

TOWN OF GRAND LAKE SIGN APPLICATION

(One Sign per Application)

It is the policy of the Town to encourage aesthetically pleasing signs without substantial interference with the business to which signs are related.

BUILDING OWNER JesseTheDog LLC TELEPHONE NUMBER 785-320-3301

MAILING ADDRESS OF OWNER 1898 S. Jasmine St. Denver, CO 80224

EMAIL JesseTheDogLLC@gmail.com

NAME OF BUSINESS Verts Neighborhood Dispensary TELEPHONE NUMBER 303-579-7573

PHYSICAL ADDRESS 525 Grand Ave. Grand Lake, CO 80447

MAILING ADDRESS 11922 W. 27th Drive. Lakewood, CO 80215

CONTRACTOR NAME Lunsford Sign Works TELEPHONE NUMBER 970-725-3925

Location of Sign (show on map): Address 525 Grand Ave. Grand Lake, CO 80447

Lot 15 Block 26 Subdivision _____

Sign Description:

Type: Business Institutional _____ Club/Recreational _____ Off-Site _____ Monument _____
Temporary Sign/Banner _____ Site Informational _____ Project _____

Mounting Method: Wall _____ Projecting _____ Free-standing Cut-out Letters _____
Graphic _____ Projecting Over Town ROW _____ Backlit _____

Lighting: None Backlit _____ Downward Shielded _____ (attach lighting detail)

Size: Height 59" Width 59" Total Area 5 sq. ft. Sides: Single _____ Double
Height from Ground 11 feet Overhead Clearance 6 ft.

Valuation of sign and support structure \$8,500

Total number of signs for this business (proposed and existing): 1

Items to Submit:

____ Two (2) copies of detailed drawings drawn to scale containing complete plans and specifications to show methods of construction and anchoring to building or ground, letter/figure dimension, colors, materials and proposed type of illumination characteristics.

____ A site plan (map) which must indicate all signs existing or proposed for the site with dimensions, colors, materials, type of illumination characteristics for each sign, building elevations with sign depicted in their respective locations (image of sign on/near building).

____ Property owner's permission for off-site signs and graphic signs (attach a signed letter from the owner).

____ Appropriate fee.

I HEREBY acknowledge that the above information is correct to the best of my knowledge and agree to comply with the Sign Code Regulations of Section 6, Article 2 of the Grand Lake Zoning Regulations.

APPLICANT'S SIGNATURE Daniel W. Rowland DATE 4-11-2024

Office Use: Permit Fee \$25.00 Paid _____
Area of this sign _____ sq. ft. Area of all signs for this business _____ sq. ft.
Sign Zone _____

Approved by _____ Date _____
Town of Grand Lake

Verts Neighborhood Dispensary

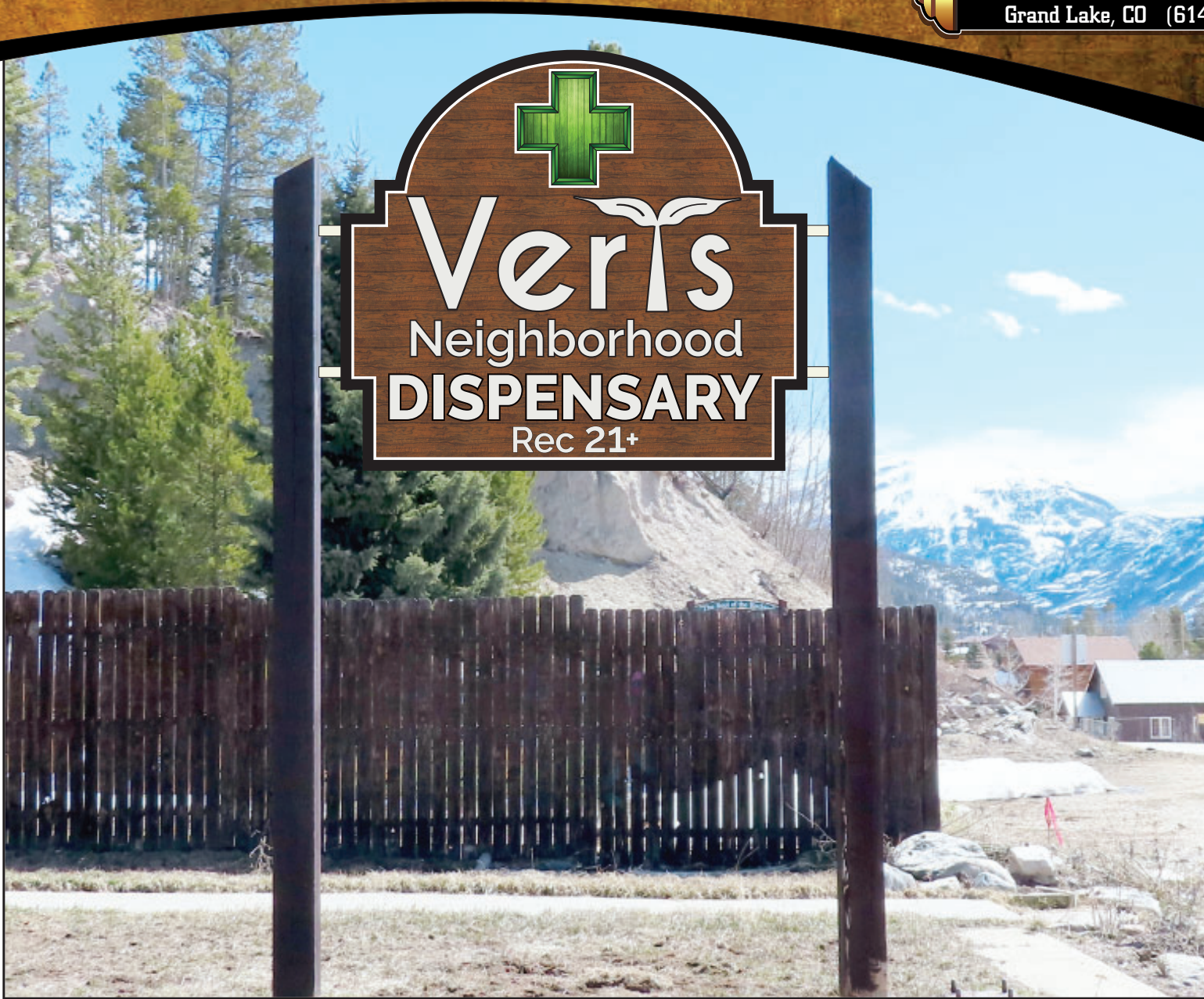
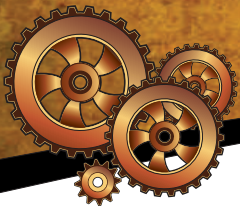
525 Grand Ave. Grand Lake, CO 80447

Sign Specifications

Material: Wood-toned composite.

Colors: Off-white, green and brown.

Attachment: Internal welded frame mounted to existing wooden posts.



59"x66", Wood-Toned Dimensional Sign

A2



The design, colors, and specifications as described and shown above are satisfactory and are accepted. The rendering will be matched to our best ability, but due to varying material compatibilities, will not match exactly. These plans are the exclusive property of Lunsford Signs and are submitted to your company for purchase consideration only. They may not be reproduced in any manner without written permission. In the event plagiarism or theft occurs, Lunsford Signs expects reimbursement of up to \$ 5,000/ sheet compensation. ©Lunsford Signs 2019

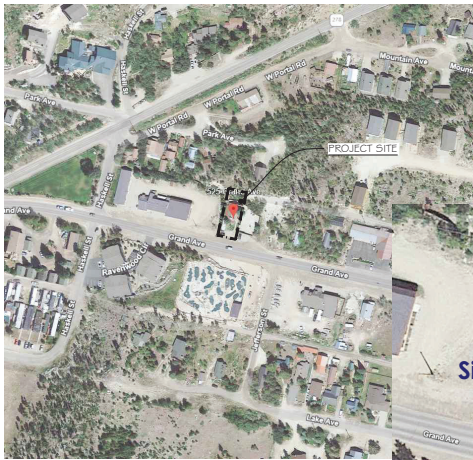
Client Approval: _____ Date: _____

www.LunsfordSigns.com
970.725.3925 • 970.531.9096
323 E. Grand Ave., PO Box 85
Hot Sulphur Springs, CO 80451

VERTS NEIGHBORHOOD DISPENSARY

525 GRAND AVE, GRAND LAKE, CO

CONDITIONAL USE PERMIT APPLICATION



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:

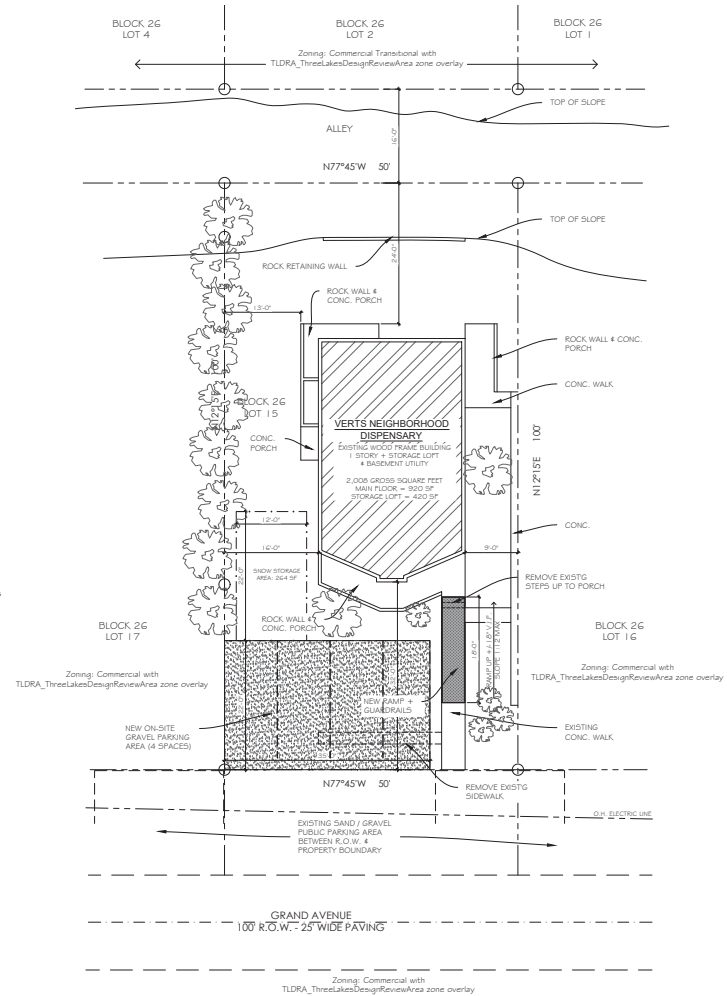
Required Parking:
 General Retail : 1 Space/350 S.F., Total Floor Area

Total Gross SF: 2,008 SF
 2008 / 350 = 6 REQUIRED SPACES

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

- OWNER INTENDS TO PROVIDE GRAVEL PARKING AREA AS INDICATED ON THE SITE PLAN. THE EXISTING AVAILABLE SPACE ON THE PROPERTY BUT OUTSIDE THE R.O.W DOES NOT ALLOW FOR THE CONSTRUCTION OF A PAVED LOT WITH THE REQUIRED PARKING OF 6 SPACES AND APPROPRIATE INGRESS. THE INDICATED GRAVEL AREA IS 35W X 22' DEEP = 770 SF. THIS PROVIDES 3 STANDARD SPACES + 1 BARRIER-FREE SPACE.

SHOW STORAGE AREAS SHALL BE PROVIDED FOR PARKING AREAS EQUIVALENT TO ONE-THIRD (1/3) OF THE TOTAL DRIVE AND PARKING AREAS
 770 / 3 = 257 SF



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.

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



ARCHITECT:
 JESSICA ANN MARJI
 RA, NCARB

PROJECT:
 VERTS Neighborhood
 Dispensary

LOCATION:
 525 GRAND AVE
 GRAND LAKE, CO

CLIENT:
 JesseTheDog LLC
 Matthew Ingles
 jesse@thedogllc@gmail.com
 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.

DO NOT SCALE PRINTS USE
 FIGURED DIMENSIONS ONLY

PROJECT NO.
 24009

SHEET NO.
 A.100

New sign will use
 existing sign location
 and support beams -->

April 10, 2024

Sign permit approval

To: Verts Grand Lake LLC
c/o Ashley Close
11922 W. 27th Drive
Lakewood, CO 80215

Dear Ashley,

This letter is to formally approve the installation of new signage on the property owned by JesseTheDog LLC at Grand Lake Lot 15, Block 26, known as 525 Grand Ave. Grand Lake, CO 80447.

I understand that as my tenant, Verts Grand Lake LLC, doing business as Verts Neighborhood Dispensary, intends to install new signage using the existing structure, pursuant to Verts Grand Lake LLC's Sign Permit Application.

Sincerely,

A handwritten signature in blue ink, appearing to read "Matthew Ingles", is written over a horizontal line.

Matthew Ingles

Member/Manager, JesseTheDog LLC