



SITE LOCATION
NO SCALE

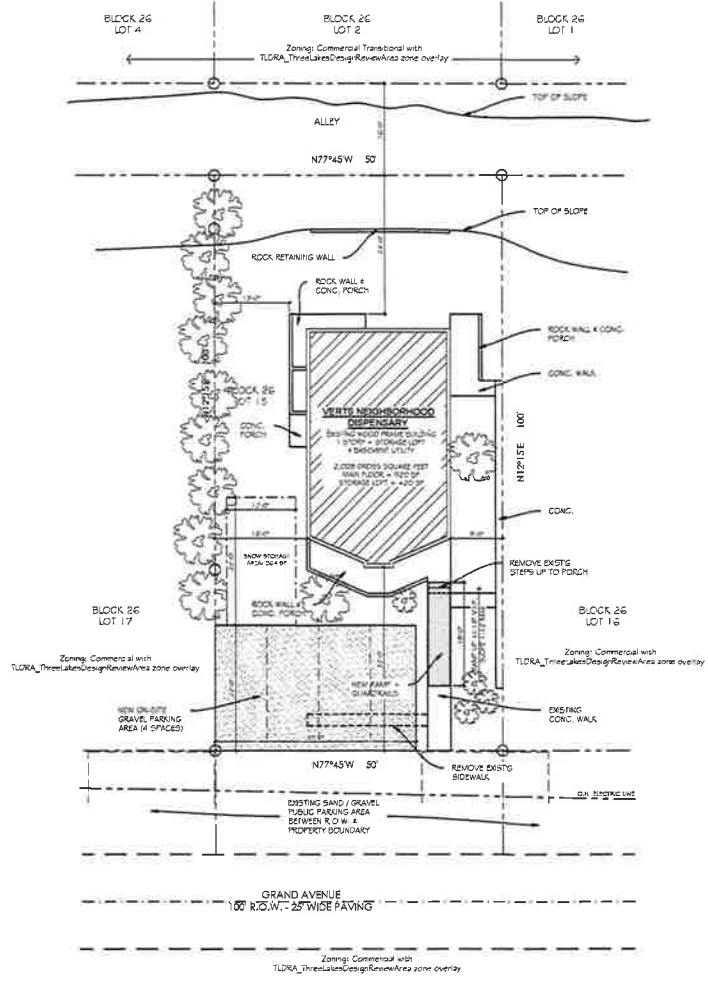


SITE AERIAL
NO SCALE

VERTS NEIGHBORHOOD DISPENSARY

525 GRAND AVE, GRAND LAKE, CO

CONDITIONAL USE PERMIT APPLICATION



ARCHITECTURAL SITE PLAN

SCALE: 1" = 20'-0"

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

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 (marginalia dispensary)

- CHANGE OF USE & OCCUPANCY

EXISTING CONSTRUCTION TYPE: V-B

PARKING

PER TOWN OF GRAND LAKE ZONING ORDINANCE 12-2-20 - 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 (INCLUDES 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 35'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: 11930414022
Schedule Map: R313157
Legal: GRAND LAKE Lot: 15 Block: 26
525 GRAND AVE
Address: WITHIN TOWN OF GRAND LAKE
Commercial with TLDR - Three Lakes
Design Review Area zone overlay
Zoning:

EXTERIOR NOTES

- DESIGN BUILDING ELEMENTS AND FINISHES TO REMAIN
- PATCH/REPAIR AS NECESSARY
- SIGNAGE EXISTING TO REMAIN UNLESS NOTED OTHERWISE
- FUTURE FINISHES TO REMAIN UNLESS NOTED OTHERWISE
- FINISHES TO REMAIN UNLESS NOTED OTHERWISE
- PATCH/REPAIR AS PROVIDED



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
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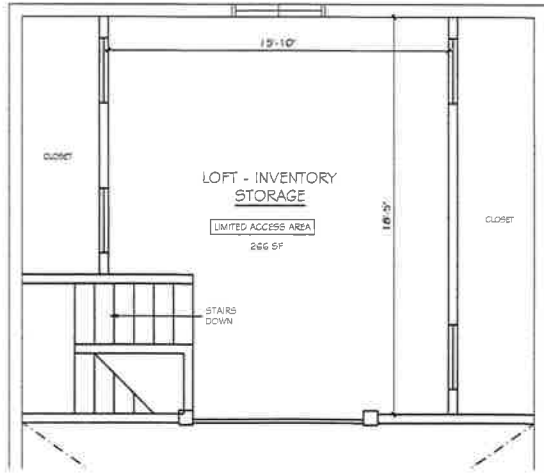
SHEET TITLE:
Site Plan & Information

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

DO NOT SCALE PRINTS USE
FIGURED DIMENSIONS ONLY

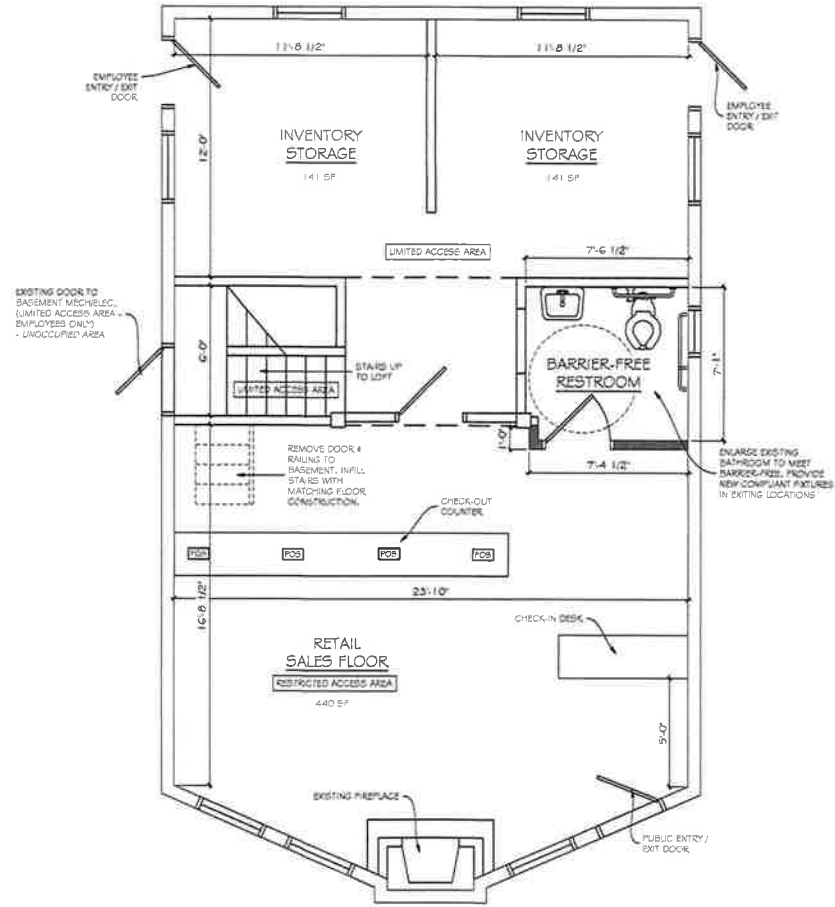
PROJECT NO.
24009

SHEET NO.
A.100



FLOOR PLAN - LOFT
SCALE: 1/4" = 1'-0" 420 RFP

OCCUPANCY (PER MBC TABLE 1004.1.2)						
INTERIOR BUILD-OUT IN EXISTING COMMERCIAL BUILDING						
BUILDING CONSTRUCTION TYPE	TYPE V-B (EXISTING)					
INTERIOR CONSTRUCTION TYPE	TYPE V-B (NEW/REPAIRED)					
BUILDING USE GROUP	M (MERCANTILE)					
TOTAL BUILDING AREA	4,609 SQ.FT. (GROSS AREA)					
TOTAL USABLE AREA	1,806 NET SQUARE FEET (NSF)					
USE/SPACE NAME	AREA	OCCUPANCY	SF / OCC	# OCC		
RETAIL SALES AREA	440 SF	MERCANTILE	60 GROSS	7		
STORAGE	849 SF	STORAGE	300 GROSS	2		
TOTAL MAXIMUM CALCULATED OCCUPANTS:				9		



FLOOR PLAN - MAIN LEVEL
SCALE: 1/4" = 1'-0" 420 RFP

ARCHITECT:
JESSICA ANN MARJI
RA NCARB

PROJECT:
VERTS Neighborhood
Dispensary

LOCATION:
525 GRAND AVE
GRAND LAKE, CO

CLIENT:
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SHEET TITLE:
Floor Plans

ISSUED:
• 03/18/2024 ISSUED
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SHEET NO.
A.101