AGENDA ITEM or FINAL CONTRACT REVIEW SUBMITTAL FORM

AgendaTitle:
Public Hearing Concerning a Marijuana Cultivation Facility License; 398 Riverland Drive, Suite 1B, 1C, 2C, Lot 9, Riverland Industrial Park Filing 1, Crested Butte, CO; Pure Industries, LLC; Will Browne

Action Requested: Motion

Parties to the Agreement:

Term Begins: **Term Ends:** **Grant Contract #:**

Summary:
Pure Industries represented by Will Browne is requesting a Marijuana Facility License for Cultivation in Riverland Industrial Park

Fiscal Impact:

Submitted by: Russell Forrest **Submitter's Email Address:** rforrest@gunnisoncounty.org

Finance Review: ○ Required ◉ Not Required

Comments:

Reviewed by: Discharge Date:

County Attorney Review: ◉ Required ○ Not Required

Comments:

Reviewed by: GUNCOUNTY1\atrezise Discharge Date: 10/3/2014 Certificate of Insurance Required Yes ○ No ◉

County Manager Review:

Comments:

Reviewed by: GUNCOUNTY1\mbirnie Discharge Date: 10/3/2014

○ Consent Agenda ◉ Regular Agenda ○ Worksession Time Allotted: 15

Agenda Date: 10/7/2014 Follow Up Agenda Date:

Revised April 2013

Gunnison County
COLORADO

To: Gunnison County Board of County Commissioners/Gunnison County Marijuana Licensing Authority

From: Russell Forrest

Date: October 7, 2014

Subject: Public Hearing for a Marijuana Facility License for Cultivation

Applicant: Pure Industries LLC, Represented by Will Browne

Location: 398 Riverland Drive, Suite 1B,1C, 2C, Lot 9, in Riverland Industrial Park:

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1. PURPOSE:

The purpose of this hearing is to receive public input regarding a proposed Marijuana Facility License for cultivation located at 398 Riverland Drive, Suite 1B,1C, 2C, Lot 9 in Riverland Industrial Park. The proposed cultivation facility, if approved, would be located in an existing building at Riverland Industrial Park. The Gunnison County Marijuana Licensing Authority is the Board of County Commissioners (BOCC). The BOCC is requested to receive public input and review the application against the standards mentioned below. A motion is requested to either approve, approve with conditions, or deny the application.

This proposed facility, given its location in Riverland Industrial Park (See Section 9-104 of the Land Use Resolution) was reviewed under an Administrative Review Land Use Change Permit Application. This Administrative Review Application has been approved which is required prior to final approval of a Marijuana License Application.

2. PURPOSE AND STANDARDS

On July 1, 2014 the BOCC approved Resolution No. 2014-18 which authorized regulations for marijuana cultivation, manufacturing and testing facilities. The purpose of these regulations are to:

1. To authorize licensing of marijuana cultivation, manufacturing, and testing in unincorporated Gunnison County as provided in §§ 12-43.3-301(2)(a), 12-43.4-104(3) and 12-43.4-301, C.R.S., as amended;
2. To establish specific standards and procedures for local licensing of marijuana-related business and establishments; and

3. To protect the health, safety, and welfare of the residents, consumers and patients in Gunnison County by prescribing the manner in which marijuana businesses can be conducted in the County.

As per Article 5, Standards, of Resolution of **No. 2014-18** the Board must find the following to approve a license:

A. **LACK OF CRIMINAL HISTORY**: The applicant and principal employees of a marijuana facility have no history of criminal activity indicating moral turpitude. Applicants shall provide suitable evidence of a Persons' proof of lawful presence, residence, and good character and reputation that the Board may request. The applicant must also consent to a criminal background check of the applicant and its principal employees.

B. **HARMONIOUS LAND USE**: The use and any associated signage is not identifiable as a Marijuana Facility from adjacent property, nor any arterial road, public trail, or public park. The applicant must demonstrate to the Board's satisfaction that there is no measurable detrimental impact to adjacent property which cannot be mitigated, and the applicant has demonstrated to the Board that the facility will be harmonious with its surrounding uses.

C. **APPLICABLE PROPERTY OWNERS ASSOCIATION APPROVAL:** The applicant must provide written consent for the use from the Property Owners Association if an active association exists for the subject property.

D. **ODOR:** Odors from any marijuana facility shall not be detectable and noticeable at the boundary to adjacent properties. Facilities shall be equipped with proper ventilation systems so that odors are filtered and do not materially interfere with adjoining land uses.

E. **FIRE AND SECURITY EMERGENCY SERVICES:** Applicable Fire Districts and the Sheriff's Department will receive applications for their review and comment. Concerns related to public safety received from emergency services must be avoided or mitigated to the Authority's satisfaction.

F. **PUBLIC SERVICES**: The Applicant shall demonstrate that there are adequate public services to support the proposed use.

The Board may approve or approve with conditions a license that meets all of the standards in Article 5. The Board shall deny an application that does not comply with the licensing requirement in Article 5.

3. STAFF ANALYSIS OF CRITERIA AND PUBLIC INPUT RECEIVED

Staff referred this application to the Crested Butte Fire Prevention District (CBFPD), Gunnison County Building and Environmental Health Official, Gunnison County Sheriff's Office, Gunnison County Public Works, and the Riverland Homeowners Association. In addition, a public notice of this hearing and the land use application was sent to all property owners within 1000 feet of the property, notice placed on the property, and a notice was placed in the paper at least 15 days prior to the public hearing. No public input was received on the application prior to the hearing. The CBFPD and the Building Official have and are continuing to work with the property owner, John Nichols, to ensure the building complies with appropriate building and life safety codes. All Building and Fire codes must be fully addressed before occupancy for this use is granted. Staff has not received any comments from referral agencies or the public that would generate any concern regarding the issuance of a Marijuana Facility License.

Attachment A includes the application, an operational summary, and the applicant responses to the standards for a License. The following is staff analysis of compliance to the Standards in Article 5.

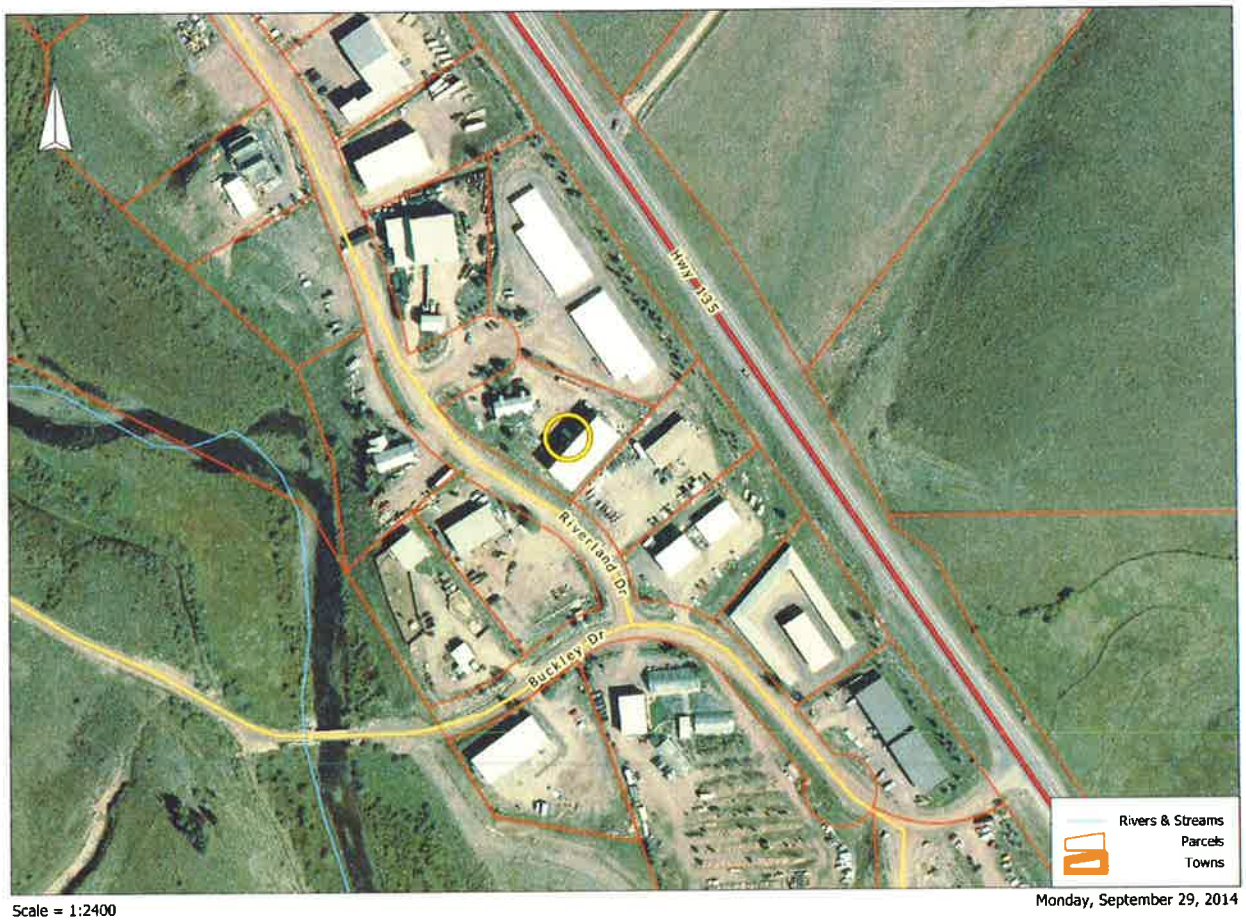
A. **LACK OF CRIMINAL HISTORY**: The applicant and principal employees of a marijuana facility have no history of criminal activity indicating moral turpitude. Applicants shall provide suitable evidence of a Persons' proof of lawful presence, residence, and good character and reputation that the Board may request. The applicant must also consent to a criminal background check of the applicant and its principal employees.

> Staff Response: Staff in the creation of the licensing requirements acknowledged that we would utilize the background check process required by the State of Colorado and the State of Colorado Marijuana Enforcement Division (The Division). The Division has provided their completed background check for this applicant to the County. There was no criminal history revealed in the background check. In addition, as mentioned previously, this application was forwarded to the Sheriff's office for their review. Again no input was provided to raise any concern regarding this standard.

B. **HARMONIOUS LAND USE**: The use and any associated signage is not identifiable as a Marijuana Facility from adjacent property, nor any arterial road, public trail, or public park. The applicant must demonstrate to the Board's satisfaction that there is no measurable detrimental impact to adjacent property which cannot be mitigated, and the applicant has demonstrated to the Board that the facility will be harmonious with its surrounding uses.

> Staff Response: In Section 9-104 of the Land Use Resolution, the County specifically prescribed an administrative review process for Signal Peak

and Riverland Industrial Parks. It was felt that a marijuana facility would generally be consistent with the existing uses in those two Industrial Parks if an applicant demonstrates that they meet the Standards in Section 9-104 along with the other applicable sections of the LUR and the Marijuana Facility Licensing Standards. In reviewing this specific application, staff believes that this proposal will result in a harmonious land use with the recommended conditions stated below. The following image indicates the location of the proposed business (see circle).



Scale = 1:2400

Monday, September 29, 2014

C. **APPLICABLE PROPERTY OWNERS ASSOCIATION APPROVAL:** The applicant must provide written consent for the use from the Property Owners Association if an active association exists for the subject property.

Staff Response: The County has received written consent from the Riverland Property Owners Association and it is our understanding that the applicant has appeared before the Riverland Design Review Board to

review their specific project and was granted approval for the use by that board. See Attachment B.

D. **ODOR:** Odors from any marijuana facility shall not be detectable and noticeable at the boundary to adjacent properties. Facilities shall be equipped with proper ventilation systems so that odors are filtered and do not materially interfere with adjoining land uses.

Staff Response: The Applicant is proposing activated carbon scrubbers to mitigate odor. This is the most common odor elimination measure used in the industry. Staff has requested additional technical information on this specific application for the public hearing. Staff has a recommended condition provided below and with that condition, if accepted, staff believes this standard will be met.

E. **FIRE AND SECURITY EMERGENCY SERVICES:** Applicable Fire Districts and the Sheriff's Department will receive applications for their review and comment. Concerns related to public safety received from emergency services must be avoided or mitigated to the Authority's satisfaction.

Staff Response: As mentioned, the application has been referred to the CBFPD and the Sherriff's Department. In addition, the State has specific security requirements that must be addressed before a permit is issued. The property owner, Building Official and the CBFPD have developed a solution for the building to comply with applicable fire codes given the proposed uses for the building. These solutions will need to be completed and approved by the Building Official prior to the applicant occupying the space.

F. **PUBLIC SERVICES**: The Applicant shall demonstrate that there are adequate public services to support the proposed use.

Staff Response: This is an existing building and there are no utility limitations for this applicant in this location. Water is provided by a well. Staff does have a condition proposed below to help ensure there are no water quality impacts from the property's septic system.

4. RECOMMENDATIONS AND NEXT STEPS

Staff finds that the application meets Marijuana Facility License standards recommends approval of the license with the following recommended conditions:

1) The subject building and the applicant (tenant space) must both receive a Certificate of Occupancy prior to the license being issued to the applicant
2) After the license is issued and the operation has commenced, periodic inspection of the facility by Gunnison County officials shall be allowed by the property owner and applicant with reasonable notice. There shall be no noticeable odors outside of the subject building detected by inspections. Failure to correct detectible odors outside of the building may result in revocation of the license.
3) The applicant shall sample the septic system prior to the commencement of operation and then three times after the operation commences. The property owner will be required to provide consent to this sampling prior to the issuance of the license and the applicant shall receive approval from the Gunnison County Environmental Health Officer on a sampling procedure. In addition, the property owner and applicant shall provide consent for annual sampling if requested by the Gunnison County Environmental Health Officer. All required sampling shall be done at the applicant's expense. The purpose of this sampling is to ensure that adjacent water bodies are not being impacted by the marijuana licensing facility. Evidence of water quality impacts from the facility may be the basis for not renewing a license or revoking a license.
4) As mentioned in Resolution of No. 2014-18 the applicant is consenting to inspections. Evidence from inspections or documented complaints regarding the facility in respect to the Standards in Resolution No. 2014-18 or in Section 9-104 of the Land Use Resolution or failure to comply with other applicable local or state regulations may result in enforcement action against the applicant including revocation of the license.
5) This license is approved conditioned upon receiving and maintaining all appropriate licenses with the Colorado Marijuana Licensing Authority. Failure to receive or maintain a valid applicable Colorado Marijuana License will result in the revocation of Gunnison County Marijuana Facility License.

ATTACHMENTS:

Attachment A: Marijuana Facility License Application

Attachment B: HOA Consent

Attachment C: Resolution for Licensing Regulations for Marijuana Cultivation, Manufacturing, and Testing Facilities.

ATTACHMENT A

Marijuana Facility License Application

MJ-14-~~[illegible]~~
00178

Gunnison County COLORADO

GUNNISON COUNTY, COLORADO
MARIJUANA FACILITY LICENSE APPLICATION

GUNNISON COUNTY COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING OFFICE
221 N. WISCONSIN ST, STE D., GUNNISON, CO 81230
TELEPHONE: 970-641-0360 FAX: 970-641-8585
Website: http://www.gunnisoncounty.org/planning.html Email: planning@gunnisoncounty.org

DATE RECEIVED BY COMMUNITY DEVELOPMENT DEPT..: 9/11/14
APPLICATION FEE PAID : 9/11/14

Michelle Bowman
303-205-8421 — No Applicant Michelle Bowman

APPLICANT NAME (If the applicant is not the owner of the land, the applicant shall submit a notarized letter signed by the owner consenting to the submittal. Consent of the owner for submittal shall imply consent by the owner for the County to complete the review process.):
Pure Industries LLC — State License # 402R-00205

MAILING ADDRESS: P.O. Box 3581

CITY:	**STATE:**	**ZIP:**
Crested Butte	CO	81224

PHONE (day):	**PHONE (Mobile):**
970-349-6640	970-901-5158
FAX:	**E-MAIL ADDRESS:**

PROPERTY OWNER (If other than applicant, a notarized letter from the property owner consenting to this application, must be submitted. If the applicant is not the sole owner of the land, the applicant shall submit a notarized letter(s) signed by all other owners, and/or by an association or corporation representing the owners, consenting to, or joining in, the application.):

NAME: John Nichols

MAILING ADDRESS: 86 Mulligan Dr.

CITY:	**STATE:**	**ZIP:**
Crested Butte	Colorado	81224

PHONE (day):	**(evening):**
FAX:	**E-MAIL ADDRESS:**

PRIMARY CONTACT PERSON and AUTHORIZED REPRESENTATIVE (The person the Community Development Department should contact regarding scheduling of meetings and information for this application. A NOTARIZED LETTER from the property owner authorizing the representative must be submitted.)

NAME: Will Browne / Pure Industries LLC

SCANNED

MAILING ADDRESS: P.O. Box 3581		
CITY: Crested Butte	**STATE:** Colorado	**ZIP:** 81224
PHONE (day): 970-901-5158	**(evening):** 573-979-9020	
FAX: —	**E-MAIL ADDRESS:** lee@pureindustries llc.com	

LOCATION AND TYPE OF FACILITY

LOCATION OF PROPOSED MARIJUANA FACILITY Riverland	***ADDRESS:*** 398 Riverland Drive Crested Butte, CO 81224	***NAME OF SUBDIVISION (If applicable)*** Riverland
PARCEL NUMBER: Lot 9	**Legal Description of facility** Riverland Lot 9	
TYPE OF MARIJUANA FACILITY (CIRCLE ALL APPLICABLE)	***1. Cultivation*** ***2. Manufacturing*** ***3. Testing***	

TYPE OF APPLICATION	***Type of Application:***	***Fee***
	✓ ***New Application***	***$3,500***
	✓ ***Operating Fee****	***$1,000***
	___ ***Renewal Application***	***$1,500***
	___ ***License Modification Application***	***$1,000***
	___ ***Pending Application modification***	***$ 125***
	(*Operating Fee required for New and Renewal Applications)	

Is facility in an existing structure? (Circle Appropriate Answer)	***Yes***	***No***
If using an existing structure, is an expansion planned that would increase the square footage of the facility? (Circle Appropriate Answer)	***Yes*** ***By How many square feet:***	***No***

*****

LIST OF SUBMITTAL MATERIALS The following are required to be included and addressed in the license application submittal.

1. ✓ A notarized letter documenting that the property owner (If different from the Applicant) provides consent for the use of the facility on their land.
2. ✓ If the proposed facility is located at Riverland or Signal Peak Industrial Parks the applicable home owners association must provide consent from the Home Owners Association (if that association is active)
3. N/A If the proposed facility is located at Gold Basin Industrial Park provide a letter from the Gunnison County Public Works Department that property owner consent has been provided to apply for a license application.
4. ✓ Provide a copy of the completed applicable Land Use Change Application which depending on use and location could be one of the following applications:
   a. Minor Impact Application;
   b. Administrative Review Application; or

c. Gold Basin Industrial Park Special Area Regulation Application (applicable to all Marijuana Facilities proposed in Gold Basin Industrial Park).

5. ✓ A copy of all State of Colorado License applications that have been submitted to the State to receive a State license for a marijuana facility. The County will request the results of a criminal background check from the State of Colorado. Submission of this application will provide consent to review and disclose criminal background information in the licensing process.

6. ✓ A to scale site plan of all buildings on the property where the premises is located, including a floor plan showing how the floor space is or will be used, parking for the premises, total floor area of the building(s), and the nature and location of any existing or proposed exterior lighting and signage;

7. ✓ A to scale vicinity map showing and describing adjacent uses.

8. Attch A Provide a physical description which could include architectural elevations, photographs, landscaping, topography and narrative to describe how the proposed facility would be harmonious with adjacent uses.

9. Attch B A list of all other uses on the property including uses that may share the proposed structure;

10. ✓ A copy of the state sales tax license for the business, if applicable.

11. Attch C A detailed description of the operational plan for the facility including hours of operation, number of employees, anticipated loading and delivery traffic and frequency, and hazardous or flammable material storage and usage.

12. Attch D A detailed narrative (i.e a specific plan for B-F) description of how the application complies with the standards for a license that include:

A. **LACK OF CRIMINAL HISTORY:** The applicant and principal employees of a marijuana facility have no history of criminal activity indicating moral turpitude. Applicants shall provide suitable evidence of a Persons' proof of lawful presence, residence, and good character and reputation that the Board may request. The applicant must also consent to a criminal background check of the applicant and its principal employees.

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F. **PUBLIC SERVICES**: The Applicant shall demonstrate that there are adequate public services to support the proposed use.

13. N/A A list of alcohol or drug treatment facilities, licensed child care facilities, parks, public buildings, public trails, places of worship, and educational facilities (below college grade level) within 1000 feet as measured from the closest point of the subject property lines;
14. ✓ A mailing list and a map (showing the parcels) for all property owners within 1000 feet as measured from each boundary of the subject parcel (This can be generated through Gunnison County online GIS system);
15. ✓ A copy of the state sales tax license for the business if applicable; medical marijuana-infused products manufacturing license applications, information about which medical marijuana center is associated with the business;
16. N/A A description with dimensions of all exterior signage proposed on the property;
17. Attc E Description of security measures to prevent theft and to minimize fire danger;
18. Attc F A description of measures to eliminate or mitigate odors from the facility.

Attachment A

The proposed facility is located at Lot 9, Riverland Subdivision, Gunnison County, CO 81224. Riverland Industrial park is currently used for a variety of manufacturing businesses to produce their respective goods. There is a low concentration of residential use within the park and no residential use in the proposed building. Architectural elevations, landscaping and topography are outlined on the site plan included in this application.

SCANNED

Attachment B

Shared Uses of the Property

Property: Lot 9, Riverland Drive, Gunnison County, CO 81224

398 Riverland

1A - Proposed Commercial Marijuana Cultivation

1B - Proposed Commercial Marijuana Cultivation

1C - Proposed Commercial Marijuana Cultivation

1D - Montanya Distillers Rum Distilling

1E - Two Plank Video Productions Storage

2A - Licensed Caregiver Grow

2B - Office JCI contractors

2C - Proposed Commercial Marijuana Cultivation

2D - Licensed Caregiver Grow

2E - Two Plank Productions Office

396 Riverland Dr

Lower Unit - The Paint Center

Upper Unit - 2BR Apartment

SCANNED

Attachment C

Operational Plan

The proposed facility is to be used for Commercial Marijuana Cultivation in compliance with both state and county regulations. The facility is proposed for units 1B, 1C and 2C for a total of 3100 square feet. This facility will employ approximately two to three daily employees from the hours of 8 AM to 8 PM. During time of increased work load the facility may see eight to twelve employees at one time. Vehicular traffic will be kept to a minimum by ridesharing. Daily traffic anticipation is expected to be less than that currently. All hazardous materials stored indoors will have MSDS information in the facility. We are proposing the use of propane or natural gas to be burned indoors to produce CO2. The use of Carbon Monoxide detectors will eliminate risks associated with doing so.

SCANNED

Attachment D

A. It is known that the applicants for the Commercial Cultivation Licenses are in good moral standing. The state requires extensive background checks for all associated employees and mandates a controlled area be set forth that only licensed personnel may enter.

B. The facility will be harmonious with the current adjacent land uses. The proposed facility is in an industrial area with no residential use in the same structure. There are numerous commercial businesses adjacent to the property including a large scale landscaping and nursery company. No signage will be posted to identify this facility as a Commercial Marijuana Cultivation center. Exterior lighting and additional security measures will also be implemented.

C. Homeowners Association of Riverland emailed approval letter to Russell Forrest.

D. Odor outlined in attachment F

E. Fire and Security outlined in Attachment E

F. The risks related to a Commercial Marijuana cultivation center are adequately addressed by the supporting agencies of the county and town within close vicinity. The Crested Butte Marshal's Office, Gunnison Sheriff's Office and Crested Butte Fire Protection District all have jurisdiction over the proposed facility.

SCANNED

Attachment E

The state of Colorado requires extensive security requirements. A monitored alarm response system including sensors for heat and fire will be implemented. In addition, roughly 20 high definition cameras with 90 days of stored video will be used to maintain compliance with state regulations. One 5LB Class C rated fire extinguisher will be mounted 60" off the floor in each Suite. Commercial grade locks will be used on all points of entry and egress. All electrical work associated will be performed by an electrician licensed in the state of Colorado. Exterior lighting and video surveillance will also be implemented.

#1

Gunnison County Community Development
221 N. Wisconsin St.
Gunnison, CO 81230
Ph: 970-641-0360
Fx: 970-641-8585

Use of 398 Riverland Drive for Commercial Marijuana Cultivation

I, John B Nichols, owner, 398 Riverland Drive hereby consent to the use of my property for commercial marijuana cultivation. All interested parties must comply with all applicable state laws and land use regulations as set forth by Gunnison County and the State of Colorado pertaining to Commercial Marijuana Cultivation. Included property is restricted to Lot 9, Riverland Industrial Park. Physical address is 398 Riverland, Units 1B, 1C, and 2C.

Applicant: Pure Industries, LLC.
PO Box 3581
Crested Butte, CO 81224
(970) 901-5158

RECEIVED

7/29/14

John Nichols, Owner Date

7/29/14

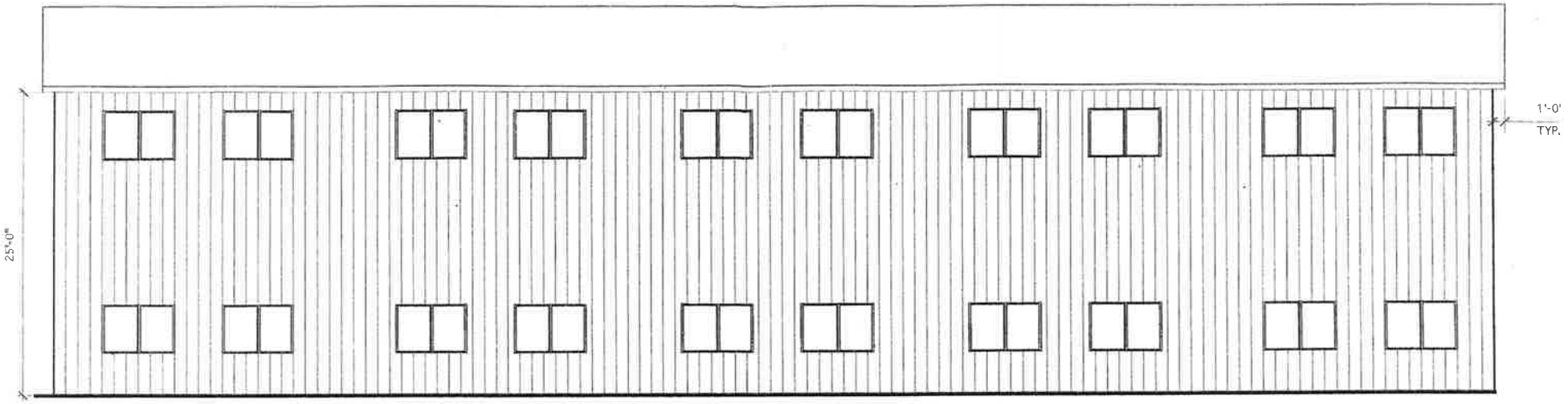
Notary Signature Date

J. MICHAEL THOMAS JR.
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID # 20094028555
MY COMMISSION EXPIRES SEPTEMBER 08, 2017

VOLVO
BL70
TC
B
22

Pure Industrial

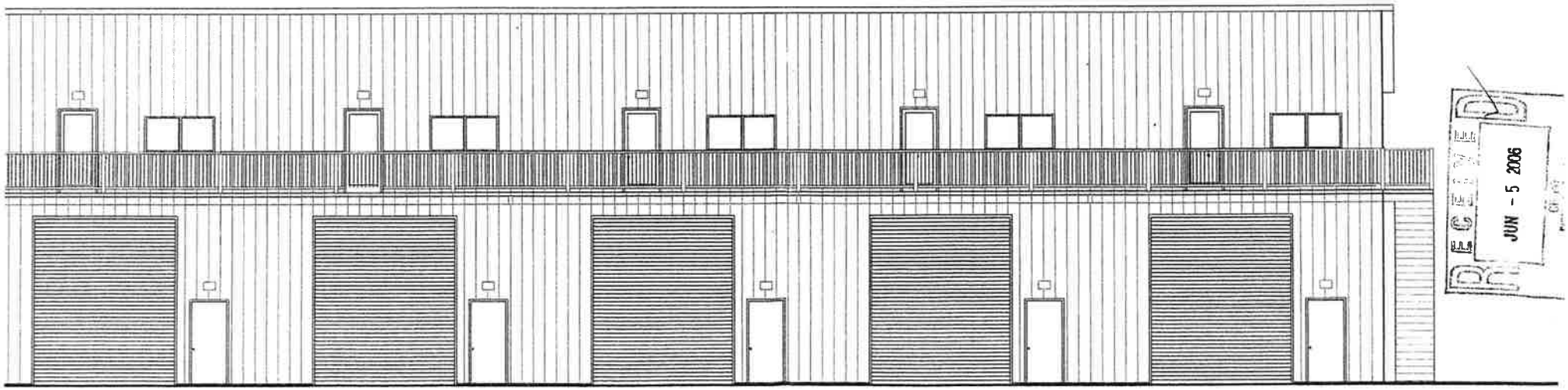
CURRENT
5/1/06



REAR / SOUTHEAST ELEVATION

SCALE: 1/8" = 1'-0"

SCANNED



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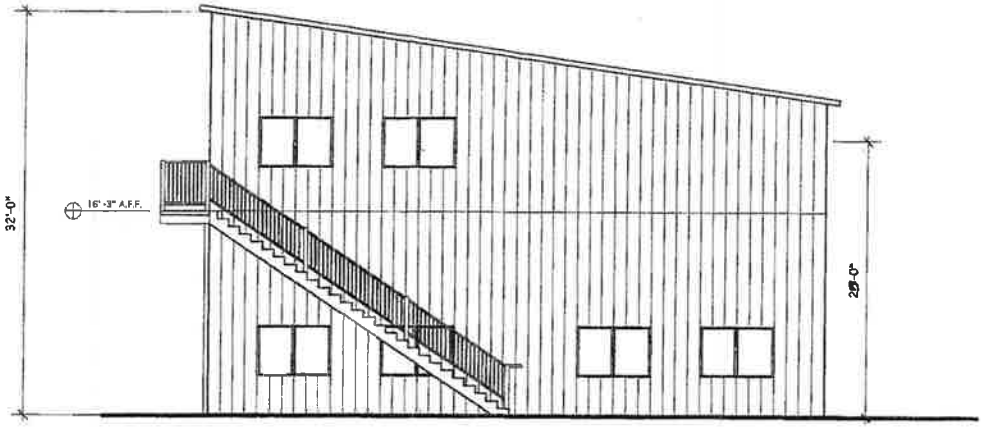
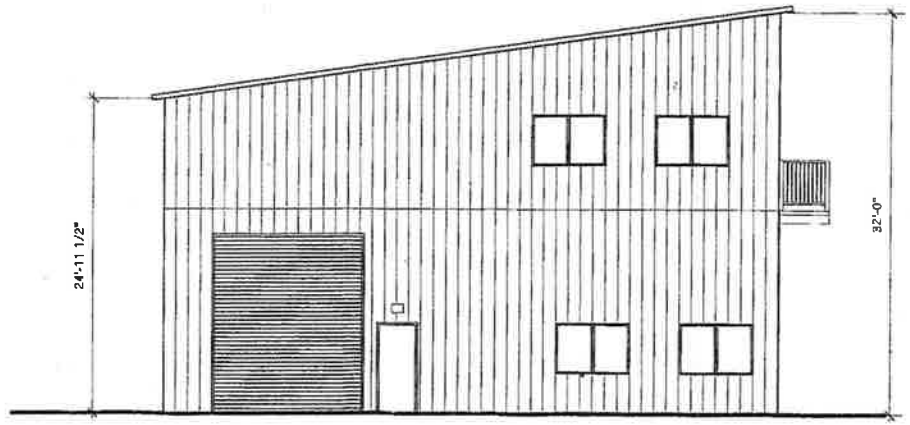


SIDE / SOUTHWEST ELEVATION

SCALE: 1/8" = 1'-0"



SIDE / NORTHEAST ELEVATION

SCALE: 1/8" = 1'-0"

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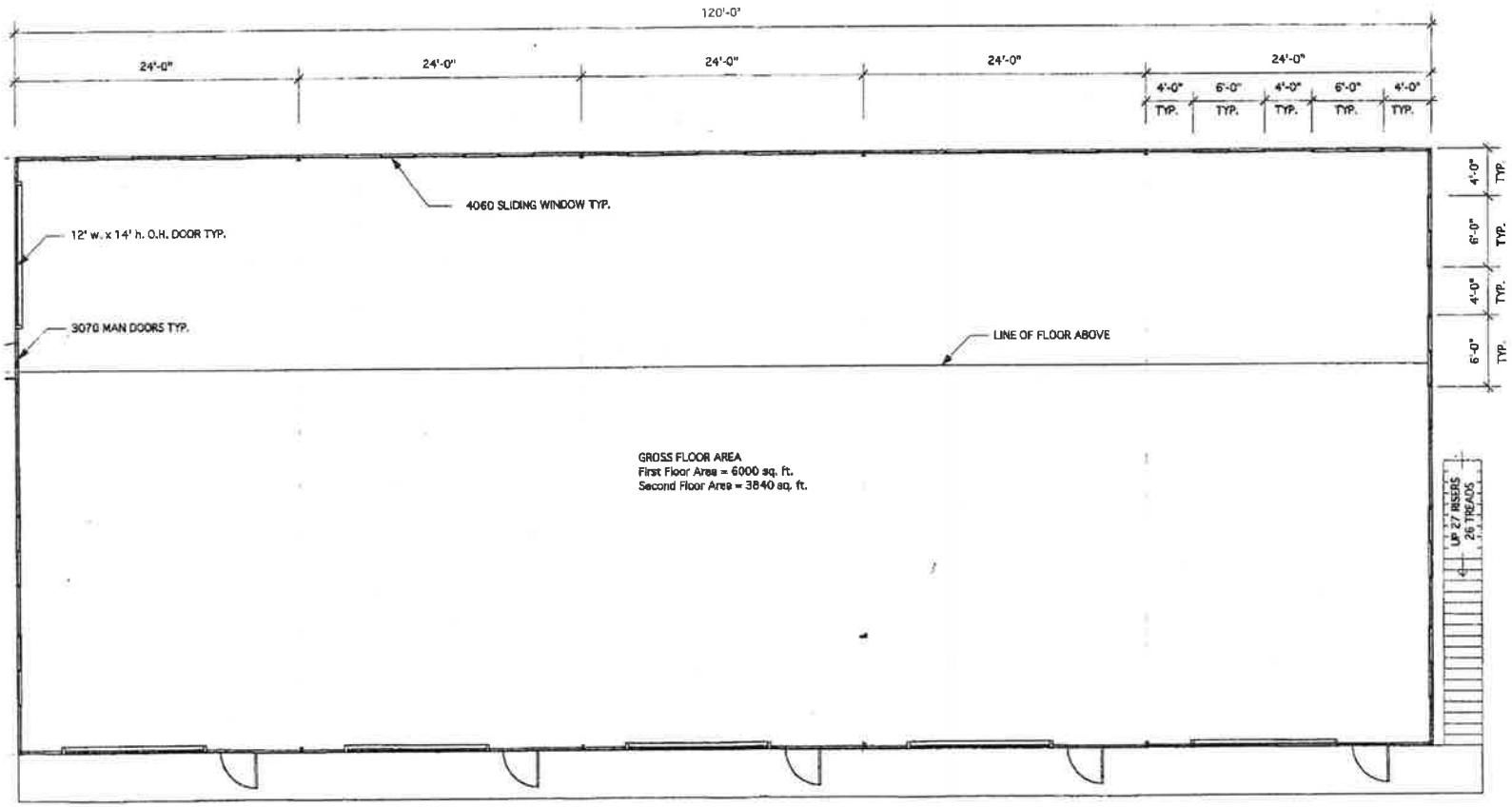

1 Floor Plan
Scale: 1/8" = 1'-0"

GUNNISON COUNTY

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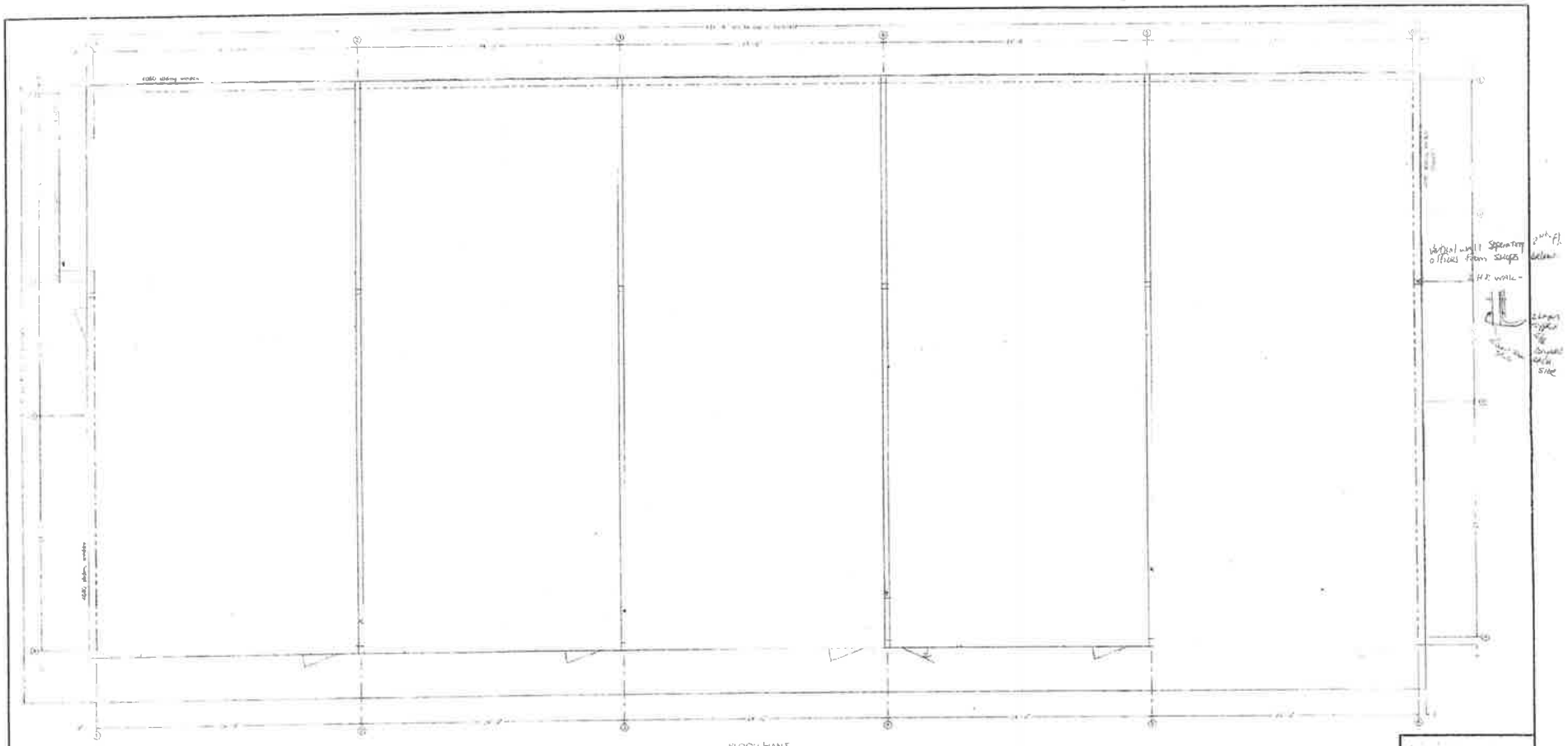


WALL DETAILS

(A) 2"x6" GALV STEEL STUDS WITH 5/8" TYPE X EACH SIDE (1 HR RATED ASSEMBLY)

(B) 2"x4" GALV STEEL STUD WITH 2 LAYERS 5/8" TYPE X EACH SIDE. (1 HR RATED ASSEMBLY)

1ST FLOOR DETAIL

(C) FLOOR SYSTEM 3" 3000 PSI CONCRETE OVER 6"x6" WELDED WIRE MESH ON STEEL DECK OVER STEEL BAR JOISTS 2 HR RATED FLOOR

(D) HIGH PRESSURE SPRAYS FROM ELECTRICAL APPLIANCES, HAND RUBS VACUUM VENTILATION TERMINALS

FLOOR PLANS

Lower level 6 SHOPS 1-A thru 1-F

Upper level 5 OFFICES 2-A thru 2-E

APPROVED 12/28/06 GUNNISON COUNTY

HOME WORKS

BUILDING FOUNDATION

121' 4" x 51'-4"
HEATED BUILDING

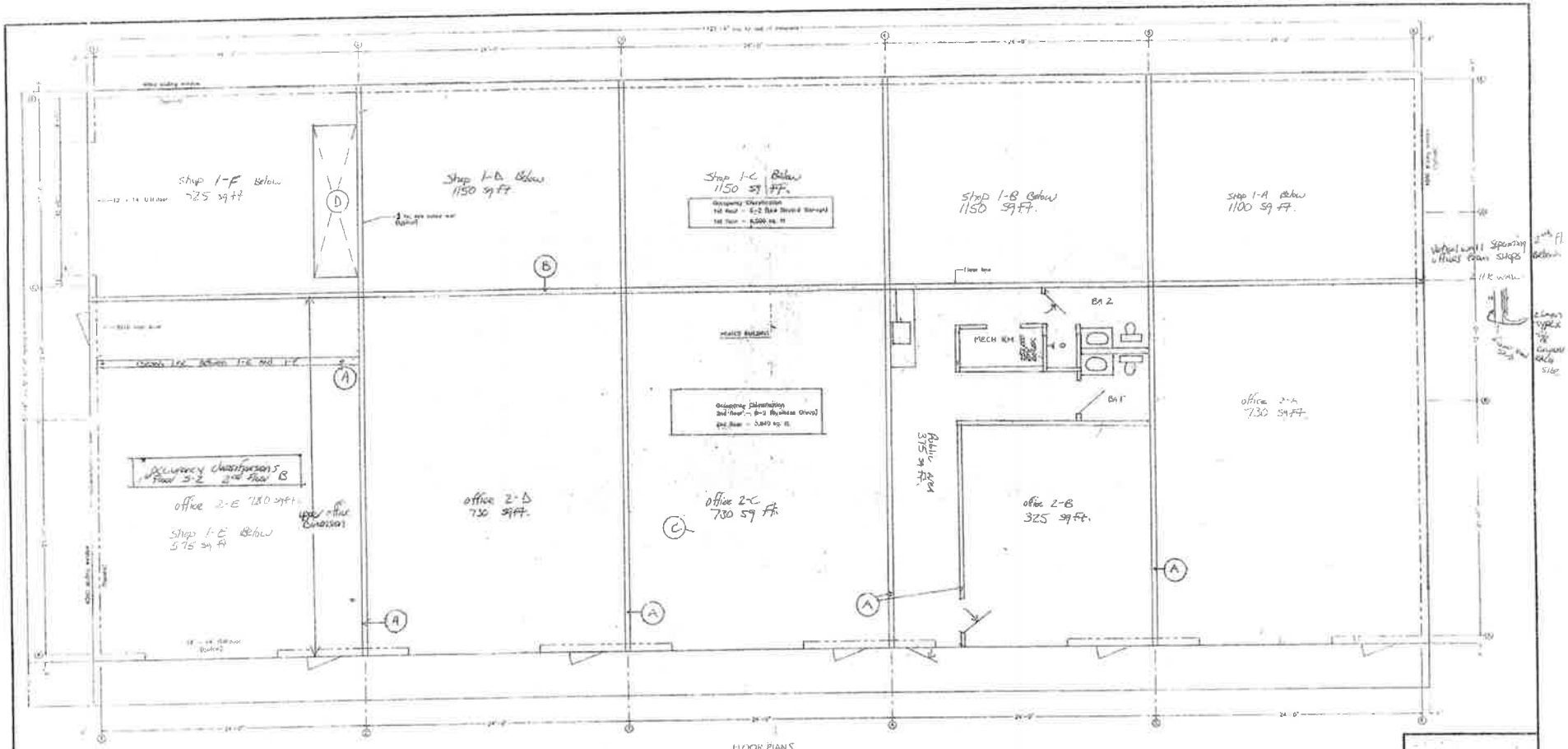
JOB NO 06 302

CRESTED BUTTE CO

ENG ____ CAD ____

DATE July 17, 2006

DRAWING NUMBER 19611F



Wall Details

(A) 2"x6" Galv steel stud with 5/8" Type X each side 1 Hr Rated assembly

(B) 2x4" Galv steel stud with 2 layers 5/8" Type X each side 2 Hr rated assembly

2nd floor Detail

(C) Floor system 3" 3500 psi concrete over 6"x6" welded wire mesh on steel deck and steel bar joists. 2 Hr rated floor

(D) High Pile Storage Area
Electrical appliances, Hand tools, Vacuum installation materials

FLOOR PLANS

Lower level 6 Shops 1-A thru 1-F.
Upper level 5 offices 2-A thru 2-E

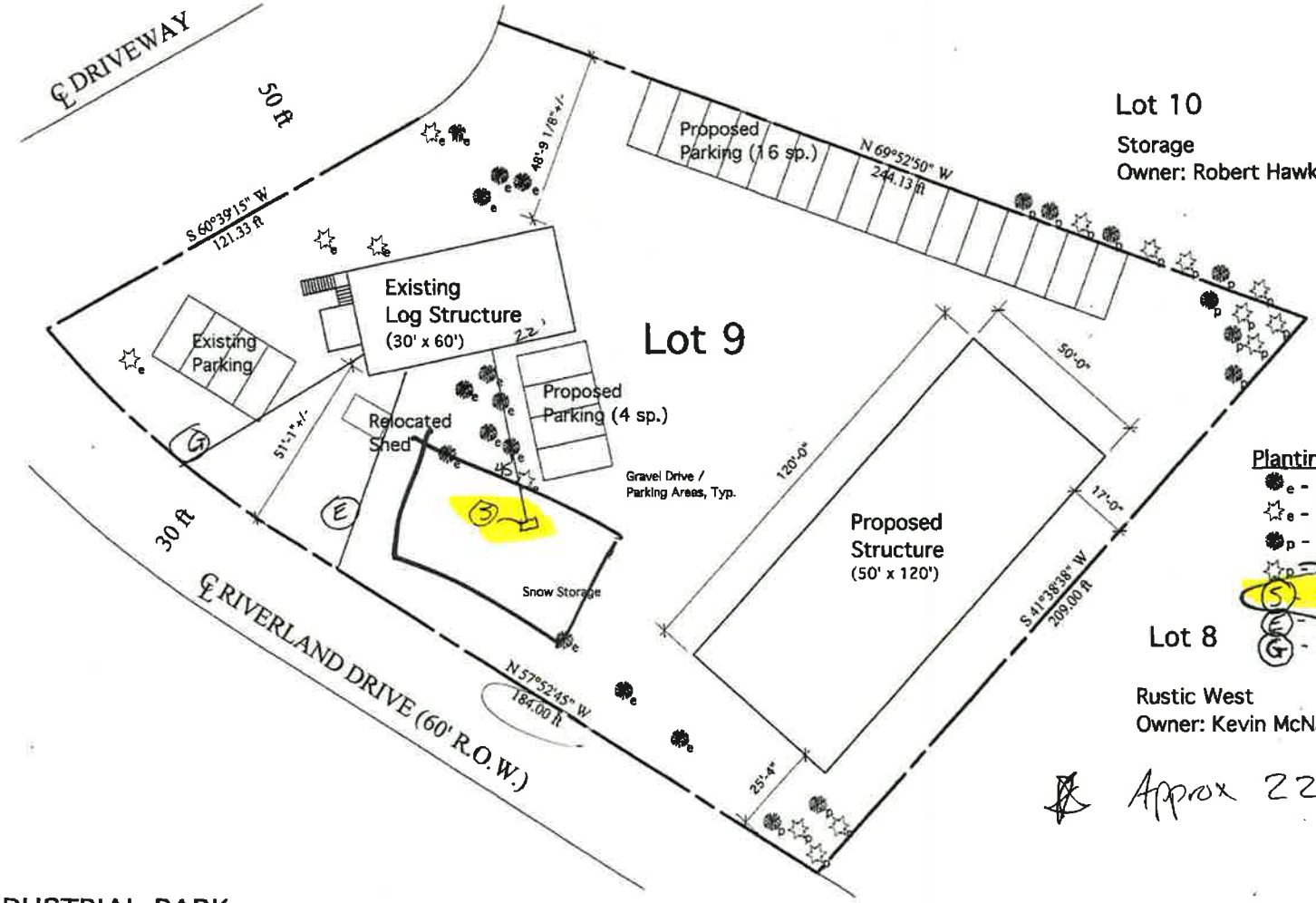
APPROVED
12/28/06
GUNNISON COUNTY

HOME WORKS

BUILDING FOUNDATION
121'-4" x 51'-4"
HEATED BUILDING
JOB NO 26-302
CRESTED BUTTE, CO

DATE July 17, 2006
DRAWING NUMBER 156111

Waste
Management



Lot 10

Storage
Owner: Robert Hawk

Planting Schedule
- e - Existing Aspen
- e - Existing Evergreen
- p - Proposed 10' Aspen (9
- p - Proposed 5'-6' Evergre
- (S) septic
- (E) - Electric
- (G) - GAS.

Lot 8

Rustic West
Owner: Kevin McNamara

Approx 22,264 sq ft

Scale: 1" = 30 - 0"'

RIVERLAND INDUSTRIAL PARK
Filing 1, Lot 9
Nichols Proposal

GUNNISON COUNTY
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Doc #:63843

0 30 60 90 120 150 FT

ATTACHMENT B:

HOA Consent

Riverland Lot Owner's Association
P.O. Box 561
Crested Butte, CO 81224

August 28, 2014

John Nichols
Lot 9, Riverland Industrial Park

Dear John,

At our Riverland Architectural Review Board meeting we approved your tenants proposed use of two of your commercial spaces for the manufacturing of marijuana with the following conditions:

- There will be no retail sales.
- All state and local laws and regulations will be complied with.
- There will be no negative impact to neighbors or the Riverland Lot Owner's association per the Riverland guidelines.

Sincerely,

Scott Hargrove
President Riverland Architectural Review Board

Daniel M. D'Aquila
President Board of Directors
Riverland Lot Owner's Association

ATTACHMENT C:

Public Notice.

NOTICE OF A PUBLIC HEARING CONCERNING A MARIJUANA CULTIVATION FACILITY LICENSE 398 RIVERLAND DRIVE SUITE 1B, 1C,2C, LOT 9, RIVERLAND INDUSTRIAL PARK, FILING 1

HEARING DATE, TIME AND LOCATION: The Gunnison County Board of County Commissioners **on Tuesday, October 7, 2014 at 9:45 a.m.** in the Planning Commission Meeting Room, 2nd Floor, Blackstock Government Center, 221 N. Wisconsin St. Gunnison, Colorado, will hold a public hearing to hear public comment concerning a Marijuana Facility License application for a new marijuana cultivation facility to be located in an existing building at 398 Riverland Drive.

APPLICANT: The applicant is Pure Industries LLC, represented by Lee Olesen and Will Brown.

PARCEL LOCATION: The parcel on which the Marijuana Facility License is proposed is located at 398 Riverland Drive, Suite 1B,1C, 2C, Lot 9, in Riverland Industrial Park.

PROPOSAL: The applicant is proposing to locate a Marijuana Cultivation Facility in an existing building at 398 Riverland Drive.

PUBLIC PARTICIPATION: The public is invited to submit verbal or written comments at the hearing, or to submit written comments by email: planning@gunnisoncounty.org; fax (970) 641-8585, or letter (Community Development, 221 N. Wisconsin, Suite D, Gunnison, CO 81230), so long as they are received by 5 p.m. the afternoon before the date of the meeting so that they may be submitted for the public record during the hearing. A copy of the application is available in the Community Development Department, 221 N. Wisconsin, Suite D, Gunnison, CO; additional information may be obtained by calling the Community Development Department (970) 641-0360. The application can be viewed at the County's web site at: http://204.132.78.100/citizenaccess. For more information regarding this application please contact Russell Forrest at 970-641-7929.

ADA ACCOMMODATIONS: Anyone needing special accommodations as determined by the *American Disabilities Act* may contact the Planning Department prior to the day of the hearing.

/s/ Russell Forrest
Community Development Director