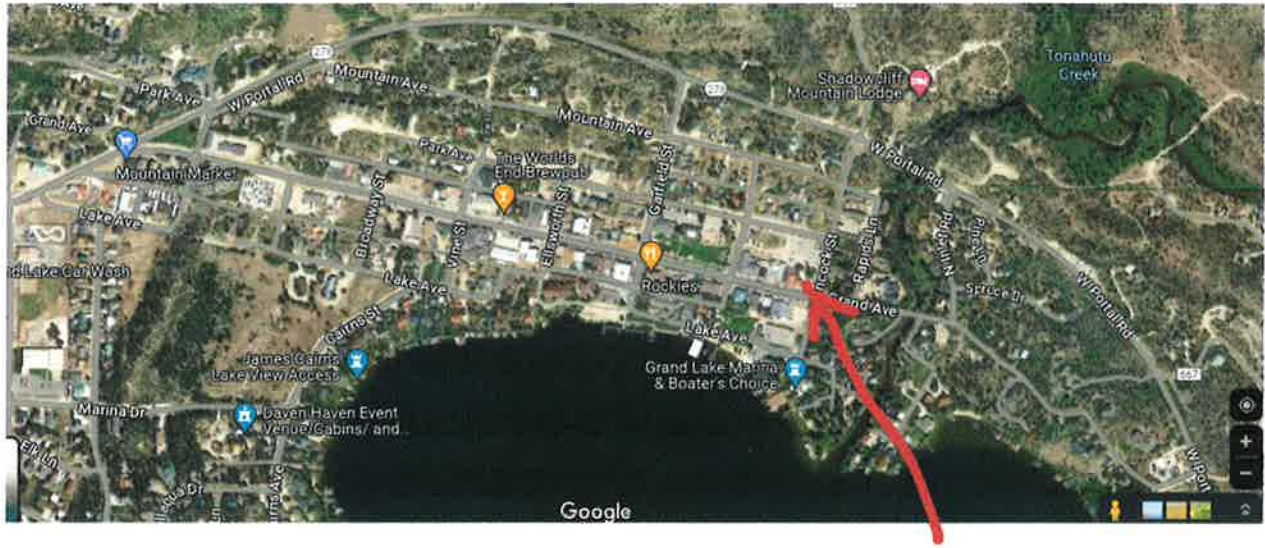


Exhibit 2: Gondola Pictures & Specs

More info @ <https://thegondolashop.com/products/coffee-bar>



DETAILS

- One color industrial paintwork (basecoat-clearcoat)
- Refurbished-modified Steamboat 8 passenger gondola from 1986
- Custom-built wood shelving
- Custom-built serving door that serves as awning once opened
 - lockable at night with inside latches
- Ceiling white LEDs
- Refurbished plexiglass windows
- 6 plug power-bar pre-installed
- Pallet jack access for easy movability
- Outside wood shelf for extra counter space (7"x36")
- Outside dimensions 78"long x 66"wide x 85"high
- Inside dimensions within shelving 3'x5'x81" high
- Approx weight 850lbs