

Grand County Board of Commissioners, County Manager, County Attorneys and distinguished attendees.

I have lived in Grand County year round for almost 32 years and for 26 of those years at my personally owned residence at 10943 US Hwy 34. I am one of three lots in the Armstrong Subdivision, which the previous owner formed so he could sell part of it and live on part, which is my home. The property in question was rezoned tourist and the third property was zoned single family dwelling. My property was left tourist with single family dwelling with a domestic well for water.

When we purchased this home in 1990 it was for a small acreage and with what we thought would be good buffer. All around us was several hundred acres of forest, except for the neighbors in our subdivision. Just north was a 5 acre property owned by the Quimbey family from Texas who showed up for a week every year. Over the years Grand County Board of Commissioners has changed zoning at least four times on three different properties zoned forest and several hundred acres in size. Instead of that forest I now have a few hundred homes and All the forest property mentioned above was now zoned high density housing. I have fought at three of these hearings and lost every one of those fights while having my own petition to pipe water and sewer to my barn was denied. Three Lakes Water and Sewer had been paid and approved and all plans were in place with building permits being paid and contractors hired with plans in place. This is a whole other story in and of itself. It involves the embezzlement of over 500K from the county. My project was submitted with Brigid Irish who was stealing your money and mine right out from under the county managers nose for over 12 years! I am out \$1200.00 in fees I will never recover.

Fast forward 19 yrs from the date of the Armstrong Subdivision being formed. Now the property is owned by Rocky Mountain Bible Chapel who is preparing to disband their church and reunite with Stillwater Chapel. Jim Weber was pastor of said church and also Chaplain for Grand Lake Fire District. He was also friends with Rick Irish who is married to Brigid and knew "nothing" of her 12 year project. Jim Campbell was on the elder board and your under-sheriff. Rocky Mt Bible Chapel "willed" the property to Stillwater to sell with some minor stipulations. They had an interested buyer (Scott Turan) but were told he could not use it unless the well and the property were zoned commercial. Stillwater Chapel petitioned GCBOC to change the property zoning from tourist to commercial but it was denied. The reason was because of a county ordinance that says you can only subdivide personal property once and then cannot do it again for 20 years. This property and original subdivision was 19 years old. Jim Weber, Jim Campbell, and the other elders appealed the decision with GCBOC and before I knew it the property was changed to commercial and had sold.

Now I have no issue with Scott and Lisa. They have done nothing wrong and are only trying to make a living with the property. Having said that, I have watched an electric company, yoga studio; brewery, contractor storage and wood business go in. As I told Scott, I have never complained or spoken badly about any of his endeavors until now and have no issues with the present occupants. Indeed I feel we have been pretty decent neighbors to each other over the years but this is business and I do not want to share my property access with MMK or any other retail pot shop.

Never mind me for a moment and look at the issue from the scenic route standpoint. You have Three Lakes Scenic Route with 1.5 million visitors yearly traveling this corridor into Rocky Mountain National Park. Grand County has placed all kinds of restrictions on property owners in this corridor. The county dictates what color my house and roof can or cannot be. I find this one a bit amusing because Navajo Red or Rust Red are not allowed even though our great state Colorado translates to the "color red". Lurline informed me it was not an earth tone "here". Fencing has restrictions etc. All of these rules are designed to keep from offending tourist's delicate visual senses and affect tourism negatively. Now you are considering allowing retail marijuana stores along the same corridor. Show me the common sense in this.

If you approve licensing to MMK you will be forcing me to share my personal driveway with a retail marijuana dispenser for the rest of my life or until I sell my home. Every person who comes to my home will see this store before they even get to my yard.

I have cared for my grandchildren 2-3 days a week for over 8 years. If I cared for 5 unrelated children the State of Colorado would not have let this application pass. Since they are grandchildren they don't count. Excuse me And sorry..... But every child counts, especially my grand kids. These are the children of Sergeant Derek Bell of the Grand County Sheriff Department.

Just to be sure all at this hearing know, this is the same MMK that tried to open for business in Granby on a piece of property which the town quickly annexed to stop these people from coming in. Now they have their sights on the Grand Lake Electric/Stillwater Yoga Building. I do not blame Scott or Lisa for trying to improve their net profit but when their day is over they will go home to their quiet secluded property and away from here. My home borders this property so that's it for me. Whether or not they do it, MMK will be able to have its doors open for some seriously long hours. If I have to go from living with several hundred acres of forest and minimal neighbors to living behind locked gates and security cameras pointing at my yard then count me out. I already deal with people coming to my yard and door asking where the yoga studio is on a Saturday morning.

I am not a perfect person and have not known any for that matter. I have never been in your court system or jail. I've served on jury duty under Judge Hoak etc. I have served on the Middle Park Fair and Rodeo committee announcing the open horse show for over 10 years and helped Peggy Colburn prepare for a grant and install a new sound system at the fair grounds. I volunteer my time to the sick and elderly when I can. I am invested in Grand County.

It is my opinion that MMK wants to import from Steamboat for the sole purpose of making a boat load of money selling marijuana and doesn't really care who get ousted or stepped on in the process.

This boils down to the almighty dollar. MMK stands to make a bunch. There is nothing in it that is going to benefit me and will further drop my property values. MMK wants this building very badly as it is one of very few places that is zoned business and not in town limits, thanks to your rezoning history around my property these last 26 years.

So thank you for your time and consideration of my letter. I have voiced my opinion and concerns the best way I know and will accept your decision. But you know what? I was here first and I feel like I am being run out of my own home. I'm pretty sure if this

were your home you would not care to share your personal property access with a retail pot shop.

Respectfully submitted

Delia Bell

10943 US Hwy 34, Grand Lake CO 80447

PS I would be here in person for the hearing; however I am for the moment in New Mexico caring for my 94 and 90 yr old parents. Their needs are my 1st priority at this time but this issue runs a very close second.