

From: Denaro Family <bdenaro@aol.com>
To: grandclerk@co.grand.co.us **Cc:** jimaddison65@gmail.com
Date: 11/10/2015 10:54 AM
Subject: Retail Marijuana Store

Dear Commissioners of Grand County:

As a property owner listed as within the 2 mile radius of jc's YuYo Dostipos LLC Retail Marijuana Store application location, I am strongly opposed to the establishment of this business in my neighborhood.

Although I do not use marijuana, I am not opposed to people's legal use of the drug. That is their decision and current Colorado law makes it legal. However, establishment of a marijuana store at this location would be a terrible mistake with long lasting consequences.

Since this is a small community, this store will become a destination for people from elsewhere seeking the drug, and in my opinion many of those recreational drug users will not be compatible with the kind of people we have in our neighborhood. There are already reachable stores in a reasonably close distance for those who wish to buy marijuana. I note that there are two other applications for retail marijuana stores in this vicinity, not yet up for hearing. Why would three different companies apply for marijuana store applications in this area where there is no local market? That defies retail business logic. These companies are clearly exploiting the unincorporated status of this area to avoid rejection by incorporated villages and hope to create a destination for recreational drug users from far away. It is up to you, the commissioners of Grand County, to resolve this issue in a way consistent with the wishes of the local residents of this community and stop this obvious exploitation of administrative boundaries and zoning.

Establishing a new recreational drug store within a short distance of Grand Lake and the western gateway to Rocky Mountain National Park is completely incongruent with the nature of this part of Grand County. Do Americans, and for that matter international visitors, expect to see marijuana stores while they excitedly drive to their experience with nature in the Park? Will that increase the quality of their experience in visiting one of our greatest National Parks? Or will RMNP become the butt of a series of sarcastic new jokes? I believe that this store will have a negative impact on tourism and the economy of Grand Lake.

Marijuana stores will not help home values, and there is a strong chance that they would harm home values. This part of Colorado is already suffering continued downturn in the housing industry – we are not Denver where a new housing boom is emerging. I have seen a neighbor here wait 1 ½ years to sell his house that was market-priced, suffering reduction after reduction in price in order to sell. This store would make a tough market next to impossible for homeowners. I, for one, do NOT want my property value affected by the introduction of this controversial establishment.

My wife and I take our children and grandchildren down to Pine Beach and Green Ridge, and into Grand Lake and RMNP, for fun excursions. That is a major reason why we relocated here. Seeing this store, possibly smelling marijuana smoke, and seeing the people who travel to this store and maybe increased police activity is not the natural and relaxed rural environment that I expected when we bought our home here 7 years ago. And should it prove true that this activity increases crime, there will be absolutely no excuses possible to justify the establishment of this store. In fact, I will need to increase the security at my house based on the new exposure of my neighborhood to a new type of visitor if you approve this application. That saddens me.

Establishing new marijuana stores on US Hwy 34 will be our next pine beetle infestation. It will be another punch in the gut to an already distressed area. But this one is totally within our control. And within your control, our elected officials. Do not approve this application.

As I will be out of town during the hearing on Nov 17, I request that my letter be read into the official transcript of the hearing. Thank you.

Bob Denaro

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