

# VERTS NEIGHBORHOOD DISPENSARY

525 GRAND AVE, GRAND LAKE, CO

CONDITIONAL USE PERMIT APPLICATION



**SITE LOCATION**  
NO SCALE

**SITE AERIAL**  
NO SCALE

### CODE INFORMATION

APPLICABLE CODES:  
COLORADO EXISTING BUILDING CODE 2015  
per <https://www.co.grand.co.us/1117/Codes-Amendments>

WORK METHOD: ALTERATION - LEVEL 2

PREVIOUS USE: B - BUSINESS (dog grooming & day care)

PROPOSED USE: M - MERCANTILE (marijuana dispensary)

- CHANGE OF USE & OCCUPANCY

EXISTING CONSTRUCTION TYPE : V-B

### PARKING

PER TOWN OF GRAND LAKE ZONING ORDINANCE  
12-2-2B - Parking Regulations and Design Standards:

Required Parking:  
General Retail : 1 Space/350 S.F. Total Floor Area

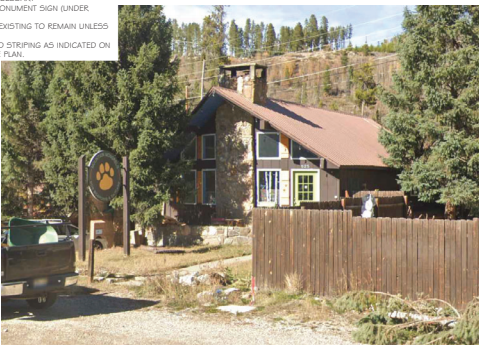
Total Gross SF: 1,340 SF  
1,340 / 350 = 4 REQUIRED SPACES

Provided Spaces:  
2 ON-SITE (EMPLOYEE PARKING)  
4 ADJACENT PUBLIC SPACES (IN R.O.W.)  
(INCLUDES 1 BARRIER-FREE)

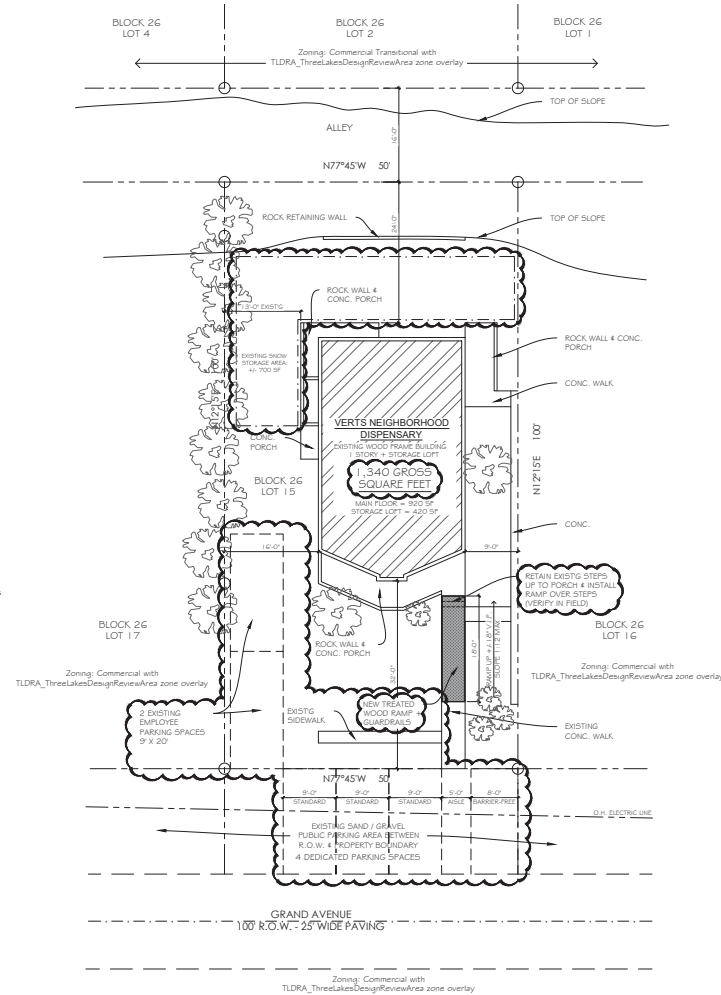
- OWNER INTENDS TO RETAIN THE ON-SITE EMPLOYEE PARKING AREA AS INDICATED ON THE SITE PLAN. THE EXISTING AVAILABLE SPACE ON THE PROPERTY OUTSIDE OF THE R.O.W DOES NOT ALLOW FOR THE CONSTRUCTION OF A PAVED LOT WITH THE REQUIRED PARKING OF 4 SPACES AND APPROPRIATE INGRESS.

SNOW STORAGE AREAS SHALL BE PROVIDED FOR PARKING AREAS EQUIVALENT TO ONE-THIRD (1/3) OF THE TOTAL DRIVE AND PARKING AREAS  
2 X (9X20) = 360 SF / 3 = 120 SF  
- EXISTING SNOW STORAGE IS BEING RETAINED, WHICH EXCEEDS THE REQUIRED AMOUNT.

- EXTERIOR NOTES:**
- EXTERIOR BUILDING ELEMENTS AND FINISHES TO REMAIN
  - PATCH/REPAIR AS NECESSARY
  - REPLACE EXISTING MONUMENT SIGN (UNDER FUTURE PERMIT)
  - SITE ELEMENTS ARE EXISTING TO REMAIN UNLESS NOTED OTHERWISE
  - PROVIDE PAVING AND STRIPING AS INDICATED ON ARCHITECTURAL SITE PLAN.



EXISTING BUILDING PHOTO



### PARCEL INFORMATION

Parcel No: I1930G114022  
Schedule No: R313157  
Legal: GRAND LAKE Lot: 15 Block: 2G  
Address: 525 GRAND AVE  
WITHIN TOWN OF GRAND LAKE  
Zoning: Commercial with TLDRA - Three Lakes Design Review Area zone overlay

### ARCHITECTURAL SITE PLAN

SCALE: 1" = 20'-0"

NOTE:  
SITE ELEMENTS ARE EXISTING TO REMAIN UNLESS NOTED OTHERWISE. PATCH/REPAIR AS REQUIRED.



ARCHITECT:  
JESSICA ANN MARJI  
RA, NCARB

PROJECT:  
VERTS Neighborhood  
Dispensary

LOCATION:  
525 GRAND AVE  
GRAND LAKE, CO

CLIENT:  
JesseTheDog LLC  
Matthew Ingles  
JesseTheDogLLC@gmail

Alexander Close  
alexander.m.close@gmail.com  
Daniel Rowland  
drowland.am@gmail.com

SHEET TITLE:  
Site Plan & Information

ISSUED:  
• 03.18.2024 ISSUED  
FOR C.U.P.  
• 04.25.2024 REVISED

DO NOT SCALE PRINTS USE  
FIGURED DIMENSIONS ONLY

PROJECT NO.  
24009

SHEET NO.  
A.100