



Grand County Department of Community Development Marijuana License Review

Review Date: August 19, 2020 Staff Member: Jacob Cote

Applicant: Igadi, Ltd. Business Name: Igadi

E-Mail Address: dmichel@igadiltd.com Phone Number: (970) 509-9119

Parcel ID: 1329-313-00-006 Zone District: Business Tourist Forestry/Open Other

Address: 843 W Agate Ave Legal Description: M&B, 76 ALL NW 1/4 SW 1/4 SEC31 T2N R76W

Property Owner: Northwest Land Co. Right to Use: Owner is Applicant Lease Plan to Buy

License Class Requested & Applicable Zone District:

- Retail Marijuana Store – Business or Tourist
- Retail Marijuana Cultivation Facility – Business or Forestry/Open w/ SUP
- Retail Marijuana Products Manufacturer – Business
- Retail Marijuana Testing Facility – Business or Tourist
- Warehouse Facility Permit – Zones Allowing Warehouses, SUP May Be Required
- Medical Marijuana Center – Business or Tourist
- Optional Premises Cultivation License – Business or Forestry/Open w/ SUP
- Medical Marijuana Infused Products Manufacturing License – Business

1. Is a Special Use Permit Required? YES NO
 SUP Approved Denied Date: _____ Resolution Number: _____
2. Any Building or Zoning Violations on the Property or by the Applicant? YES NO
 If Yes, Explain: _____
3. Will the Building Require a New/Updated Certificate/Letter of Occupancy? YES NO
 If Yes, Explain: Because the use of the building will change and a building permit application must be submitted for the proposed alterations to the interior of the building, a Certificate of Occupancy for the retail use is required prior to an operation license issued by Grand County.
4. Comprehensive Site Plan Received? YES NO If Not, Why? To be submitted and prior to granting of operation license.
5. Complete Set of Plans Received? YES NO If Not, Why? A floor plan of the proposed retail space was submitted by the Applicant for a preliminary assessment. Complete plans for the tenant finish will be submitted if a license is approved for the proposed use. A building permit and certificate of occupancy shall be completed and issued prior to any license. A retail business is a use a permitted use in the Business District. No zoning permit is required for the use.

- 6. Parking Plan Approved? YES NO If Not, Why? Parking plan shall be submitted with comprehensive site plan, prior to a license being issued by Grand County.
- 7. Exterior Lighting Plan Approved? YES NO If Not, Why? The county does not have design standards for exterior lighting.
- 8. Odor Mitigation Plan Approved? YES NO If Not, Why? The use is retail and odor should not be an issue. Uses in the Business District do allow objectionable or obnoxious amounts of noise, odor, dust, smoke, vibration or other similar causes to be disseminated outside the zoning district.
- 9. Signage Permitted? YES Permit #: _____ NO If Not, Why? A sign permit is required to be issued prior the Applicant installing a sign and prior to a license being issued by the County.
- 10. Proof of Water? YES NO If Not, Why? _____
 Well – Permit #: _____ Well – Permit Type: _____
 Water District: Applicant shall contact Granby Water & Sanitation District to determine if additional taps are required for the proposed retail use. Taps Required/Paid: _____ / _____
- 11. Proof of Sanitation? YES NO If Not, Why? _____
 Septic System – Permit #: _____ Is Septic Satisfactory for Use: YES NO
 Sanitation District: Applicant shall contact Granby Water & Sanitation District to determine if additional taps are required for the proposed retail use. Taps Required/Paid: _____ / _____

Planning & Zoning Specific Notes: Applicant shall verify with CDOT whether or not a highway access permit is required with the addition of a retail use to the property.

Building Department Specific Notes: A certificate of occupancy is required to be issued by Grand County to ensure the space complies with the requirements of the Grand County Building Code. The CO shall be issued prior to any license being issued.

FINAL Approval by Planning & Zoning:	
By: <u>[Signature]</u> Staff Signature	Date: <u>8 1 2 4 1 2 0</u>
FINAL Approval by Building Department:	
By: <u>[Signature]</u> Staff Signature	Date: <u>8 1 2 4 1 2 0</u>