

## ALPINE ESSENTIALS, LLC

### SUMMARY OF APPLICATION MATERIAL

#### Retail Marijuana Store

**Applicant:** ALPINE ESSENTIALS LLC

- The LLC is made of members: Curtis Reese and Brenda Woodward
- The LLC holds existing marijuana licenses on the premises for Retail and Medical Marijuana Cultivation and Medical Marijuana Store
- The entity is in good standing and filings are complete as filed with the Colorado Secretary of State

**Premises:** The premises is located at 850 Suites A & B Commercial Lane in Palmer Lake CO

- This location is eligible to be licensed pursuant to C2 zoning code
- The property has a valid lease agreement

**License Type:** The applicant is applying for a Retail Marijuana Store which allows the operation of a retail store providing sale of adult use cannabis.

**Parking:** The premises has approximately 33 parking spaces identified and another area for overflow parking.

**Fee:** The proper application and license fees have been paid to the town. Additionally, the business license and fee for the retail MJ store is submitted.

Pursuant to C.R.S., 12-43.3-307, owners meet the statutory requirements for the requested license.

**Review:** Staff review of the license application pursuant to Code Section 5.21.060, A-E. The application is complete; however, staff has concerns of the following –

- Pursuant to direction from the past Board, “private” driveway use of undeveloped roadways should cease, and platted, necessary ROW providing access to a property owner (business operator) should be developed to an approved standard. Staff has suggested that Commercial Lane be developed and continue from Circle Rd through to Meadow Ln. Enclosed with this summary is the site plan noting the ingress/egress to the store. Regardless of what was agreed in the past (note the enclosed), with the potential increase of visitors to the store, it is the staff’s recommendation that an agreement be made to require proper development of Commercial Lane from Circle to Meadow within 12 months of the store opening. It is not the intention to hold up the license or the opening; however, it is requested that any potential bottleneck at Circle Road and/or Commercial Lane have a plan to address it.

The applicant has included traffic options in the operation plan, included for your review.

Staff recommendation is the proper development of Commercial Lane from Circle to Meadow will alleviate the one-way access that exists now and the potential bottleneck to the residential neighborhood off Circle Rd.

- Although there is a moratorium on sign code, staff has communicated reference to code section 5.20.180 relating to signage at a licensed marijuana establishment.

**5.20.180. - Signage.**

All signage for a licensed establishment shall comply with the requirements of this Code. In addition, no licensee shall display a sign that contains the word "marijuana," "cannabis," or any other word or phrase commonly understood to refer to marijuana or a graphic/image of any portion of a marijuana plant, or paraphernalia associated with medicinal marijuana use.

Regardless of these communications, the applicant has provided sign samples for three locations, referencing "MJ" and "dispensary" which does not comply with the code.

Staff recommendation is to modify these references as displayed.