

Office of the City Clerk



February 13, 2020

John Dyet
Kind Eatery LLC
P.O. Box 687
Glenwood Springs, CO 81602

Dear Mr. Dyet,

You are hereby advised that an investigation has been made with regard to your application for a Retail Marijuana Store License. Based on the results thereof, the following has been determined:

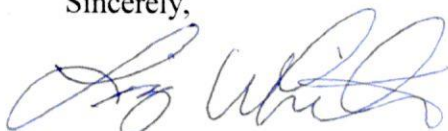
1. The location of the premises for which the license is sought is 690 West Victory Way in Craig, Colorado. Complete application packet was received on February 7, 2020.
2. It appears from the application documents that you are entitled to possession of the premises where you propose to exercise the license applied for, and that the possession will continue throughout the initial term of the license, if granted.
3. The sale of retail marijuana on the proposed premises is not a violation of the City of Craig zoning, building and fire laws or regulations.
4. The proposed location does not appear to be within 500 feet from any public or private school or the principal campus of any college, university or seminary.
5. The City of Craig has designated the "Neighborhood" to be the city limits plus a six hundred-foot radius. You, as the applicant, may accept that designation or present alternative evidence. You have presented as evidence a petition with signatures to satisfy the reasonable requirements of the "Neighborhood".
6. The background investigation results from CBI and FBI has produced no results which would cause character of the applicant to be part of this hearing.
7. The Business Plan and all pertinent documents relating to the security and lighting of the premises were satisfied and there was no reason for denial by the Craig Police Department.
8. Application documents have been examined and deemed complete. All fees remitted.

9. A Public Notice regarding your application for a Retail Marijuana Store License was published in the Craig Press newspaper on February 19, 2020 and the proposed location was posted on February 17, 2020.
10. If the application is approved and license is granted, the State and City licenses will be held in the City Clerk's Office until the building has successfully passed all the necessary City of Craig related inspections for any renovations or improvements currently underway. Verification will be made that all inspections have occurred prior to release of the licenses.

The public hearing on your application has been set for Tuesday, March 10, 2020 beginning at 6:30 or shortly thereafter. The hearing will take place in the City of Craig Council Chambers located at 300 West 4th Street in Craig. At said hearing, you shall have an opportunity to be heard regarding all matters of consideration of your application. Be advised that you, as the applicant, are burdened with persuading City Council, who is the Local Licensing Authority, that the granting of this license will meet the need of the neighborhoods and the desires of the adult inhabitants of the neighborhood.

Should you have any questions or concerns regarding the procedure involved in this public hearing, please feel free to contact me at 970-826-2008 or lwhite@ci.craig.co.us.

Sincerely,



Liz White, CMC
City Clerk



Office of the City Clerk



300 W 4th Street - Craig, CO 81625
970.826.2008

Original Permit Filing Fee: \$5000.00
Due with application: \$2500.00

RECEIVED

FEB 07 2020

[Signature]

Applicant should obtain a copy of the City of Craig Retail Marijuana Ordinance (Ordinance Number 1103) for reference to laws and regulations.

Present Trade Name of Establishment: THE KIND CASTLE

BUSINESS NAME KIND EATERY LLC

BUSINESS OWNER / APPLICANT KIND CASTLE COLORADO LLC / Mark Mayasich

MAILING ADDRESS P.O. Box 687, Glenwood Springs, CO 81602

APPLICANT PHONE (970) 930-0992

PROPERTY OWNER PHONE 720-529-2993 **PROPERTY OWNER** CRAIG VICTORY LLC

PROPERTY OWNER MAILING ADDRESS 5150 E YALE CIR #400, DENVER, CO, 80222

STREET ADDRESS OF PROPOSED RMS 690 W. Victory Way, Craig, CO 81625

LEGAL DESCRIPTION Subd: RANNEY ADDITION PT TR 1, ALL TR2, PT TR 3 M/B DESC 462/994 (AKA TRS 1A,2,3A) 2ND ADDITION

PRESENT USE OF PROPERTY Unoccupied retail

1. **Complete Retail Marijuana Application Packet.**
2. **Attach a check payable to the City of Craig for \$2500.00.**
3. **Submit complete application packet to:**

City of Craig
ATTN: City Clerk's Office
300 W. 4th St.
Craig, CO. 81625

I understand that I may be subject to prosecution under Federal marijuana laws. I also understand that my employees may be subject to prosecution under Federal marijuana laws. _____ (applicant initials) I understand that the City of Craig accepts no legal liability in connection with the approval and/or subsequent operation of the Retail Marijuana Store. I hereby release the City of Craig, it's employees, elected and appointed officials from any and all liability in connection with the approval and subsequent operation of the Retail Marijuana Store. _____ (applicant initials)

Applicant's Signature

[Signature]

Date 2/2/2020

Staff Signature

[Signature]

[Signature]

Date 2/7/2020



MARIJUANA BUSINESS LICENSE LETTER OF INTENT

APPLICANT INFORMATION	
Name of Applicant (list Corporation/LLC/Partnership/Sole Proprietor): KIND EATERY LLC	
Trade Name (DBA): THE KIND CASTLE	
Street Address or Property PIN of Marijuana Business: 690 W. VICTORY WAY, CRAIG, CO 81625	Business Phone: (970) 930-0992
Mailing Address: P.O. BOX 687, GLENWOOD SPRINGS, CO 81602	Alternate Phone: (970) 773-5463
Primary Contact Name and Title: MARK MAYASICH, MANAGER	Email Address: MARK@KINDCASTLE.COM

Type of Business (Check all that apply):

- | | |
|---|--|
| <input checked="" type="checkbox"/> Retail Marijuana Store | <input type="checkbox"/> Medical Marijuana Center |
| <input type="checkbox"/> Retail Marijuana Cultivation Facility | <input type="checkbox"/> Optional Premises Cultivation Operation |
| <input type="checkbox"/> Retail Marijuana Products Manufacturer | <input type="checkbox"/> Medical Marijuana-Infused Products Manufacturer |
| <input type="checkbox"/> Retail Marijuana Testing Facility | |

Proposed Size of Operation (attach separate sheet if necessary):

The entire commercial property (parcel # 085501202001 located at 690 W. Victory Way meets all requirements set forth by the City of Craig including qualified zoning and exceeding all established setbacks in accordance with ordinance 1103. The size of the of entire licensed premises shall consist of 3,469 square feet, of which 2,496 square footage is the size of the ground floor of the building as identified in the attached floor plan depicting the use of each room/space of the operation. The parcel and large dedicated parking lot consists of 37,856 square feet. The size of the retail sales area of the operation consists of approximately 1,400 square feet, covering the restricted access and limited access lobby areas comprising the front half of the entire operation. The downstairs portion of the building consists of a total size of 973 square feet. The building is comprised of retail sales space, 2 restrooms, 4 office space areas, product weighing/handling room, product storage and safe room, general storage and walk-thru space. The workforce size employed at the operation is anticipated at 15 to 18 employees, with a firm employment priority given to residents of the City of Craig.

Proposed Scope of Operation (attach separate sheet if necessary):

The proposed scope of the operation shall be a Retail Marijuana Store business. Product storage shall be on site. The Applicant's premises will meet and exceed the security requirements set forth by the State and City. The Retail Marijuana Store Plan Summary and Project Description (attached) will detail extensive security measurements such as secure doors/locks, alarm system equipment/services, video surveillance, various other measures of security enhancements, safety and operational procedures.

PLEASE SEE ATTACHED "PLAN SUMMARY" AND "PROJECT DESCRIPTION"



300 West 4th Street, Craig, CO 81625 (970) 826-2000

POLICE INVESTIGATION REPORT

MARIJUANA LICENSE APPLICATION

Name of Applicant: Kind Eatery, LLC.
Address: P.O. Box 687
Glenwood Springs, CO 81602
Trade Name: The Kind Castle
Phone Number: 970-930-0992
Location of Premises: 690 West Victory Way
Type of License: Retail Marijuana Store
Action Date: 03/10/2020

- 1) Business plan for the dispensary to ensure compliance with the law. The business plan must contain the following items:
- a) A description of the security and systems **SEE ATTACHED**
 - b) Hours of operation **7 DAYS A WEEK-9AM TO 10PM**
 - c) Number of employees **15-18 EMPLOYEES**
 - d) Lighting plan **SEE ATTACHED**
 - e) A description of any cultivation within the dispensary, including: : **NO CULTIVATION ON SITE**
 - i) where the plants are grown **NA**
 - ii) the number of plants that will be grown **NA**
 - iii) the number of plants within a given stage of growth at any given time **NA**
 - iv) a description of the ventilation system for the premises **NA**
 - v) a description of the lighting system **NA**

Comments: **NO REASON FOR DENIAL**

Bill Leonard, Captain

02-14-2020

Date



300 West 4th Street, Craig, CO 81625 (970) 826-2013

BUILDING INSPECTOR APPROVAL

MARIJUANA LICENSE APPLICATION

ZONING VERIFICATION CHECKLIST

Name of Applicant: Kind Eatery, LLC
Address: P.O. Box 687
Glenwood Springs, CO 81602
Trade Name: The Kind Castle
Phone Number: 970-930-0992
Location of Premises: 690 West Victory Way
Type of License: Retail Marijuana Store

Action Date: 03/10/2020

AT TIME OF ESTABLISHMENT:

1. Medical or Retail marijuana location is in M-1, M-2, CD, C-2 I-1, I-2 Zone District. ☐

Requirements for the M-1, M-2, C-2, I-1 and I-2:

2. No medical or retail marijuana location within 500 feet from licensed childcare facility or city park. ☒
3. No medical or retail marijuana location within 500 feet from educational institution or school. ☒
4. No medical or retail marijuana location within 100 feet of a residential dwelling in MU-1 and MU-2 zones. ☐ NA
5. No medical or retail marijuana location shall be in a building containing residential units. ☒
6. No medical or retail marijuana location shall be in a movable or mobile structure. ☒
7. No medical or retail marijuana location shall be in a building containing a pediatrician. ☒

Requirements for the CD Zone District:

1. No buffering requirements. ☐
2. No medical or retail marijuana location shall be in a building with residential units or a pediatrician. ☐

The required inspection of the above named premises was performed on the 11 day of February, 2020.

The premises meets zoning requirements: Yes X No
Comments:

Mark Eick
Building Official

2-11-20
Date