

PARK COUNTY BOARD OF COMMISSIONERS  
WORK SESSION AGENDA  
501 Main Street  
FAIRPLAY, COLORADO  
**Wednesday, January 4, 2017**

9:30 AM ADMINISTRATIVE SESSION (OPEN SESSION)

NEIGHBORHOOD DETERMINATION HEARING FOR PROPOSED RETAIL MARIJUANA  
CULTIVATION FACILITY

**Applicant:** Smart Innovative Solutions LLC  
**Address:** 39475 Hwy 24, Lake George, CO 80827

Documents:

[SIS\\_LLC\\_Neighborhood\\_BOCC Staff Report.pdf](#)

12:00 PM LUNCH

TIMES ARE APPROXIMATE. ITEMS MAY BE HEARD EARLIER OR LATER THAN SHOWN  
ABOVE.

NOTE: Items May Be Added To These Agendas Up To 48 Hours Before The Scheduled Time.  
Items May Be Deleted Or Cancelled At Any Time. Please Check Website [www.parkco.us](http://www.parkco.us) for most  
Updated Agendas. If You Need Further Information, please contact the BOCC Office At (719) 836-  
4201.

**PARK COUNTY BOARD OF COMMISSIONERS  
PLANNING DEPARTMENT STAFF REPORT**

BOCC Meeting Date: January 4, 2017

To: County Commissioners

Date: December 28, 2016

Prepared by: Jill Falchi, Planning Technician  
Sheila Cross, Director of Development Services

Subject: Smart Innovative Solutions, LLC  
Retail Marijuana Cultivation License Neighborhood Determination

Request: Request to Determine the Neighborhood for a Retail Marijuana Cultivation License Canvass

---

**License Summary:**

Business:	Smart Innovative Solutions, LLC
Applicant & Business Owner:	Smart Innovative Solutions, LLC
Property Owner:	DJSK Property Holdings, LLC
Location:	Tract 4, Castle Commercial Tracts, a minor subdivision, of a portion of Tract One of the Subdivision Exemption Plat being a part of the E ½ of the NW ¼ and the NW ¼ of the NW ¼ lying NE of Hwy 24 of Section 33, Township 12 South, Range 71 West of the 6 <sup>th</sup> P.M.; addressed as 39475 Hwy 24. See attached Vicinity Map.
Zone District:	Commercial, see attached Zoning Map.
Lot Size:	3 Acres
License Type:	Retail Marijuana Cultivation License

**Background:**

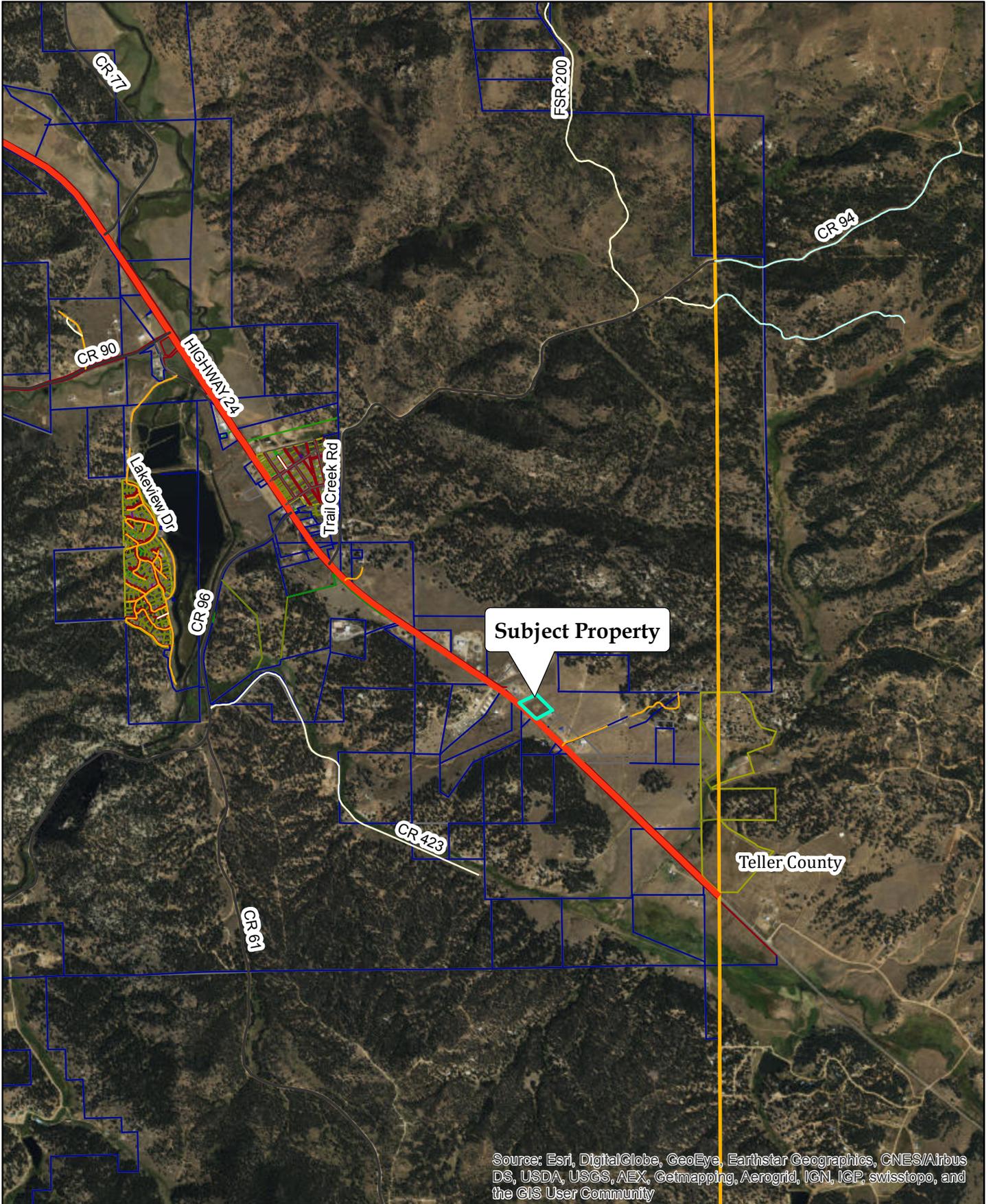
The subject property is a 3-acre lot addressed as 39475 Highway 24, and is approximately 1 mile west of the Teller County border. The applicant is applying for a Retail Marijuana Cultivation License. The property is zoned Commercial (C), which is an appropriate zone district for the proposed use. Adjacent zone districts include Commercial (C) and Residential Estate (R-20), and surrounding zone districts also include Residential (R), Agricultural (A), and Conservation Recreation (C/R). The property meets all setback requirements for marijuana facilities.

Ordinance No. 16-01 requires that the Board of County Commissioners (BOCC) designate the neighborhood affected by a proposed facility, which will then be canvassed either internally or by a third-party approved by the BOCC. Oedipus is currently the only company approved for the required canvassing activities. An ordinance revision to accommodate staff-conducted canvassing is in progress.

**Requested Action:**

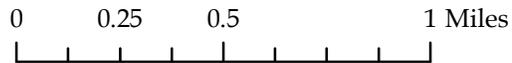
Staff requests that the BOCC designate the neighborhood associated with the pending application from Smart Innovative Solutions, LLC. A Neighborhood Determination Map is provided as Attachment 3 for consideration and reference.

# Attachment 1: Smart Innovative Solutions LLC Vicinity Map

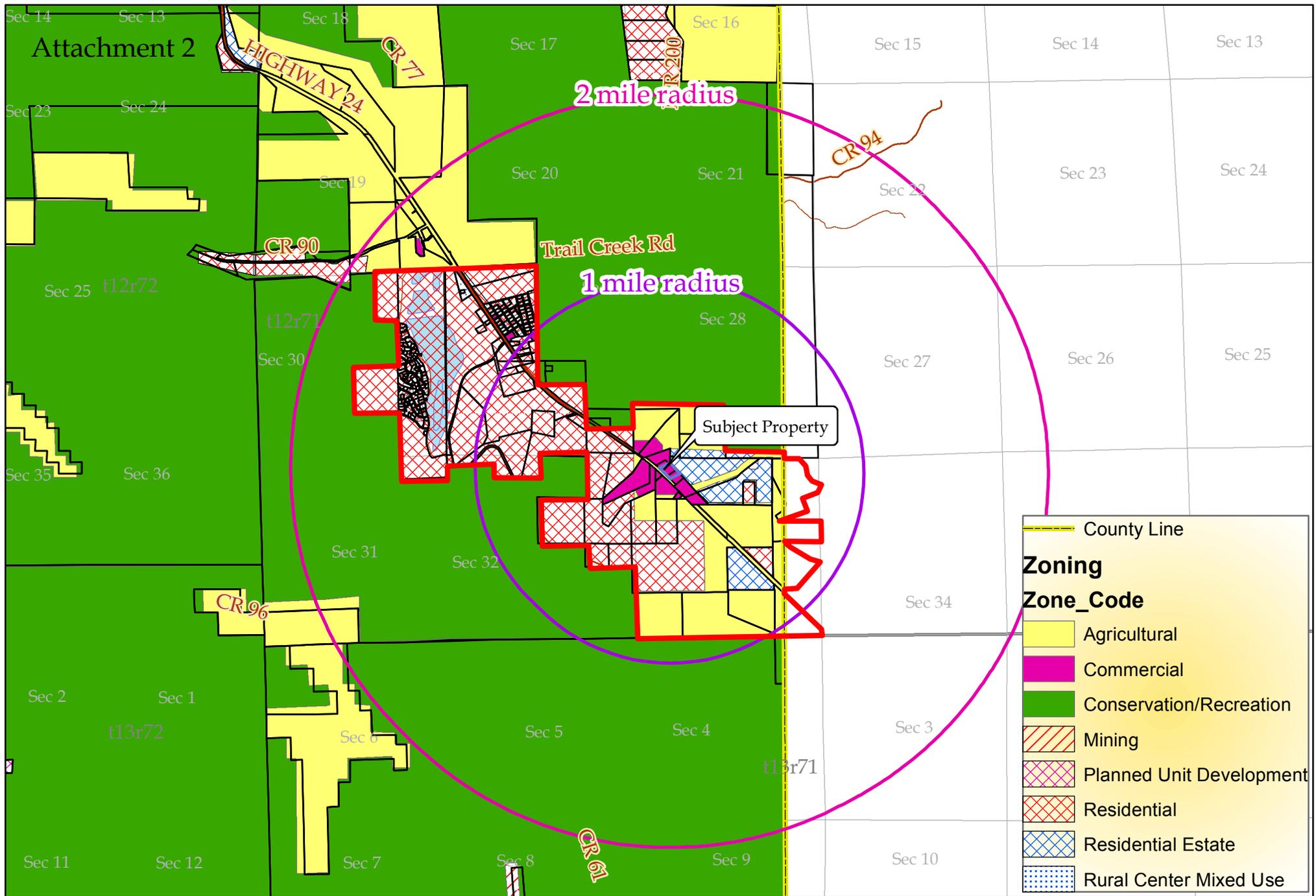


Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

Date: 12/6/2016

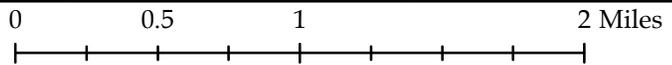


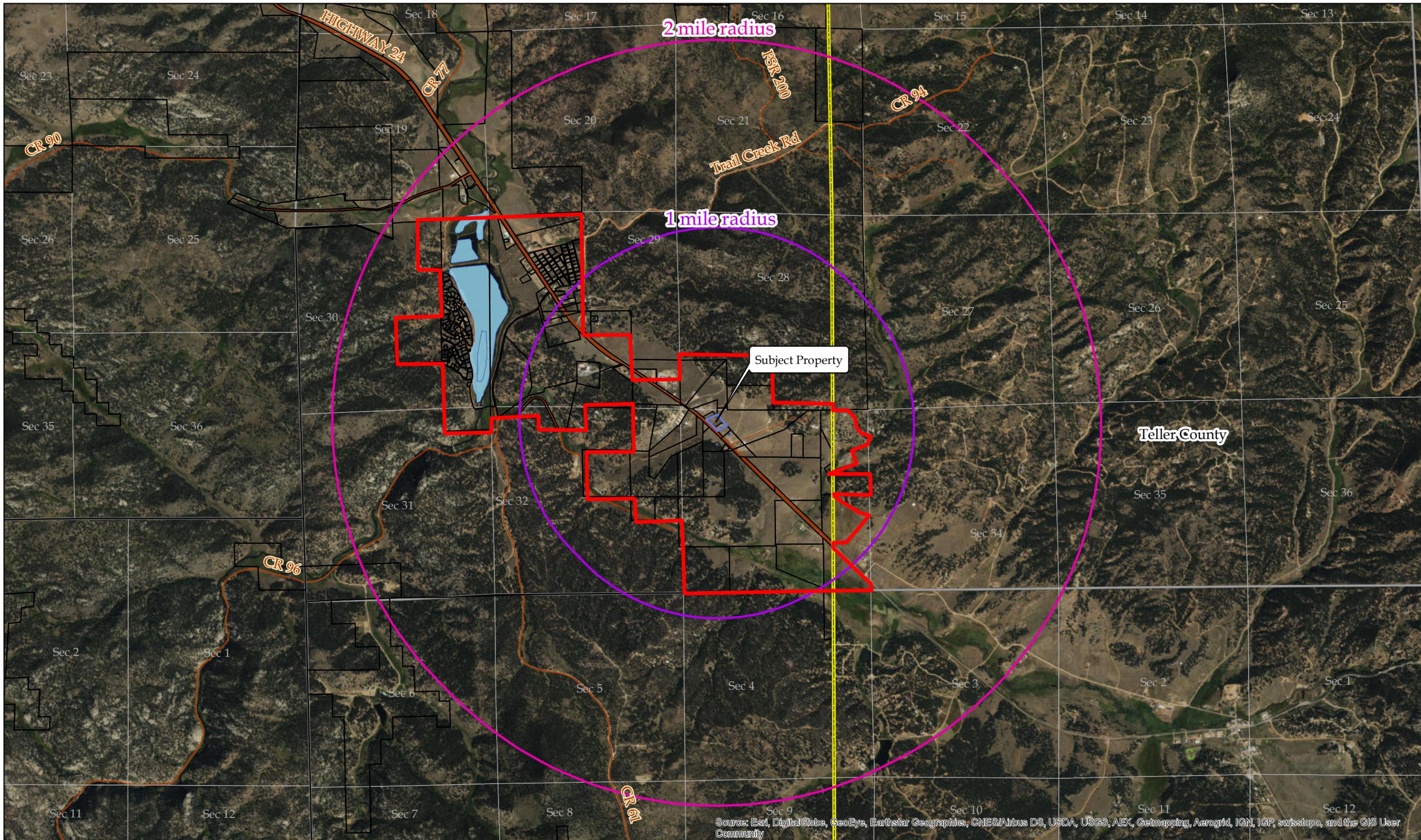
Parcel data should not be considered survey quality. Park County will not be held liable for misuse or misinterpretation of this data. © Park County GIS 2014



# Neighborhood Determination

## Map 1





2 mile radius

1 mile radius

Subject Property

Teller County

# Neighborhood Determination

## Map 2

Park County Planning Department

Aerially Photographed in 2013

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community